

SEC. 29, T9N, R1W

Vicinity Map
Not To Scale

Zoning Information

Property is currently zoned Agricultural, proposed zoning "OK" Rural Commercial and is subject to the following:

FRONT SETBACK: 50 FEET
REAR SETBACK: 50 FEET
SIDE SETBACK: 25 FEET
BULK RESTRICTIONS: N/A
HEIGHT RESTRICTIONS: N/A
PARKING RESTRICTIONS: 1 PER 200 SQ. FT. RETAIL SPACE
ALL QUESTIONS CONCERNING ZONING OR SITE RESTRICTION SHOULD BE DIRECTED TO:

JANE HUDSON
405-355-5344

Miscellaneous Notes

- The bearings shown herein are based upon the Oklahoma South State Plane Coordinate System & City of Norman GIS Mapping project, PL No. 174, N 851913.50, E 218700.51.
- This survey does not reflect any easements, rights-of-way or other instruments of record except those reflected in the title commitment.
- Underground utilities are shown by above ground markings provided by others.
- There is no evidence of subject site being used as a solid waste dump or sanitary land fill.
- There is no evidence of subject site being used as a burial ground or cemetery.
- Vertical Datum: Benchmark No. 2, per BDL Addition Final Plat, "X" cut on the West nose of Island approximately 12' South of Alameda Dr. & 122' East of Clifton Ave. ELEVATION 1175.00
- The property has direct access to Alameda Drive (Old Highway No. 9), a public right-of-way, creating no strips, gaps or corners.
- The tract shown on this survey is one and the same as that tract named on the purchase contract as property lot ID No. R0068105.
- The site address is unknown.

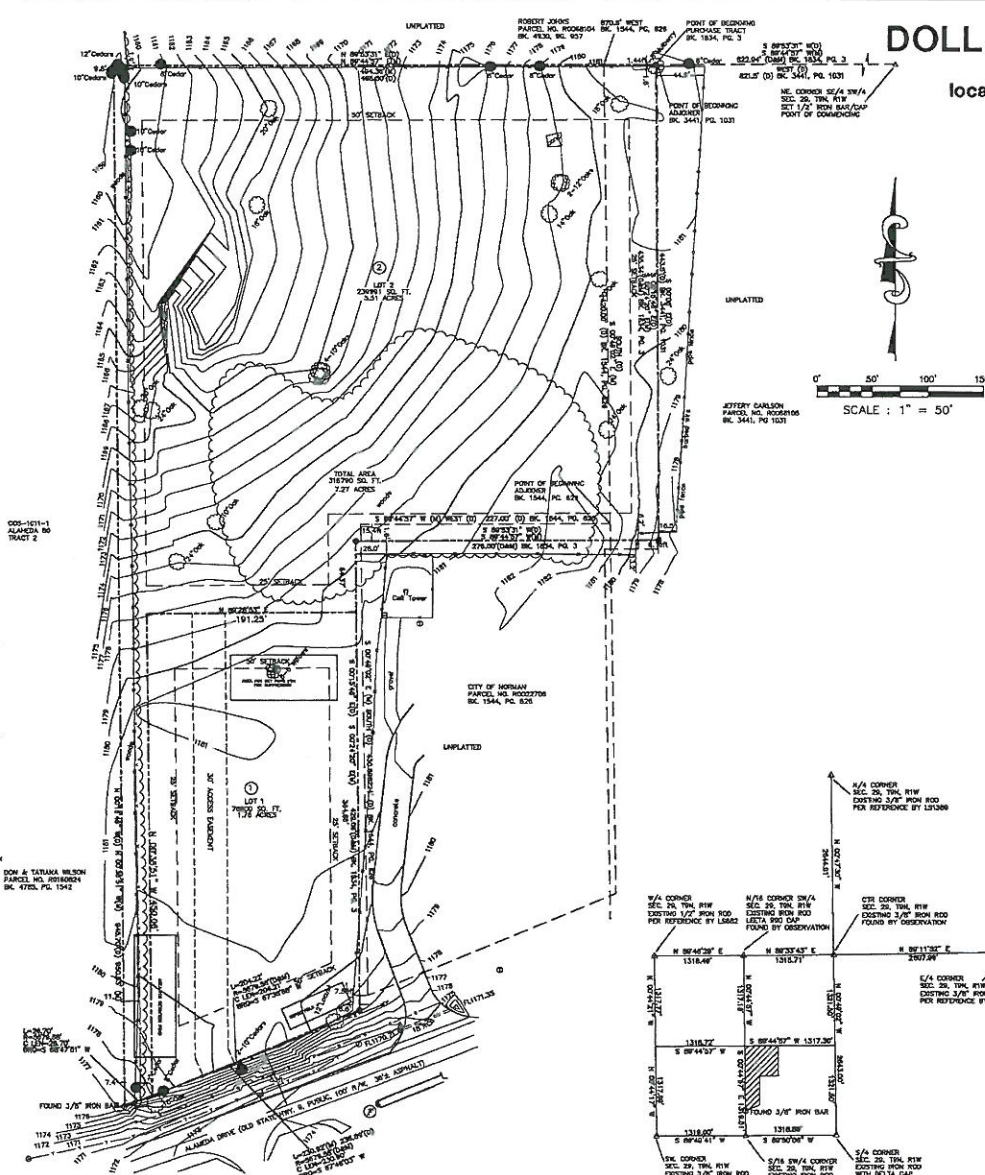
Utility Information

UTILITIES located by Oklahoma One-Call Private line may not be located. NOT ALL UTILITIES WERE MARKED AT THE TIME OF THE SURVEY.

UTILITY COMPANIES:
LPC/OKS/NORMAN
NORTH OKLAHOMA ELECT CO-OP
CITY OF NORMAN
LPC/OKS
LPC/AT&T

Flood Note

No portion of the Property lies within a Special Flood Hazard Area, as described on the Flood Insurance Rate Map for the community in which the Property is located. This Property lies within Flood Zone "X" according to Flood Insurance Rate Map, Community Number 40027 C 0300 14, effective date September 26, 2008. Zone "X" equates, areas determined to be outside the 0.2% annual chance floodplains.



DOLLAR GENERAL ALAMEDA

a PRELIMINARY PLAT
located in the SE/4 of the SW/4 of Section 29
Township 9 North, Range 1 West
Norman, Cleveland County, Oklahoma

Boundary Description

Union Pacific Association
Deed Book 1534, Page 3

Part of BECA, 1994, Section 29, T9N, R1W, Cleveland County, Oklahoma, more particularly described as follows:
Commencing at the NE Corner of BECA Drive of said Section, Thence S. 89°33'11" W., 622.34' to the West point of Beginning; Thence S. 0°12'48" E., a distance of 435.34'; Thence S. 89°33'11" W., a distance of 279.00'; Thence S. 0°12'48" E., a distance of 435.34' to a point on State Highway No. 9; Thence along said HWY 9 on a curve to the right having a radius of 3079.39' a distance of 236.80'; Thence N. 0°12'48" E., a distance of 345.70'; Thence N. 89°33'11" E., a distance of 468.87' to the point of Beginning. Contains 7.28 acres more or less.

LESS AND EXCEPT all interest in and to the oil, gas and other minerals previously conveyed, and subject to all easements and rights-of-way and restrictive covenants of record.

AS-SURVEYED DESCRIPTIONS (written by R. Gary Webster, LS 9442, April 25, 2012)

A tract of land located in a portion of the Southwest Quarter of the Southwest Quarter (SEK SWK) Section Twenty-nine (29), Township Nine (9) North, Range One (1) West, Cleveland County, Oklahoma, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Southwest Quarter (NE/C SWK SWK) of said Section 29,
Thence South 89°48'27" West (S. 89°48'27" W.), a distance of 822.84' to the Point of Beginning;
Thence South 0°12'48" East (S. 0°12'48" E.), a distance of 435.34' to the Point of Beginning;
Thence South 89°48'27" West (S. 89°48'27" W.), a distance of 279.00' to the Point of Beginning;
Thence South 0°12'48" East (S. 0°12'48" E.), a distance of 435.34' to a point on the Old State Highway No. 9; Thence along said HWY 9 on a curve to the right having a radius of 3079.39' a distance of 236.80'; Thence N. 0°12'48" E., a distance of 345.70'; Thence N. 89°33'11" E., a distance of 468.87' to the point of Beginning. Contains 7.28 acres more or less.

Legend of Symbols & Abbreviations

○	Existing 1/2" Iron Rod, Origin Unknown	(M)	Measured Dimension
●	Set 1/2" Iron Rod/Cap	(D)	Deed Dimension
○	Union Chain/Line	(C)	Calculated Dimension
○	Existing 1/2" Iron Rod	(R)	Right of Way
○	Section Corner	(M)	Computed Metal Pipe
○	Water Meter	○	Water Meter
○	Gas Meter	○	Gas Meter
○	Telephone Pole	○	Telephone Pole
○	Sanitary Sewer Manhole	○	Sanitary Sewer Manhole
○	Sanitary Sewer Cleanout	○	Sanitary Sewer Cleanout
○	Well	○	Well
○	Slump	○	Slump
○	Tree (as labeled)	○	Tree (as labeled)
○	Gas Well	○	Gas Well
○	Duct	○	Duct
○	Power Pole	○	Power Pole
○	Wellhead	○	Wellhead
○	Yield Hydrant	○	Yield Hydrant
○	Sign	○	Sign
○	Climate Control Unit	○	Climate Control Unit

DEED OF RECORD

Union Pacific Association
Deed Book 1534, Page 3

DEEDS

OK Realty Corp.
2012 Overhead Road
Norman, OK 73069

DEEDS

Chatham, Smith and Partners
1402 Nashville City Center
511 Union St.
Norman, OK 73069

DEEDS

Cornerstone Regional Surveying, LLC
1021 N. Penn
Independence, KS 67301

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PRELIMINARY PLAT DOLLAR GENERAL ALAMEDA
in a portion of the SE/4 of the SW/4 of
SECTION 29, TOWNSHIP 9 NORTH, RANGE 1 WEST
NORMAN, CLEVELAND COUNTY, OKLAHOMA

PREPARED FOR:
GBT REALTY CORP.

CORNERSTONE REGIONAL
SURVEYING, L.L.C.
1321 N. Penn
Independence, KS 67301
PH: 620-331-6787
Certificate of Authority #3212
Expires June 30, 2012

