

Preliminary Plat

HATCHER ADDITION

A Subdivision of part of the West Half (822) of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-six (36), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma

Property Description:

A tract of land being part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Thirty-six (36), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at a point N 89°43'02" E, 60.00 feet and N 00°21'10" W, 60.00 feet from the Southwest corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-six (36);

Thence N 00°21'10" W, on the West line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-six (36), a distance of 284.00 feet;

Thence N 89°43'02" E, a distance of 271.17 feet;

Thence S 00°21'10" E, a distance of 318.00 feet;

Thence S 55°43'02" W, a distance of 236.17 feet;

Thence N 45°19'04" W, a distance of 49.25 feet to the point of beginning.

Land Area:

55,880.87 square feet ± or 1.27 acres ±.

Easement Information:

Old Republic Title Company of Oklahoma, File Number: 14159420, Effective Date: May 5, 2014 was relied upon for easements of record for this property.

Flood Information:

By graphic platting only, this property is in Zone "X" per Flood Insurance Rate Map, Community No. 400270280H, Panel 250 of 475, which bears an effective date of 8/26/2008.

Control Marks:

Horizontal control is Oklahoma State Plane Coordinate System of 1983 (NAD83), South Zone.

Vertical Datum is NAVD88 based upon City of Norman Monument #374

Zoning Information:

Current Zoning - Zone: R-4 (Medium Density Apartment)

Proposed change of Zoning - Zone: C-2 (General Commercial)

Zoning was obtained per the city of Norman.

Web site: www.ci.norman.ok.us/planning/planning-zoning

Name and Address Information:

Owner: Nancy Beth Guare
412 W. 52nd Street
Houston, TX 77018

Engineer: Robert C. Outland
4108 N.W. 143rd Street
Oklahoma City, OK 73134

Land Surveyor: Robert C. Outland
821 24th Avenue, S.W.
Norman, OK 73072

Surveyor's Certification:

I, Robert C. Outland, Licensed Professional Land Surveyor No. 1773 in the state of Oklahoma, do hereby certify that a survey was performed under my supervision of the property described herein.

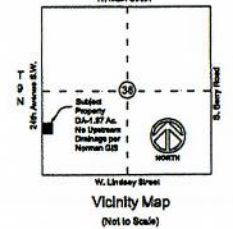
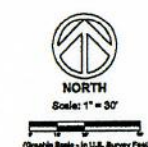
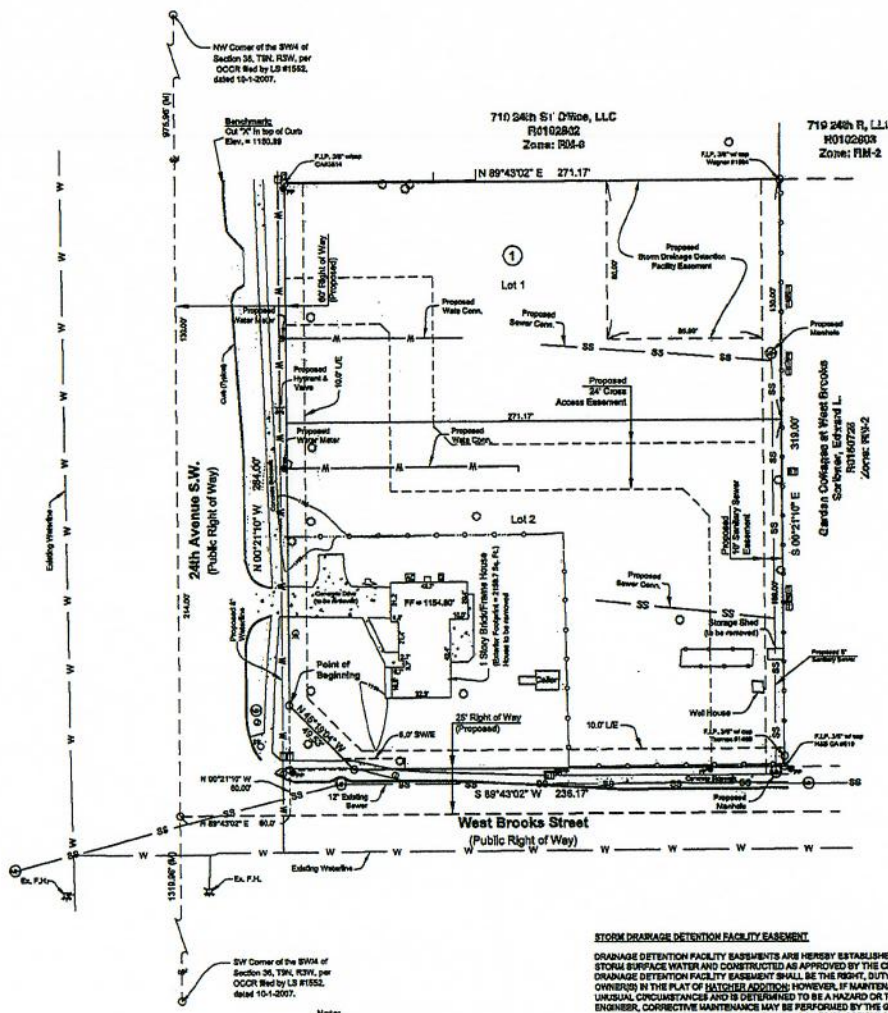
I further certify that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors in accordance with Oklahoma Minimum Standards 245-15-13-2.

Robert C. Outland
Oklahoma L.S. # 1773

Date:

Date: 10/27/18	Drawn By: ROO
Revised City Ordinance	Approved By: RPO
Date: 11/02/18	Field Date: 8/10/2018
Revised City Ordinance	

PRELIMINARY FOR
REVIEW PURPOSES ONLY



- Legend:**
- F.I.P. = Found Iron Pin
 - = Section Line
 - (M) = Measured
 - UE = Utility Easement
 - ⊙ = Power Pole
 - ⊙ = Signal Pole
 - ⊙ = Light Pole
 - ⊙ = Gas Meter
 - ⊙ = Telephone Riser
 - ⊙ = Electric Riser
 - ⊙ = Electric Transformer
 - ⊙ = Traffic Junction Box
 - ⊙ = Manhole
 - ⊙ = Tree
 - = Easement
 - = Fence Line
 - OCOR = Oklahoma Certified Corner Record
 - SWIE = Sidewalk Easement
 - LE = Landscape Easement

Utility Note:
The underground utilities shown herein have been located from above ground markings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Further, the Surveyor does not warrant that the underground utilities are at the locations as marked on the ground. The Surveyor has not physically located the underground utilities. Call OKGEE was contacted for the location of underground utilities (ticket number 1500814353006). Call OKGEE before you dig 1-800-882-OKGEE.



STORM DRAINAGE DETENTION FACILITY EASEMENT
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF HATCHER ADDITION; HOWEVER, IF MAINTENANCE IS NECESSARY OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORNE BY SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY, UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT. PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

Preliminary Plat
Hatcher Addition

PRIORITY
Land Surveying, LLC

P.O. Box 1384, Norman, OK 73070
Ph: (405) 701-4207 www.PriorityLLC.com
Certificate of Authorization #8814, Expires 8/30/2017

Prepared For:
Fulton Water Group
132 N. Santa Fe Avenue
Norman, OK 73069

Date:

Project Address: 811 24th Avenue, S.W.

Project Location: Norman, Oklahoma

Job Number: 16778