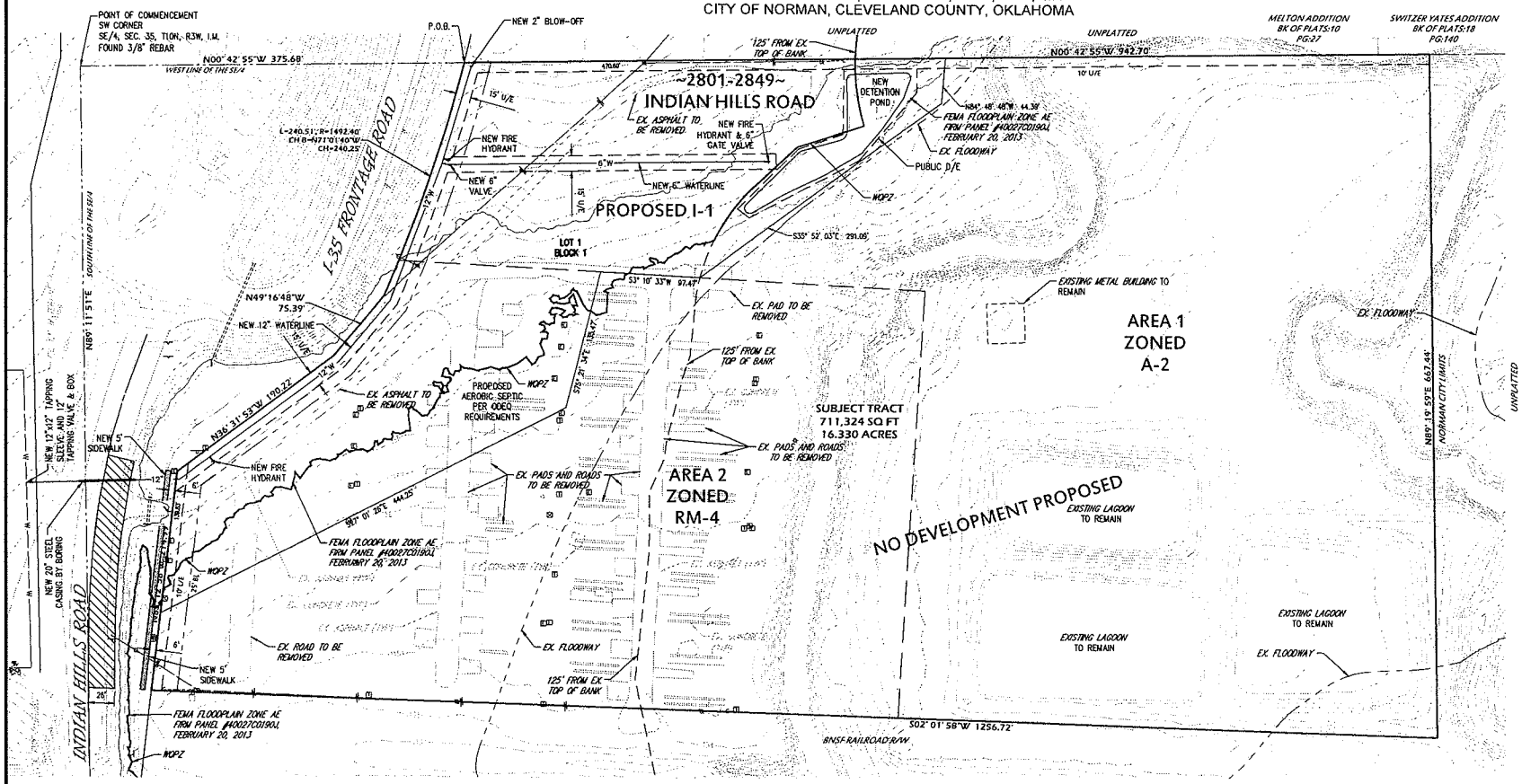
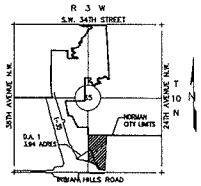
PRELIMINARY PLAT
OF

INDIAN HILLS INDUSTRIAL

A PART OF THE SE/4, SECTION 35, T10N, R3W, I.M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA





VICINITY MAP
SCALE: 1"=2000'

LEGEND	
B/L	BUILDING LIMIT LINE
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
U/E	UTILITY EASEMENT
L/E	LANDSCAPE EASEMENT
WQPZ	WATER QUALITY PROTECTION ZONE
D/E	DRAINAGE EASEMENT

WATER QUALITY PROTECTION ZONE NOTE:

1) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(E) OF THE NORMAN CITY CODE.

2) ANY WATER QUALITY PROTECTION ZONE SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

LOT COUNT:		
INDUSTRIAL	1 LOT	3.45 ACRES
OVERALL SITE AREA		16.33 ACRES

EXISTING ZONING	
AREA 1	A2 RURAL AGRICULTURAL DISTRICT
AREA 2	RM-4 MOBILE HOME PARK DISTRICT

LEGAL DESCRIPTION

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Ten North (T10N), Range Three West (R3W) of the Indian Meridian (I.M.) in Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner of said SE/4; thence N 00° 42' 55" W along the West line of said SE/4 a distance of 375.68 feet to the POINT OF BEGINNING; thence
N 00° 42' 55" W along said West line a distance of 942.70 feet; thence
N 89° 19' 59" E a distance of 667.44 feet to a point on the West Right of Way line of the BNSF Railway; thence
S 02° 01' 58" W along said West Right of Way line a distance of 1256.72 feet to a point on the North Right of Way line of Interstate 35; thence
along said North Right of Way line the following Four (4) courses:
N 83° 12' 58" W a distance of 214.99 feet; thence
N 36° 31' 53" W a distance of 190.22 feet; thence
N 49° 16' 48" W a distance of 75.39 feet to a point on a non-tangent curve to the left; thence 240.51 feet along the arc of said curve having a radius of 1492.40 feet, subtended by a chord of 240.25 feet which bears N 71° 01' 40" W, to the POINT OF BEGINNING.

Said tract contains 711,324 Sq Ft or 16.330 Acres, more or less.

NOTES:

1. MAINTENANCE OF THE COMMON AREAS AND ISLANDS/MEDIANS IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.

2. 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 INDIAN HILLS INDUSTRIAL. HOWEVER, IF MAINTENANCE IS NEGLECTED 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 BORN UPON 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.

3. ALL PUBLIC IMPROVEMENT PLANS, CONSISTING OF PAVING, DRAINAGE, WATER, AND SANITARY SEWER ARE TO BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

SCALE: 1" = 50'
GRAPHIC SCALE IN FEET
50 0 50

PROJECT OWNER:

INDIAN HILLS INVESTMENT GROUP, LLC
620 N. BERRY ROAD
NORMAN, OK 73069

PRELIMINARY PLAT TO SERVE
INDIAN HILLS INDUSTRIAL

Crafton Tull

SHEET NO.:	1
DATE:	10/2/17
PROJECT NO.:	17609700