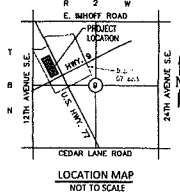


PRELIMINARY PLAT
CEDARWOOD ADDITION
 BEING A PART OF THE N.W. 1/4 OF SECTION 9, T8N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



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LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter;

THENCE North 88°14'30" East, along the north line of said Northwest Quarter, a distance of 58.68 feet to a point on the westerly right of way line of the A.T.&S.F. Railroad right of way;

THENCE South 27°44'11" East, along said easterly right of way line, a distance of 1,377.17 feet to the **POINT OF BEGINNING**;

THENCE North 48°21'58" East a distance of 328.95 feet to a point on the westerly right of way line of U.S. Highway 27 (Classen Boulevard) as established by REPORT OF COMMISSIONERS CASE NO. 15,758 in the District Court of Cleveland County, recorded in Book 295, Page 207 and ORDER APPROVING AND CONFIRMING REPORT OF COMMISSIONERS recorded in Book 348, Page 338;

THENCE along said westerly right of way line, the following **Five (5)** courses:

1. South 27°35'11" East a distance of 596.60 feet;
2. South 80°46'19" West a distance of 15.85 feet;
3. South 27°35'11" East a distance of 347.00 feet;
4. North 80°46'19" East a distance of 36.69 feet;
5. South 27°35'11" East a distance of 94.95 feet to a point on the northerly right of way line of State Highway 9 as established by JOURNAL ENTRY CASE NO. 25882 in the District Court of Cleveland recorded in Book 362, Page 454.

THENCE South 62°24'49" West, along said northerly right of way line, a distance of 336.36 feet to a point on the aforesaid A.T.&S.F. Railroad right of way line;

THENCE North 27°44'11" West, along said railroad right of way line, a distance of 965.27 feet to the **POINT OF BEGINNING**.

Said described tract of land contains an area of 316,268 square feet or 7.265 acres, more or less.

SCALE: 1" = 60'
 THE BEARING OF A 88°14'30" ON THE NORTH LINE OF THE N.W. QUARTER OF SECTION 9 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

TOTAL LOTS: 3 **TOTAL BLOCKS: 7**

OWNER'S INFORMATION
 BRIAN GRASSA
 CEDARWOOD DEVELOPMENT, LLC
 1765 MERIDIAN ROAD
 AKRON, OHIO 44313
 PHONE: (330) 983-0918

NOTES:

1. FIRE HYDRANTS AND FIRE LANE STRIPPING/SIGNAGE WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIRE HYDRANTS WILL BE REQUIRED ON THE INTERIORS OF THE LOTS TO PROVIDE FACADE COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE FIRE LANE HYDRANT.
2. ALL SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS.
3. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA.
4. SEE ZONING APPLICATION FOR EXISTING & PROPOSED ZONING CLASSIFICATIONS.
5. ALL ISLANDS AND/OR MEDANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WITHIN THIS DEVELOPMENT WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
6. ALL LOTS WILL HAVE CROSS ACCESS AGREEMENTS.
7. EXISTING ZONING: A-2, RURAL AGRICULTURAL.
8. PROPOSED ZONING: C-2, GENERAL COMMERCIAL DISTRICT.
9. TOTAL NUMBER OF BLOCKS: 01
10. TOTAL NUMBER OF LOTS: 03
11. ACCESS TO THE 24" SANITARY SEWER SHALL ONLY BE ALLOWED AT MANHOLES.
12. STORM SEWER SYSTEM SHOWN FOR LOT 3, BLOCK 1 AND EAST OF LOT 3, BLOCK 1 FOR CLASSEN BOULEVARD WOULD BE CONSTRUCTED AS PART OF BUILDING PERMIT FOR LOT 3, BLOCK 1. THE CONTRIBUTION OF THE NECESSARY STORM SEWER SYSTEM INCLUDING THE DETENTION POND FOR LOT 3 MAY VARY IN THE FUTURE; HOWEVER, THE FINAL LAYOUT AND DESIGN OF THESE FEATURES SHALL MEET THE CITY OF NORMAN REQUIREMENTS.
13. STORM SEWER SYSTEM SHOWN FOR LOT 2, BLOCK 1 WOULD BE CONSTRUCTED AS PART OF BUILDING PERMIT FOR LOT 2, BLOCK 1. THE CONTRIBUTION OF THE NECESSARY STORM SEWER SYSTEM INCLUDING THE DETENTION POND FOR LOT 2 MAY VARY IN THE FUTURE; HOWEVER, THE FINAL LAYOUT AND DESIGN OF THESE FEATURES SHALL MEET THE CITY OF NORMAN REQUIREMENTS.
14. STORM SEWER SYSTEM SHOWN FOR LOT 1, BLOCK 1 WOULD BE CONSTRUCTED AS PART OF BUILDING PERMIT FOR LOT 1, BLOCK 1. THE CONTRIBUTION OF THE NECESSARY STORM SEWER SYSTEM INCLUDING THE DETENTION POND FOR LOT 1 MAY VARY IN THE FUTURE; HOWEVER, THE FINAL LAYOUT AND DESIGN OF THESE FEATURES SHALL MEET THE CITY OF NORMAN REQUIREMENTS.
15. THE CONFIGURATION OF THE DETENTION SYSTEM FOR LOT 1 MAY VARY IN THE FUTURE; HOWEVER, THE FINAL LAYOUT AND DESIGN OF THE DETENTION SYSTEM SHALL MEET THE CITY OF NORMAN REQUIREMENTS.
16. CONSTRUCTION PLANS FOR THE TRAFFIC SIGNAL MODIFICATION TO THE CLASSEN BOULEVARD INTERSECTION INCLUDING THE WIDENING OF CLASSEN BOULEVARD AS SHOWN HERE SHALL BE COMPLETED TO GOOD STANDARDS FOR ROOTS APPROVAL.
17. THE COMMON AREA EASEMENT, SHOWN FOR THE STREAM CONSERVATION AREA, IS RESERVED TO COMPLY WITH THE PERMIT REGULATIONS OF CLEAN WATER ACT. SECTION 408. A PROFESSIONAL ENGINEERING WATER POLLUTION CONTROL APPLICATION HAS BEEN FILED WITH THE TULSA DISTRICT OFFICE OF US CORPS OF ENGINEERS. THE APPLICANT WILL FOLLOW-UP WITH A COPY OF SAID PERMIT TO THE CITY, WHEN IT BECOMES AVAILABLE.

[Signature]
 TROY L. MCGALEBY, P.E. NO. 13418

STORM DRAINAGE DETENTION FACILITY EASEMENT

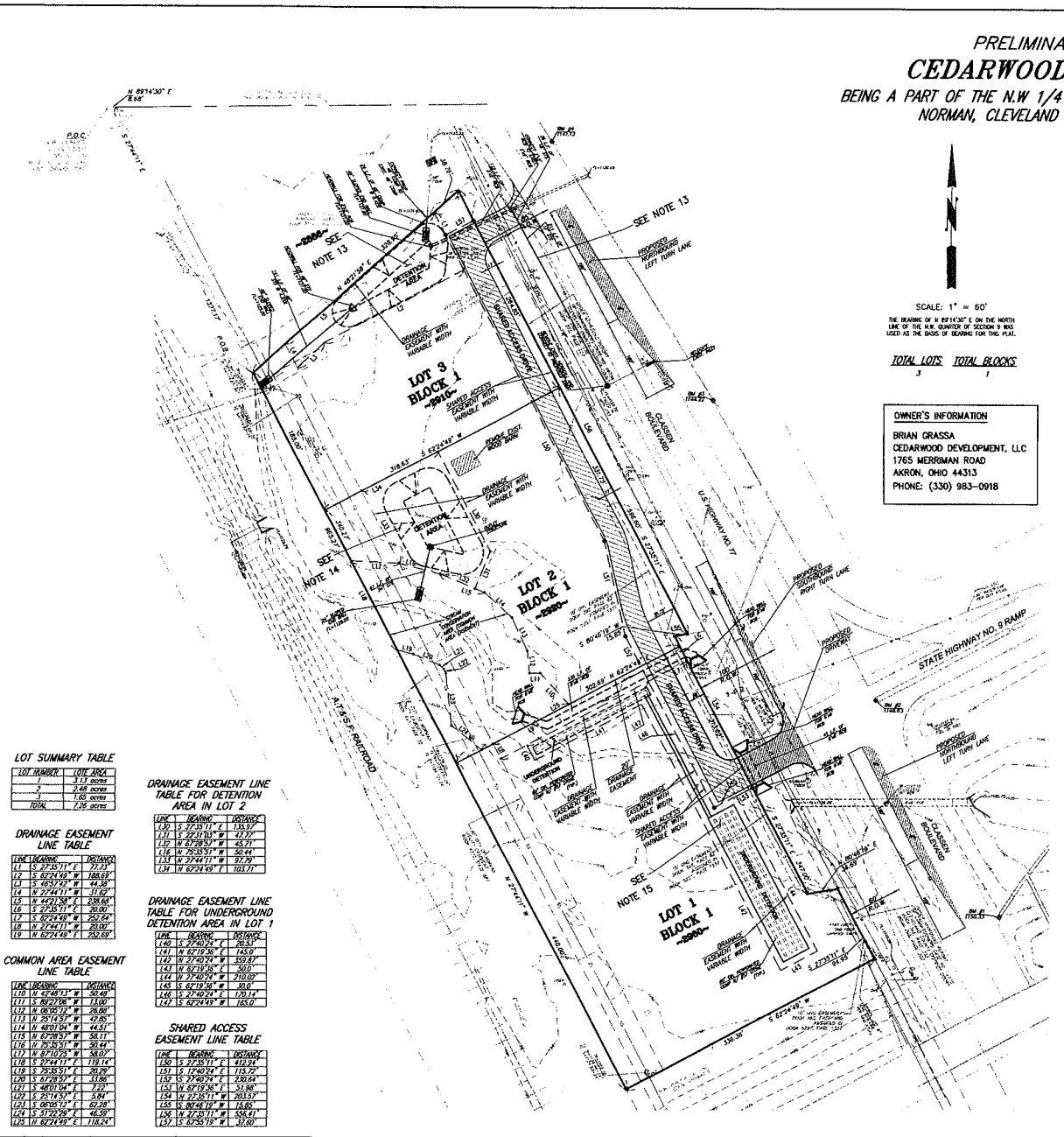
DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONTRIBUTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE BRONDAZE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION IN THE PLAT OF CEDARWOOD ADDITION. 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 BORNE UPON SAID PROPERTY OWNERS ASSOCIATION. OPTICAL REPRESENTING THE ENGINEERS ASSOCIATION, 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 OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

CEDARWOOD ADDITION
 CLASSEN BOULEVARD & HWY 9
 NORMAN, OKLAHOMA

SMC
 SMC CONSULTING ENGINEERS, P.C.
 2000 WEST 10TH AVENUE, SUITE 100
 NORMAN, OKLAHOMA 73061-7000
 PHONE: (405) 833-7000
 FAX: (405) 833-7000
 LICENSE NO. 13418

PROJECT NO: 014130
 DATE: 1/16/17
 SCALE: AS SHOWN
 DRAWN BY: PNC
 CHECKED BY: M. WALKER
 P.L. NUMBER: 13418

PRELIMINARY PLAT
 SHEET NO. 1



LOT SUMMARY TABLE

LOT NUMBER	LOT AREA
1	1.13 acres
2	2.48 acres
3	3.65 acres
TOTAL	7.26 acres

DRAINAGE EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
146	S 27°35'11" E	596.60
147	S 80°46'19" W	15.85
148	S 27°35'11" E	347.00
149	N 80°46'19" E	36.69
150	S 27°35'11" E	94.95
151	S 62°24'49" W	336.36
152	N 27°44'11" W	965.27
153	N 62°24'49" E	1037.91

COMMON AREA EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
110	S 27°35'11" E	113.97
111	S 80°46'19" W	15.85
112	S 27°35'11" E	347.00
113	N 80°46'19" E	36.69
114	S 27°35'11" E	94.95
115	S 62°24'49" W	336.36
116	N 27°44'11" W	965.27
117	N 62°24'49" E	1037.91

SHARED ACCESS EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
120	S 27°35'11" E	596.60
121	S 80°46'19" W	15.85
122	S 27°35'11" E	347.00
123	N 80°46'19" E	36.69
124	S 27°35'11" E	94.95
125	S 62°24'49" W	336.36
126	N 27°44'11" W	965.27
127	N 62°24'49" E	1037.91

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