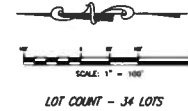


PRELIMINARY PLAT
FRANKLIN BUSINESS PARK
 A PART OF THE N.E./4, SEC. 11, T9N, R3W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land being a part of the N.E. 1/4 of Section 11, Township 9 North, Range 3 East of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of the N.E. 1/4 of said Section 11; THENCE South 07°11'58" East along the West line of said N.E. 1/4 a distance of 42.50 feet; THENCE North 07°48'52" East a distance of 184.30 feet to the POINT OF BEGINNING;

THENCE North 07°27'21" East a distance of 882.73 feet; THENCE South 17°12'58" East a distance of 552.82 feet; THENCE South 77°54'39" West a distance of 17.14 feet; THENCE South 17°11'41" East a distance of 619.57 feet; THENCE South 17°48'19" West a distance of 170.00 feet; THENCE North 17°11'41" West a distance of 30.00 feet; THENCE South 77°48'19" West a distance of 88.00 feet; THENCE South 17°11'41" East a distance of 35.00 feet; THENCE South 77°48'19" West a distance of 170.00 feet; THENCE South 17°11'41" East a distance of 255.00 feet; THENCE South 72°48'19" West a distance of 348.95 feet to a point of curvature; THENCE around a curve to the left having a radius of 230.00 feet (said curve subtended by a chord which bears South 07°12'57" West, a distance of 191.88 feet) and an arc length of 192.62 feet; THENCE South 63°42'58" West a distance of 36.29 feet; THENCE South 07°57'08" West a distance of 61.65 feet; THENCE South 09°12'54" East a distance of 39.20 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 230.00 feet (said curve subtended by a chord which bears South 12°27'57" East, a distance of 88.63 feet) and an arc length of 88.90 feet to a point of reverse curvature; THENCE around a curve to the right having a radius of 250.00 feet (said curve subtended by a chord which bears South 04°07'57" East, a distance of 122.88 feet) and an arc length of 126.48 feet to a point of reverse curvature; THENCE around a curve to the left having a radius of 680.42 feet (said curve subtended by a chord which bears South 16°21'21" West, a distance of 44.70 feet) and an arc length of 44.71 feet; THENCE North 07°29'52" East a distance of 438.85 feet; THENCE North 07°21'41" West a distance of 215.30 feet to the POINT OF BEGINNING.

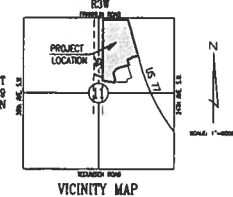
Said Tract contains 64.82 acres, more or less.

PEPCO INDUSTRIAL
 PARK PHASE I

FRANKLIN BUSINESS
 PARK SECTION 1

FRANKLIN BUSINESS
 PARK SECTION 2

PUD



NOTES:

1. FIVE HYDRAULICS WILL BE LOCATED AND INSTALLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF NORMAN STANDARDS AND SPECIFICATIONS. ADDITIONAL FIVE HYDRAULICS WILL BE REQUIRED ON THE INTERIOR OF THE LOTS TO PROVIDE FLOOD COVERAGE AS WELL AS MEET DISTANCE LIMITATIONS BETWEEN THE TIES TO HYDRAULICS.
2. REFER TO DRAINAGE REPORT FOR SPECIFIC DATA FOR DRAINAGE AND DETENTION.
3. EXISTING ZONING IS C-2.
4. ALL PROPOSED SANITARY LINES ARE 8-INCH EXCEPT AS NOTED.
5. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL STREETS, INCLUDING FLOOD FENCE.
6. OPEN SPACE AREAS A THRU F WILL ALSO BE DRAINAGE EXCLUSIONS.
7. UTILITY EXCLUSIONS MAY VARY WITH APPROVAL OF FINAL PLAT AND CONSTRUCTION PLANS.

STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN BY THIS PLAT FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY SHALL BE THE DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) OF THE PLAT OF INTEREST. HOWEVER, IF MAINTENANCE IS REQUIRED BY THE CITY ENGINEER, THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH MAINTENANCE. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH MAINTENANCE. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH MAINTENANCE. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH MAINTENANCE.

WE, THE UNDERSIGNED ENGINEER, P.C., HAVE REVIEWED THESE DOCUMENTS AND HAVE BEEN ADVISED BY THE PROPERTY OWNER(S) THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE PROPERTY OWNER(S) HAS/HAVE BEEN ADVISED BY THE UNDERSIGNED ENGINEER, P.C., OF THE NATURE AND EXTENT OF THE INFORMATION CONTAINED HEREIN.

OWNER / DEVELOPER:
 FRANKLIN BUSINESS PARK, L.L.C.
 LEO H. POWERS ARCHITECT
 NORMAN, OKLAHOMA 73072
 (405) 364-1152

PREPARED BY:
 SMC CONSULTING ENGINEERS, P.C.
 815 S. MAIN ST.
 OKLAHOMA CITY, OKLAHOMA 73108
 (405) 232-7773



FRANKLIN BUSINESS PARK
 FLOOD AVE. & FRANKLIN RD.
 NORMAN, OKLAHOMA

SMC
 SMC CONSULTING ENGINEERS, P.C.
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 (405) 232-7773
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 E-MAIL: SMC@SMCENGINEERS.COM
 WWW: WWW.SMCENGINEERS.COM

PROJECT NO. 111719
 DATE: 06/26/10
 SCALE: 1" = 100'
 DRAWN BY: S.A.
 CHECKED BY: Christopher S. Anderson
 P.E. NUMBER: 12345

PRELIMINARY PLAT

SHEET NO. 1