PRELIMINARY PLAT
for
NORMAN CAR-MART

Utility Notes

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND OR OWNER UNDERGROUND UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL OKLAHOMA ONE-CALL AT 811 BEFORE DIGGING

CALL ONE CALL TICKET 8200214173 2080

Miscellaneous Notes

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED

FIELD WORK WAS COMPLETED ON JUNE 16 2020

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP OF LEWIS AND COUNTY OKLAHOMA. FIRM PANEL 40027C0280H. DATED 09/06/2019

REFERENCE DOCUMENTS
1 WARRANTY DEED FILED IN DEED BOOK 4632 AT PAGE 329
2 PLAT OF SURVEY PERFORMED BY JOHNSON & ASSOCIATES, INC., PROJECT NUMBER 4541 DATED 03/30/2020

Current Zoning Information

CURRENT ZONING C-2 GENERAL COMMERCIAL DISTRICT

BUILDING SETBACKS
FRONT TO SEE NOTE 1
SIDE NONE
REAR NONE (SEE NOTE 2)

NOTE 1 MINIMUM TEN (10) FOOT LANDSCAPE STRIP SHALL BE INSTALLED WHICH MAY NOT BE USE FOR ONE OR BY PARKING. ONE PLANT OR POINT TALL SHADE (LARGE) TREE PER EACH THIRTY (30) FEET OF LOT FRONTAGE AND ONE (1) THREE (3)-GALLON SHRUB PER FIVE (5) FEET OF BUILDING FRONTAGE SHALL BE INSTALLED WITHIN THIS LANDSCAPE STRIP. LESSENING OF THE 10 REQUIRED PLANTINGS MAY BE ALLOWED, IF APPROVED BY THE CITY FORESTER OR HIS DESIGNEE. SUCH PLANTING SHOULD BE COVERED BY THE THREE (3) YEAR MAINTENANCE BOND REQUIRED WHEN NEW LANDSCAPING IS INSTALLED UNTIL THE PARKING LOT ON THE SAME TRACT. ALL SPECIES ARE TO BE APPROVED BY THE CITY FORESTER

NOTE 2 REAR YARD SHALL NOT BE REQUIRED FOR NEW ESTABLISHMENT, EXCEPT WHERE A REAR LOT LINE ABUTS A PRIMARILY DWELLING DISTRICT AND THE COMMERCIAL BUILDING IS BEING TO BE SERVICED FROM THE REAR. THERE SHALL BE PROVIDED A REAR YARD OF NOT LESS THAN THIRTY (30) FEET FOR LOTS WITHOUT ALLEYS AND TWENTY (20) FEET FOR LOTS WITH ALLEYS, AND FURTHER PROVIDED THAT BUILDING WHERE THE REAR LOT LINE ABUTS A DWELLING DISTRICT SHALL THE COMMERCIAL BUILDING BE ERECTED CLOSER THAN THREE-THREE (3) FEET TO THE REAR LOT LINE

CONTACT
CITY OF NORMAN PLANNING & ZONING
P O BOX 370
201 WEST GRAY
NORMAN OK 73070
PHONE (405) 366-5453
FAX (405) 366-5449

Surveying Information

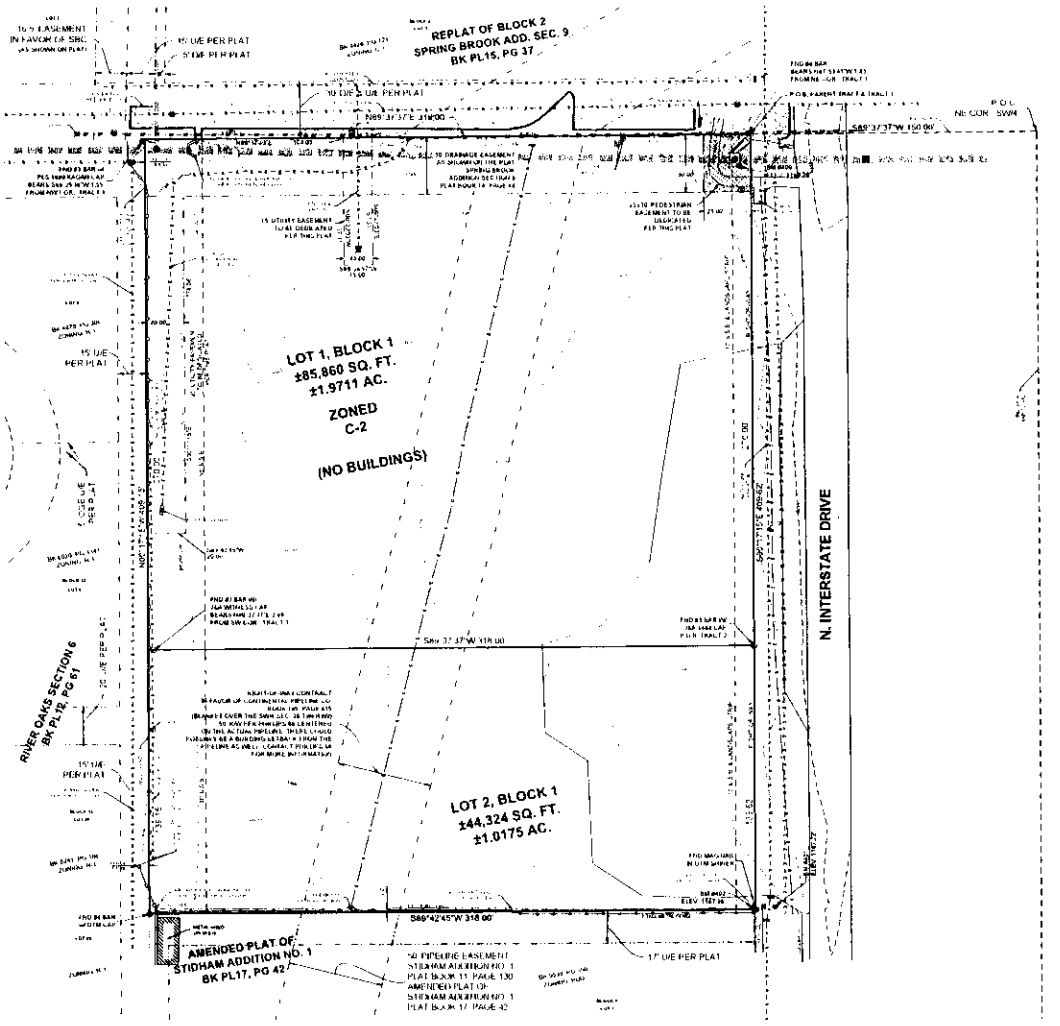
PARCEL NO 24 NW 08 001
WAREHOUSE DISTRICT PROPERTIES LLC
C/O ROBERT BRYCE
110 NORTH PLATE DR
NORMAN OK 73069

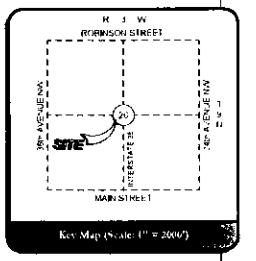
Survey Description

PARCEL TRACT
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 TOWNSHIP 9 NORTH RANGE 3 WEST OF THE INDIAN MERIDIAN CITY OF NORMAN CLEVELAND COUNTY OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
TRACT BEGINNING AT A POINT THENCE N 89°37'37"W 150 00' FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 26 FROM WHICH A FOUND IRON PIN BEARS S 00°37'23"W 5 83 AND RUNNING THENCE N 89°37'37"W 318 00' TO A FOUND IRON PIN THENCE S 00°37'23"W 5 83 TO A FOUND IRON PIN THENCE S 89°42'45"W 318 00' TO A POINT FROM WHICH A FOUND IRON PIN BEARS S 00°37'23"W 5 83 THENCE N 00°37'23"E 318 00' TO THE POINT OF BEGINNING CONTAINING 2 34 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD

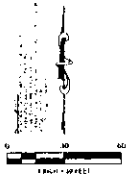
TRACT 1
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 TOWNSHIP 9 NORTH RANGE 3 WEST OF THE INDIAN MERIDIAN CITY OF NORMAN CLEVELAND COUNTY OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
TRACT BEGINNING AT A POINT THENCE N 89°37'37"W 150 00' FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 26 FROM WHICH A FOUND IRON PIN BEARS S 00°37'23"W 5 83 AND RUNNING THENCE S 00°37'23"E 26 00' TO A FOUND IRON PIN THENCE S 89°37'37"W 318 00' TO A POINT FROM WHICH A FOUND IRONPIN BEARS N 00°37'23"E 26 THENCE N 00°37'23"E 26 00' TO A POINT FROM WHICH A FOUND IRON PIN BEARS S 89°37'37"W 5 83 THENCE N 89°37'37"E 318 00' TO THE POINT OF BEGINNING CONTAINING 1 91 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD

TRACT 2
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26 TOWNSHIP 9 NORTH RANGE 3 WEST OF THE INDIAN MERIDIAN CITY OF NORMAN CLEVELAND COUNTY OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS
TRACT BEGINNING AT A FOUND IRON PIN FROM WHICH A S 89°37'37"W 150 00' AND S 00°37'23"E 210 00' FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 26 AND RUNNING THENCE S 00°37'23"E 138 00' TO A FOUND IRON PIN THENCE N 00°37'23"W 138 00' TO A FOUND IRON PIN THENCE N 89°37'37"E 318 00' TO THE POINT OF BEGINNING CONTAINING 1 01 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD





Key Map (Scale: 1" = 2000')



Legend of Symbols & Abbreviations

PRELIMINARY

DATE	REVISION

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3629 N. SHIDLER DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479-443-4506
FAX: 479-443-4583
www.BLEWINC.com

JC - 07/03/2020	WC	JW
	20-2093 01	

SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST

AMERICAS CAR-MART INC