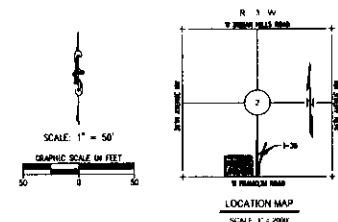


LINE #	LENGTH	DIRECTION
L1	51.00'	S11°40'46"E
L2	1.46'	N11°40'44"W
L3	48.32'	N11°40'44"W

PROJECT OWNER AND DEVELOPER:
Battison Properties, LLC
4313 Hockaday Wick Road
Norman, Oklahoma
73072
PHE: 580.467.0313
EMAIL: terry@battisonlands.com

ZONING:
CURRENT: "A-2" RURAL AGRICULTURAL
PROPOSED: "PLUD" A PLANNED UNIT DEVELOPMENT
(LOT 1, BLOCK 1, ONLY)

PRELIMINARY PLAT OF **BATTISON AUTOMOTIVE** A PLANNED UNIT DEVELOPMENT A PART OF THE SW 1/4 OF SECTION 2, T9N, R3W, E1M, NORMAN, CLEVELAND COUNTY, OKLAHOMA



LIFE COUNT		
COMMERCIAL	1 LOT	5.50 ACRES
AGRICULTURAL	1 LOT	11.37 ACRES
COMMON AREA	0 LOT	0.00 ACRES

LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
WQPZ	WATER QUALITY PROTECTION ZONE

NOTES

- Maintenance of the common area and interests/median in public rights-of-way shall be the responsibility of the Property Owners Association. Its structure, storage of material, grading, etc. or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or design areas shown, unless otherwise noted, but not limited to, walls, berms, pipes, and ditches, shall be permitted if located in a manner to meet the requirements specified above.
- A sidewalk shall be required on each lot and must be installed prior to the issuance of an Occupancy Permit.
- Setbacks are the responsibility of the developer and must be installed prior to the issuance of any Occupancy Permits. Aerial setbacks will be provided in accordance with setbacks referenced.
- All existing and proposed easements shall be laid out on the first plat.
- Drainage detention is required for each individual lot and shall be approved by the City Engineer. All maintenance within the drainage detention facility shall be the right, duty and responsibility of the Property Owner. 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, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said Property Owner. Officers representing the Public Works Department, shall have the right to enter upon the property for purposes of periodic inspection and/or corrective maintenance of the facility. Upon receiving written approval from the Public Works Department, Property Owner may construct improvements within the property, provided the improvement does not interfere with the function of the detention facility.
- There shall be no clearing, grading, construction or disturbance of vegetation within the WQPZ except permitted by the director of public works unless such disturbance is done in accordance with 18-514(a) of the Norman City Code.
- Any WQPZ shown herein is subject to protective easements that may be found in the land records and that restrict disturbance and use on these areas.
- A 5' sidewalk to be constructed by the developer along the property line adjacent to N INTERSTATE DRIVE.
- FORM MAP 60027020001, PANEL 180, FEB. 20, 2015

LEGAL DESCRIPTION

A tract of land situated within a portion of the Southwest Quarter 128/4 of Section Two (2), Township Nine North (9N), Range Three West (3W) of the Indian Meridian (I.M.) in Norman, Cleveland County, Oklahoma, described more particularly as follows:

COMMENCING at the Southwest corner of said SW 1/4, thence
S07°36'38"W along the West line of said SW 1/4 following the base of bearing for this description a distance of 753.86 feet to the POINT OF BEGINNING
thence
N08°24'02"E a distance of 1448.81 feet to the POINT OF BEGINNING
thence
N08°20'20"E a distance of 975.78 feet to the Western R/W line of Interstate 35, thence along said line the following three (3) courses:

- S07°21'44"E a distance of 438.55 feet; thence
- S11°40'44"E a distance of 51.00 feet; thence
- S07°14'47"E a distance of 263.53 feet to a point on the South line of said SW 1/4; thence

S08°20'16"W along said South line a distance of 881.61 feet, thence
N07°29'56"E a distance of 751.86 feet to the POINT OF BEGINNING.

Said tract contains 735.008 Sq Ft or 16.87 Acres, more or less.



Crafton Tull
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SHEET NO: 1 of 2
DATE: 05/07/20
PROJECT NO: 20600200

