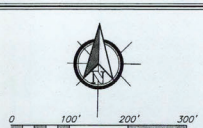
PRELIMINARY PLAT

LEGENDS INDUSTRIAL PARK

OKLAHOMA CITY, OKLAHOMA

A SUBDIVISION LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



SCALE: 1" = 100'

STORMWATER FLOW

THE PROPERTY IS TO BE GRADED AND STORMWATER RUNOFF IS TO BE DIRECTED TOWARDS THE PROPOSED WET STORMWATER DETENTION AREA LOCATED IN THE NORTHEAST CORNER OF THE PROPERTY. THE STORMWATER IS TO BE DETAINED IN THE PROPOSED DETENTION AREA AND DISCHARGED INTO A EXISTING DETENTION AREA AT THE NORTH OF PROPERTY.

UNDERGROUND UTILITIES NOTES

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

PRELIMINARY PLAT NOTE

THE PRELIMINARY PLAT HAS BEEN PREPARED TO THE BEST OF OUR ABILITIES IN ACCORDANCE WITH THE COMPREHENSIVE PLAN WITH WHICH WE ARE FAMILIAR, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND EXCEPT WHERE VARIANCES ARE BEING REQUESTED.

DEVELOPERS INFORMATION

CURRENTLY: I-1

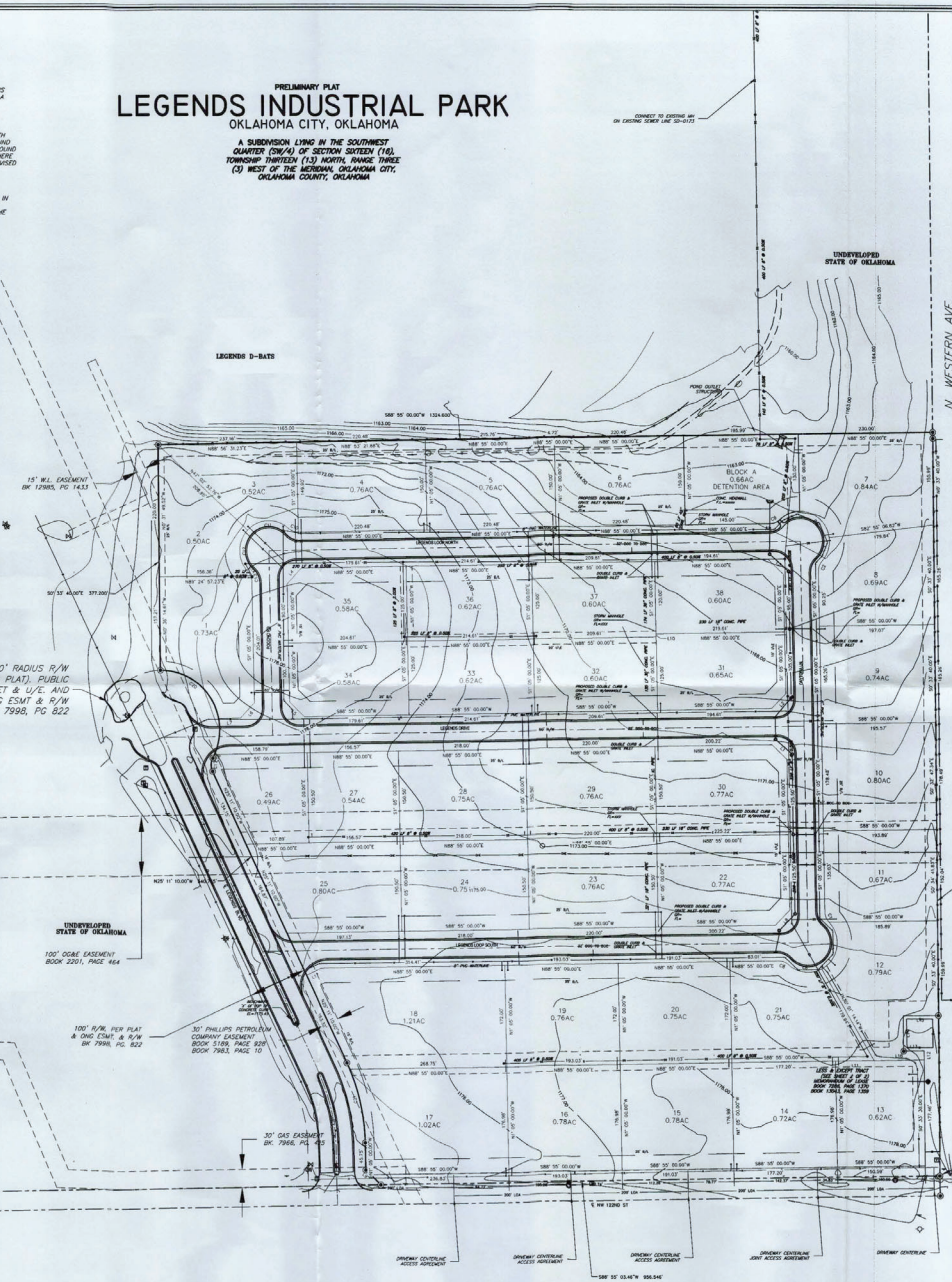
LOCATION: NW 122ND STREET

OWNER & DEVELOPER: TODD MARTIN
7302 N. LANCET LANE
Nichols Hills, OK 73120
xxx-xxx-xxxx
toddmartin@coxinet.net

PROJECT ENGINEER: STEPHEN LANDES
903 E. 35th ST.
SHAWNEE, OK. 74801
405-275-5388

LEGEND

- (O.) INDICATES 3/8" IRON PIN, SET
- (●) INDICATES EXISTING IRON PIN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- GUY WIRE
- GAS METER
- VENT PIPE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- CLEAN OUT
- MANHOLE
- STORM DRAIN
- AIR CONDITIONER UNIT
- SIGN
- BENCHMARK
- TREE LINE
- TREE
- TUG — TELEPHONE, UNDERGROUND
- UGE — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC & CABLE TV
- FOC — FIBER OPTIC CABLE
- CATV — CABLE TV
- PET — PETROLEUM LINE
- GAS LINE
- HPG — HIGH PRESSURE GAS LINE
- WATER LINE
- SS — SANITARY SEWER LINE
- STS — STORM SEWER
- PSS — PRESSURIZED SANITARY SEWER LINE
- FENCE
- FLOW LINE



R 3 W

W. MEMORIAL RD.

16

T 13 N

N. SANTA FE AVE.

NW 122nd STREET

LOCATION MAP

SCALE: 1" = 4000'

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE N00°33'40"W ALONG THE EAST LINE OF SAID SW/4 A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S88°55'00"W, PARALLEL WITH THE SOUTH LINE OF SAID SW/4, A DISTANCE OF 956.56 FEET TO THE MOST SOUTHERLY AND EASTERLY POINT OF LOT 1, BLOCK 1, LEGENDS SPORTS COMPLEX, RECORDED IN BOOK 60 OF PLATS, PAGE 97, OKLAHOMA COUNTY CLERKS OFFICE; THENCE NORTHERLY AND EASTERLY, ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 1, THE FOLLOWING EIGHT (8) COURSES;

1. N46°05'00"W A DISTANCE OF 35.36 FEET;
2. N01°05'00"W A DISTANCE OF 45.78 FEET;
3. NORTHERLY ALONG A NON-TAGENT CURVE TO THE LEFT, HAVING A RADIUS OF 329.48 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS N17°08'05"W A DISTANCE OF 137.58 FEET) FOR AN ARC LENGTH OF 138.60 FEET;
4. N25°11'10"W A DISTANCE OF 540.72 FEET (PLAT DISTANCE 540.76 FEET);
5. NORTHERLY ALONG A NON-TAGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS N01°22'47"E A DISTANCE OF 22.36 FEET) FOR AN ARC LENGTH OF 23.18 FEET;
6. NORTHWESTERLY ALONG A NON-TAGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS N31°18'24"W A DISTANCE OF 171.89 FEET) FOR AN ARC LENGTH OF 206.84 FEET;
7. N00°33'40"W, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 377.20 FEET;
8. N88°55'00"E, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 1324.60 FEET TO A POINT ON THE EAST LINE OF SAID SW/4;

THENCE S00°33'40"E, ALONG SAID EAST LINE, A DISTANCE OF 1247.01 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING THE SAME TRACT OF LAND DESCRIBED IN "MEMORANDUM OF LEASE", RECORDED IN BOOK 13043, PAGE 1359, OKLAHOMA COUNTY CLERKS OFFICE, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE N00°33'40"W ALONG THE EAST LINE OF SAID SW/4 A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S88°55'00"W, PARALLEL WITH THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 25.00 FEET; THENCE N00°33'40"W, PARALLEL WITH THE EAST LINE OF SAID SW/4 A DISTANCE OF 210.00 FEET; THENCE S88°55'00"W, PARALLEL WITH THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 35.00 FEET; THENCE N00°33'40"W, PARALLEL WITH THE EAST LINE OF SAID SW/4 A DISTANCE OF 60.00 FEET; THENCE N88°55'00"E, PARALLEL WITH THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID SW/4; THENCE S00°33'40"E ALONG SAID EAST LINE A DISTANCE 270.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 1,460,583 SQUARE FEET OR 33.5304 ACRES, MORE OR LESS.

CLIENT: TODD MARTIN

PROJECT: LENGENDS INDUSTRIAL PARK

SHEET: PRELIMINARY PLAT

DESIGN: CS | CHECK: STL

DRAWN: CS | DATE: 01/25/21

SHEET 1

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(405) 275-5388 * Fax (405) 275-9047
CA # 2260 EXP. 6-30-21

DATE: 01/22/2021

STEPHEN T. LANDES P.E. #19539

NO.	DATE	DESC

Revisions

C 7285