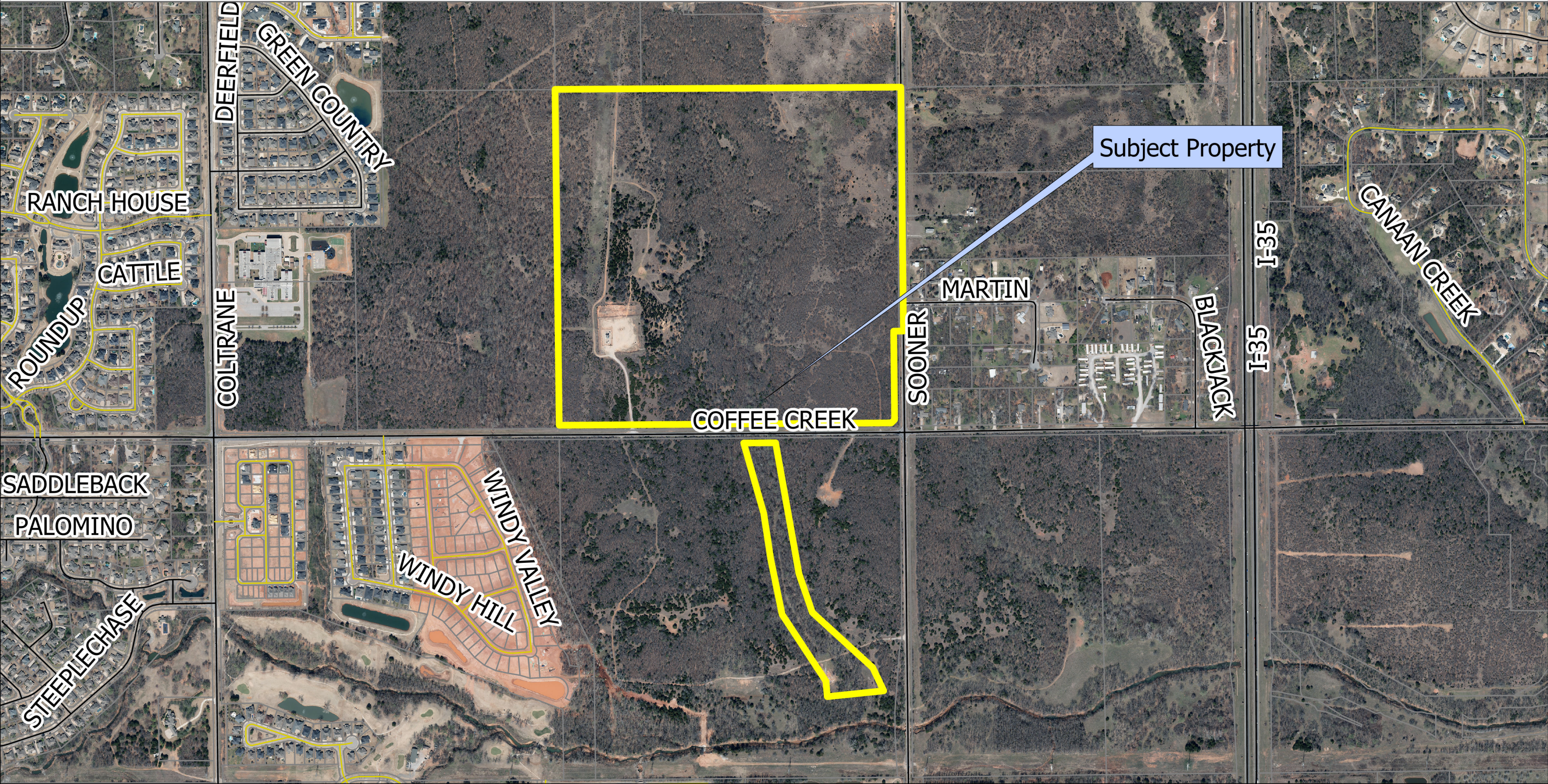


Subject Property PR26-00004 Liberty Creek Preliminary Plat



Disclaimer
The City of Edmond disclaims any warranty or merchantability or warranty for fitness or use for a particular purpose, expressed or implied, with respect to this data. Furthermore, the City of Edmond disclaims any responsibility for the accuracy or completeness of this data.



RANCH HOUSE

DEERFIELD

GREEN COUNTRY

CATTLE

ROUNDUP

COLTRANE

COFFEE CREEK

SOONER

MARTIN

BLACKJACK

I-35

I-35 I

CANAAN CREEK

Subject Property

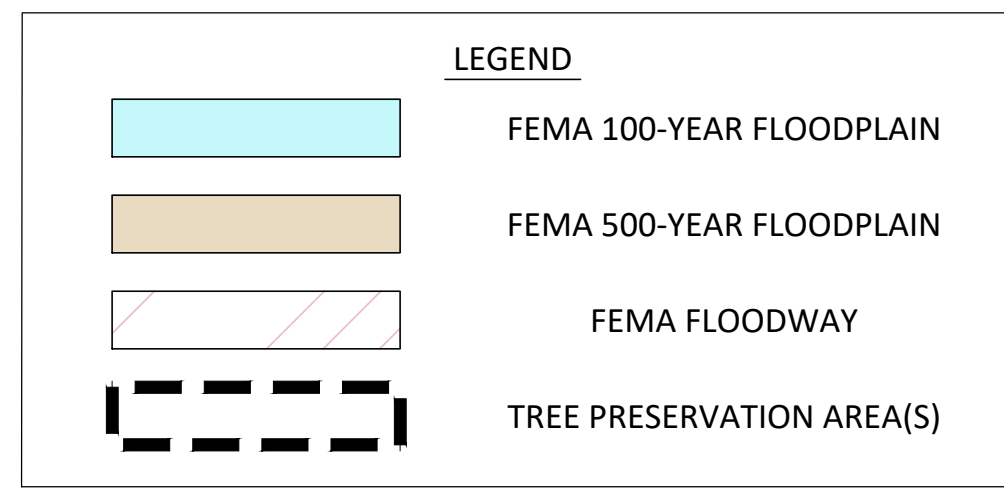
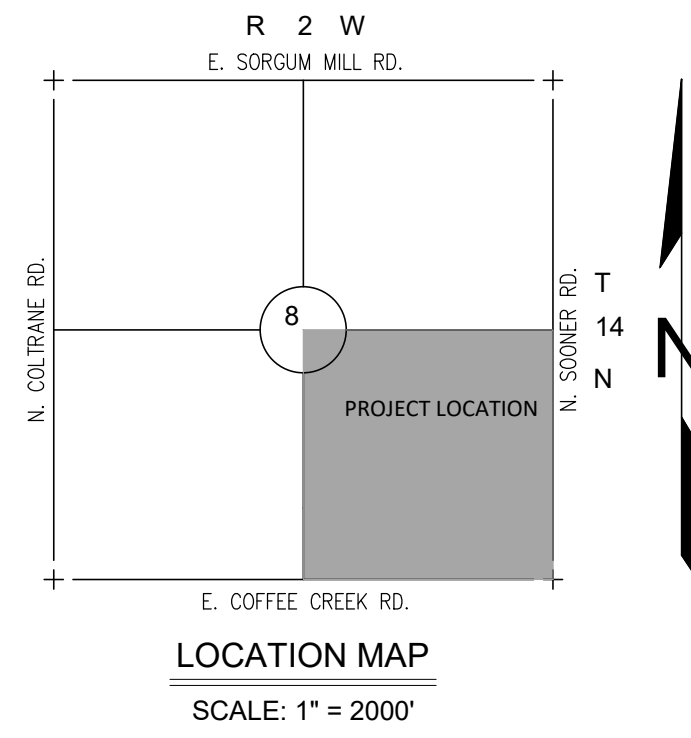
SADDLEBACK

PALOMINO

STEEPLECHASE

WINDY HILL

WINDY VALLEY



PRELIMINARY PLAT
OF
LIBERTY CREEK
A PART OF THE SE/4 OF SECTION 8, T14N, R2W, I.M.,
CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA



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
(C/A)	COMMON AREA
L.N.A.	LIMITS OF NO ACCESS
---	EXISTING CONTOURS
---	8" SANITARY SEWER
---	WATER LINES

Line Table

Line #	Direction	Length
L1	S 89°22'56" W	70.00'
L2	S 89°22'56" W	10.00'
L3	S 44°29'18" W	35.29'
L4	S 00°24'20" E	10.00'

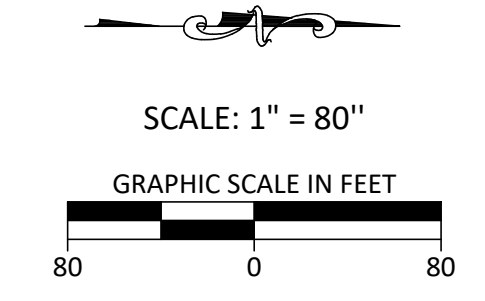
NOTES

- REFER TO SHEET 3 OF THIS PRELIMINARY PLAT FOR NOTES AND LEGAL DESCRIPTION.

LOT COUNT:

SINGLE-FAMILY RESIDENTIAL	620 LOTS
SINGLE-FAMILY RESIDENTIAL DENSITY	113.638 ACRES
TREE PRESERVATION (RESIDENTIAL)	5.46 (DU/AC.) - 0.18 (AC./DU)
TREE PRESERVATION (RESIDENTIAL)	17.30 ACRES (21%)

OWNER:
LIBERTY PARK LAND PARTNERS LLC
4017 E COVELL RD, Unit 150
EDMOND, OK 73034



POINT OF BEGINNING
SE CORNER OF SE/4 OF
SECTION 8, T14N, R2W, I.M.

PRELIMINARY PLAT
OF
LIBERTY CREEK

LTS ENGINEERING SERVICES, LLC
PO Box 31685, Edmond, OK 73003
CERTIFICATE OF AUTHORIZATION: CA 6710
EXPIRES 06/30/2027

SHEET: 1 OF 3
DATE: 04/24/2026

LOT COUNT:
 SINGLE-FAMILY RESIDENTIAL 620 LOTS
 SINGLE-FAMILY RESIDENTIAL 113.638 ACRES
 SINGLE-FAMILY RESIDENTIAL DENSITY 5.46 (DU/AC.) - 0.18 (AC./DU)
 TREE PRESERVATION (RESIDENTIAL) 17.30 ACRES (21%)

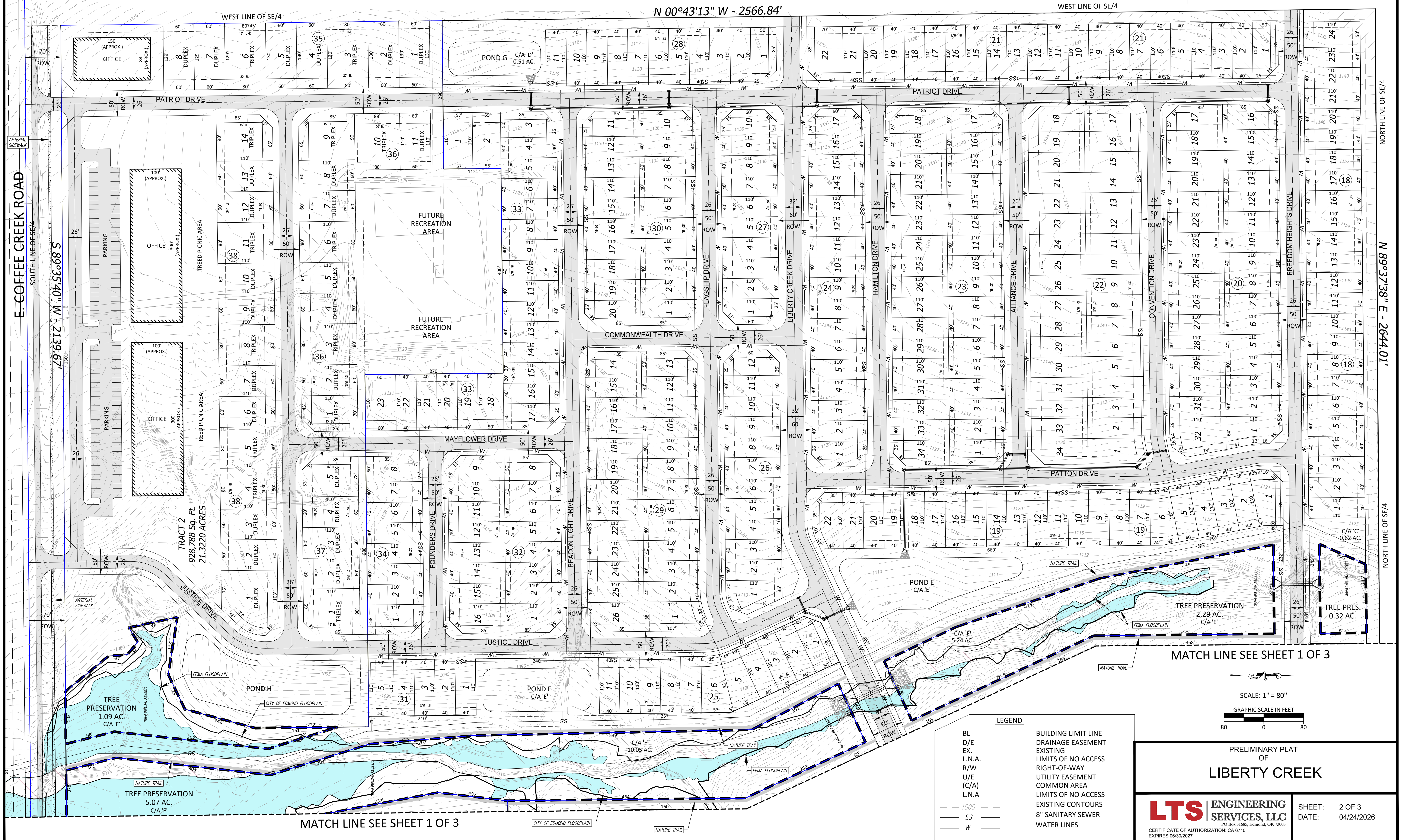
NOTES
 1. REFER TO SHEET 3 OF THIS PRELIMINARY PLAT FOR NOTES AND LEGAL DESCRIPTION.
 2. REFER TO SHEET 1 OF THIS PRELIMINARY PLAT FOR THE VICINITY MAP.

OWNER:
 LIBERTY PARK LAND PARTNERS LLC
 4017 E COVELL RD, Unit 150
 EDMOND, OK 73034

PRELIMINARY PLAT
 OF
LIBERTY CREEK
 A PART OF THE SE/4 OF SECTION 8, T14N, R2W, I.M.,
 CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

LEGEND

- FEMA 100-YEAR FLOODPLAIN
- FEMA 500-YEAR FLOODPLAIN
- FEMA FLOODWAY
- TREE PRESERVATION AREA(S)

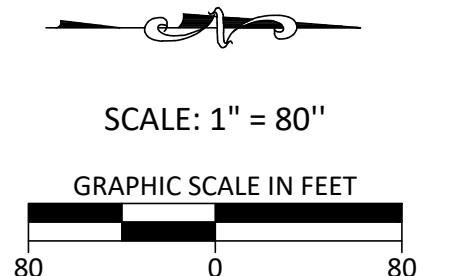
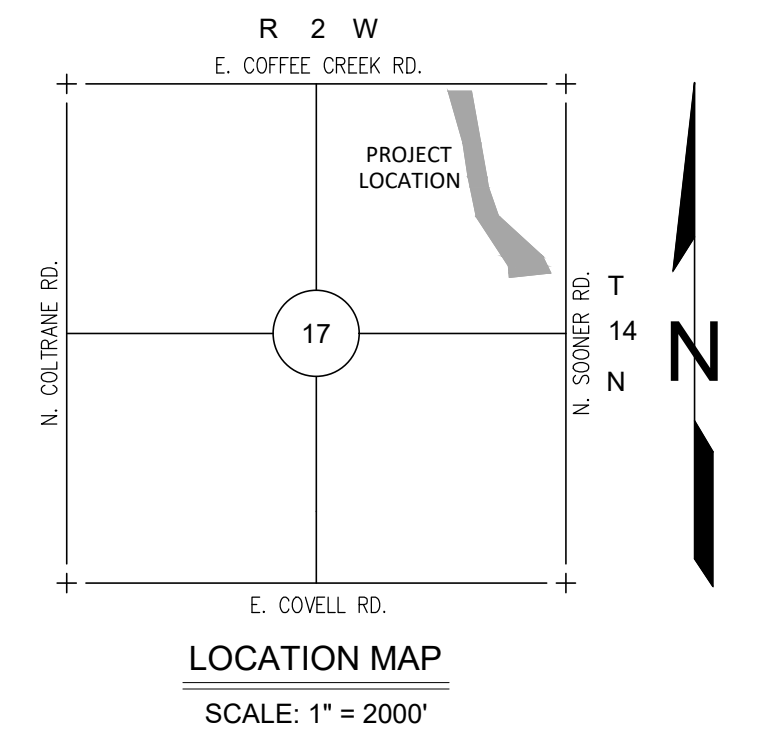
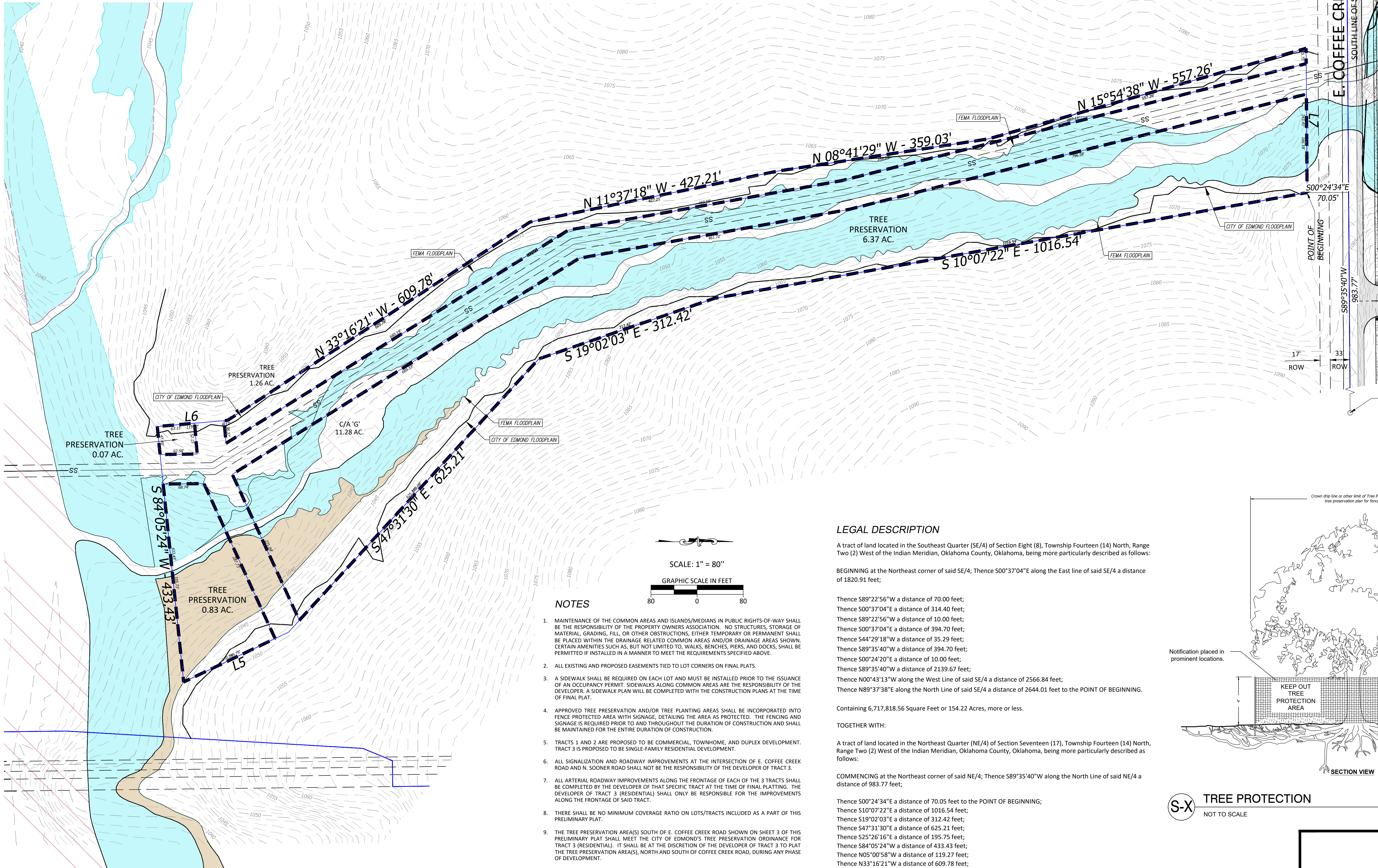


LEGEND	
	FEMA 100-YEAR FLOODPLAIN
	FEMA 500-YEAR FLOODPLAIN
	FEMA FLOODWAY
	TREE PRESERVATION AREA(S)

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
(C/A)	COMMON AREA
L.N.A.	LIMITS OF NO ACCESS
---	EXISTING CONTOURS

PRELIMINARY PLAT
OF
LIBERTY CREEK
A PART OF THE SE/4 OF SECTION 8, T14N, R2W, I.M.,
CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

Line Table		
Line #	Direction	Length
L5	S 25°26'16" E	195.75'
L6	N 05°00'58" W	119.27'
L7	N 89°35'26" E	243.41'



NOTES

- MAINTENANCE OF THE COMMON AREAS AND ISLANDS/MEDIANS IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
- ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.
- A SIDEWALK SHALL BE REQUIRED ON EACH LOT AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. SIDEWALKS ALONG COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER. A SIDEWALK PLAN WILL BE COMPLETED WITH THE CONSTRUCTION PLANS AT THE TIME OF FINAL PLAT.
- APPROVED TREE PRESERVATION AND/OR TREE PLANTING AREAS SHALL BE INCORPORATED INTO FENCE PROTECTED AREA WITH SIGNAGE, DETAILING THE AREA AS PROTECTED. THE FENCING AND SIGNAGE IS REQUIRED PRIOR TO AND THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE MAINTAINED FOR THE ENTIRE DURATION OF CONSTRUCTION.
- TRACTS 1 AND 2 ARE PROPOSED TO BE COMMERCIAL, TOWNHOME, AND DUPLEX DEVELOPMENT. TRACT 3 IS PROPOSED TO BE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
- ALL SIGNALIZATION AND ROADWAY IMPROVEMENTS AT THE INTERSECTION OF E. COFFEE CREEK ROAD AND N. SOONER ROAD SHALL NOT BE THE RESPONSIBILITY OF THE DEVELOPER OF TRACT 3.
- ALL ARTERIAL ROADWAY IMPROVEMENTS ALONG THE FRONTAGE OF EACH OF THE 3 TRACTS SHALL BE COMPLETED BY THE DEVELOPER OF THAT SPECIFIC TRACT AT THE TIME OF FINAL PLATTING. THE DEVELOPER OF TRACT 3 (RESIDENTIAL) SHALL ONLY BE RESPONSIBLE FOR THE IMPROVEMENTS ALONG THE FRONTAGE OF SAID TRACT.
- THERE SHALL BE NO MINIMUM COVERAGE RATIO ON LOTS/TRACTS INCLUDED AS A PART OF THIS PRELIMINARY PLAT.
- THE TREE PRESERVATION AREA(S) SOUTH OF E. COFFEE CREEK ROAD SHOWN ON SHEET 3 OF THIS PRELIMINARY PLAT SHALL MEET THE CITY OF EDMOND'S TREE PRESERVATION ORDINANCE FOR TRACT 3 (RESIDENTIAL). IT SHALL BE AT THE DISCRETION OF THE DEVELOPER OF TRACT 3 TO PLANT THE TREE PRESERVATION AREA(S), NORTH AND SOUTH OF COFFEE CREEK ROAD, DURING ANY PHASE OF DEVELOPMENT.
- TREE PRESERVATION AREAS SHALL BE PROTECTED WITH TREE PROTECTION FENCING AND SIGNAGE PRIOR TO AND THROUGHOUT THE ENTIRE DURATION OF CONSTRUCTION WHERE A PRESERVATION AREA ADJUTS A CONSTRUCTION ZONE, IN ACCORDANCE WITH TITLE 21 AND APPLICABLE CITY OF EDMOND CODES AND ORDINANCES.
- ALL REVISIONS TO THE TREE PRESERVATION OR TREE PLANTING PLANS SHALL BE SUBMITTED TO URBAN FORESTRY FOR APPROVAL.
- LIBERTY CREEK RESIDENTIAL DEVELOPMENT WILL HAVE A PROPERTY OWNERS ASSOCIATION
- THE STREETS IN THE LIBERTY CREEK RESIDENTIAL DEVELOPMENT WILL BE PUBLIC

LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter (SE/4) of Section Eight (8), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said SE/4; Thence S00°37'04"E along the East line of said SE/4 a distance of 1820.91 feet;

Thence S89°22'56"W a distance of 70.00 feet;

Thence S00°37'04"E a distance of 314.40 feet;

Thence S89°22'56"W a distance of 10.00 feet;

Thence S00°37'04"E a distance of 394.70 feet;

Thence S44°29'18"W a distance of 35.29 feet;

Thence S89°35'40"W a distance of 394.70 feet;

Thence S00°24'20"E a distance of 10.00 feet;

Thence S89°35'40"W a distance of 2139.67 feet;

Thence N00°43'13"W along the West Line of said SE/4 a distance of 2566.84 feet;

Thence N89°37'38"E along the North Line of said SE/4 a distance of 2644.01 feet to the POINT OF BEGINNING.

Containing 6,717,818.56 Square Feet or 154.22 Acres, more or less.

TOGETHER WITH:

A tract of land located in the Northeast Quarter (NE/4) of Section Seventeen (17), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4; Thence S89°35'40"W along the North Line of said NE/4 a distance of 983.77 feet;

Thence S00°24'34"E a distance of 70.05 feet to the POINT OF BEGINNING;

Thence S10°07'22"E a distance of 1016.54 feet;

Thence S19°02'03"E a distance of 312.42 feet;

Thence S47°31'30"E a distance of 625.21 feet;

Thence S25°26'16"E a distance of 195.75 feet;

Thence S84°05'24"W a distance of 433.43 feet;

Thence N05°00'58"W a distance of 119.27 feet;

Thence N33°16'21"W a distance of 609.78 feet;

Thence N11°37'18"W a distance of 427.21 feet;

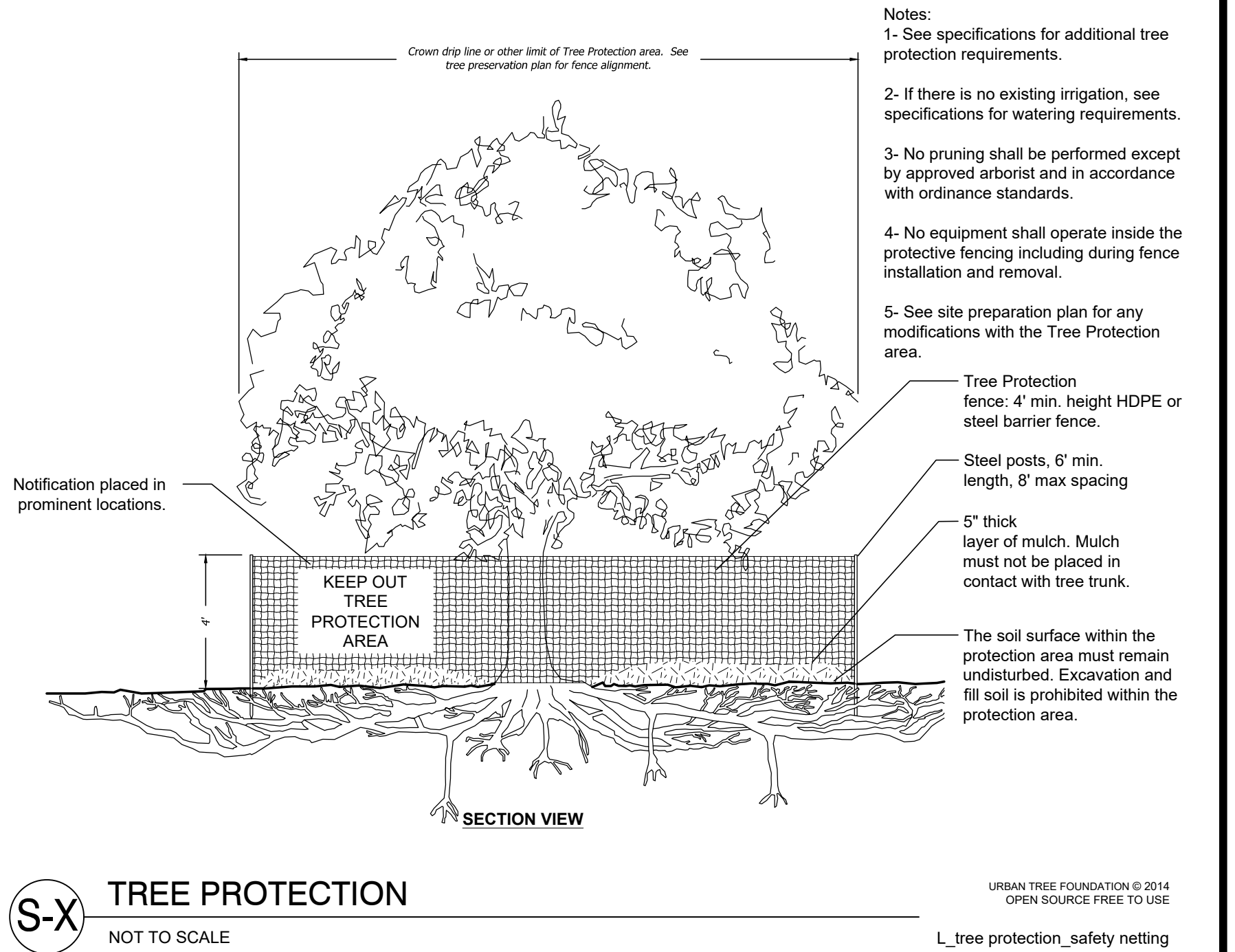
Thence N08°41'29"W a distance of 359.03 feet;

Thence N15°54'38"W a distance of 557.26 feet;

Thence N89°35'26"E a distance of 243.41 feet to the POINT OF BEGINNING.

Containing 491,373.64 Square Feet or 11.280 Acres, more or less.

Total tracts contain 7,217,208.80 Square Feet or 165.684 Acres, more or less.



S-X TREE PROTECTION
NOT TO SCALE

PRELIMINARY PLAT
OF
LIBERTY CREEK

LTS ENGINEERING SERVICES, LLC
PO Box 31685, Edmond, OK 73003
CERTIFICATE OF AUTHORIZATION: CA 6710
EXPIRES 06/30/2027

SHEET: 3 OF 3
DATE: 04/24/2026