Final Plat of 7-ELEVEN ROBINSON

A REPLAT OF ALL OF LOTS ONE (1) AND TWO (2), IN BLOCK B, OF LAKECREST ESTATES ADDITION & LOT ONE (1), OF LAKECREST ESTATES SECTION 2, ADDITIONS TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLATS THEREOF, LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY ONE (21), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION:
KNOW ALL MEN BY THESE PRESENTS:

THAT 7-ELEVEN L.L.C., HEREBY CERTIFIES THAT IT IS THE OWNER OF, AND THE ONLY PERSON, FIRM OR CORPORATION HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF 7-ELEVEN ROBINSON, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA. IT HAS CAUSED THE SAME TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THE PLAT AND PLATTED INTO A LOT AND BLOCK, AS SHOWN ON SAID FINAL PLAT, WHICH SAID FINAL PLAT REPRESENTS A CAREFUL SURVEY OF ALL PROPERTY INCLUDED THEREIN UNDER THE FINAL PLAT OF 7-ELEVEN ROBINSON, AN ADDITION TO THE CITY OF NORMAN, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY ONE (21), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST, OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA.

IT DOES HEREBY DEDICATE ALL EASEMENTS AS SHOWN ON SAID FINAL PLAT TO THE PUBLIC FOR UTILITY PURPOSES FOR ITS SUCCESSORS AND ASSIGNS FOREVER AND HAS CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES TO BE EXECUTED ON THIS _____ DAY OF _____, 2015.

SIGNED BY THE OWNERS THIS _____ DAY OF _____, 2015.

_____
MANAGER

STATE OF OKLAHOMA }
COUNTY OF _____ } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS TRUSTEE, AND DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
MY COMMISSION NO: _____

CERTIFICATION OF CITY OF NORMAN DEVELOPMENT COMMITTEE:

_____ CHAIRMAN OF THE CITY OF NORMAN DEVELOPMENT COMMITTEE, CERTIFY THAT THE FINAL PLAT COMPLIES WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF NORMAN ON THIS _____ DAY OF, _____, 2015.

_____
DEVELOPMENT COMMITTEE CHAIRMAN

CERTIFICATE OF CITY CLERK:

_____ CITY CLERK OF THE CITY OF NORMAN, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UN-MATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF 7-ELEVEN ROBINSON, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS _____ DAY OF _____, 2015.

_____
CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN THAT THE DEDICATION SHOWN ON THE FINAL PLAT OF 7-ELEVEN ROBINSON, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, IS HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF NORMAN THIS _____ DAY OF _____, 2015.

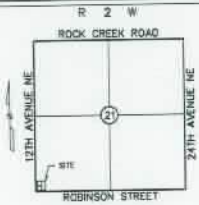
_____ _____
CITY CLERK MAYOR

COUNTY TREASURER'S CERTIFICATE:

_____ DO HEREBY CERTIFY THAT I AM THE DULY QUALIFIED COUNTY TREASURER OF CLEVELAND COUNTY AND THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES FOR THE YEAR 2014 AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF 7-ELEVEN ROBINSON, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICES OF THE COUNTY TREASURER GUARANTEEING THE CURRENT YEAR'S TAXES.

IN WITNESS THEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2015.

_____
COUNTY TREASURER



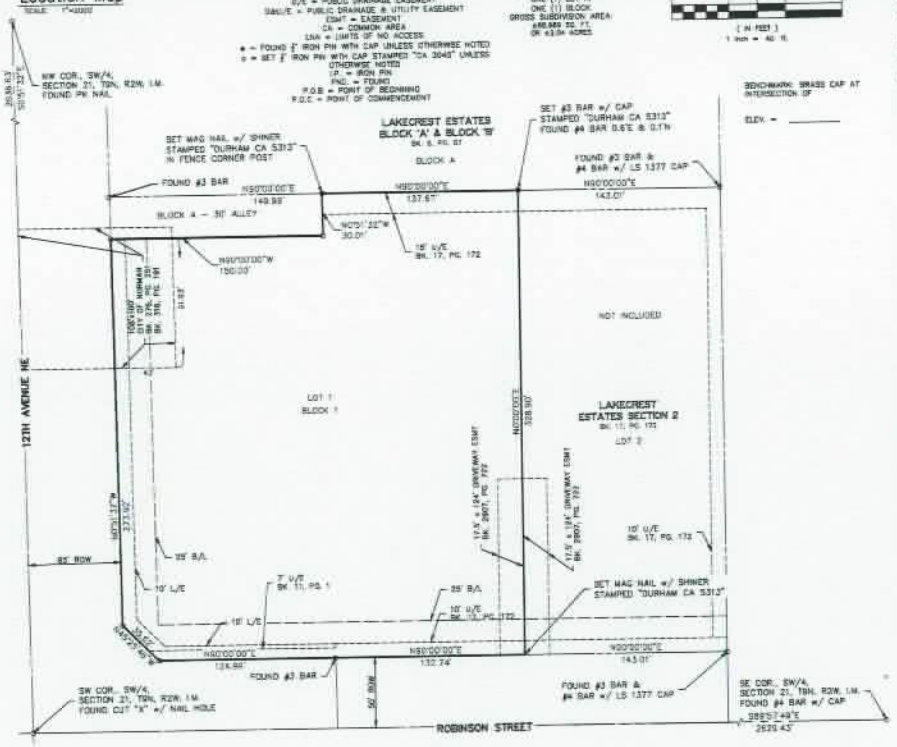
Location Map
SCALE: 1"=2000'

LEGEND

B/L = BUILDING LINE
L/E= LANDSCAPE EASEMENT
U/E = PUBLIC UTILITY EASEMENT
B/A = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
ESMT = EASEMENT
CA = COMMON AREA
LNA = LIMITS OF NO ACCESS
● = FOUND ½" IRON PIN WITH CAP UNLESS OTHERWISE NOTED
○ = SET ½" IRON PIN WITH CAP STAMPED "OK 3045" UNLESS OTHERWISE NOTED
I.P. = IRON PIN
FND. = FOUND
P.O.B = POINT OF BEGINNING
P.O.C = POINT OF COMMENCEMENT

SUBDIVISION CONTAINS
ONE (1) LOT IN
ONE (1) BLOCK
GROSS SUBDIVISION AREA
±66,849 SQ. FT.
OR ±3.04 ACRES

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



BONDED ABSTRACTOR'S CERTIFICATE:

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR CLEVELAND COUNTY AND STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF 7-ELEVEN ROBINSON, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, IS VESTED IN 7-ELEVEN L.L.C. THE _____ DAY OF _____, _____. THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE, IN ANY COURT ON OR ON FILE WITH THE CLERK THEREOF, THAT THE TAXES ARE PAID FOR THE YEAR 2014 AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON, THAT THERE ARE NO LIENS, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE FINAL PLAT, EXCEPT MORTGAGES, RIGHTS-OF-WAY, EASEMENTS, AND MINERAL CONVEYANCES OF RECORD.

IN WITNESS THEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2015.

CLEVELAND COUNTY ABSTRACT COMPANY ATTEST:

_____ _____
VICE PRESIDENT ASSISTANT SECRETARY

STATE OF OKLAHOMA }
COUNTY OF (CLEVELAND) } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED _____ AND _____, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS _____ AND _____, DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
MY COMMISSION NO: _____

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, DAMON K. DURHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF 7-ELEVEN ROBINSON, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, CONSISTING OF 1 SHEET, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____ AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS.

I FURTHER CERTIFY THAT THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

_____
DAMON K. DURHAM, P.L.S., NO. 1320
DURHAM SURVEYING, INC.

STATE OF OKLAHOMA }
COUNTY OF (OKLAHOMA) } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAMON K. DURHAM, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC
MY COMMISSION NO: _____

LEGAL DESCRIPTION:

LOTS ONE (1) AND TWO (2), IN BLOCK B, OF LAKECREST ESTATES ADDITION, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND:

LOT ONE (1), OF LAKECREST ESTATES SECTION 2, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
MA

OWNER'S SEAL | OWNER'S NOTARY | CITY CLERK'S SEAL | COUNTY TREASURE'S SEAL | ABSTRACTOR'S SEAL | ABSTRACTOR'S NOTARY | SURVEYOR'S SEAL | SURVEYOR'S NOTARY

DURHAM SURVEYING, INC
1818 SOUTH MORGAN ROAD
OKLAHOMA CITY, OKLAHOMA 73128
Phone (405)390-3001 Fax (405)390-3002 durham@durhamsurveying.com
CERTIFICATE OF AUTHORIZATION NO 5313 EXPIRATION DATE 06/30/2015

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1818 S. Morgan Road
Oklahoma City, OK 73128
Phone: (405) 390-3941
Fax: (405) 390-3943
RUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 6119 EXP. 06/30/15

DATE OF PREPARATION 03-03-2015