

FINAL PLAT
HALLBROOKE ADDITION SECTION 6
A PART OF THE N.E. 1/4, SECTION 21, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

Being tracts of land lying in a part of the N.E. 1/4, Section 21, T9N, R2W, of the INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, more particularly described as follows:

COMMENCING at the Northeast corner of said N.E. ¼; THENCE South 00°23'18" East along the East line of said N.E. ¼ a distance of 539.02 feet; THENCE South 89°36'42" West a distance of 50.00 feet to a point on the West right-of-way line of 24th Avenue N.E. and the POINT OF BEGINNING;

THENCE South 00°23'18" East along said West right-of-way line a distance of 638.44 feet to the Northeast corner of Lot 1, Block 1 of HALL PARK SEVENTH ADDITION (as filed in Book 19 of Plats, Page 103); THENCE South 90°00'00" West along the North line of said final plat a distance of 267.25 feet; THENCE South 74°35'00" West along said North line a distance of 200.47 feet to a point, said point being the Southeast corner of Lot 1 Block 5 of the filed final plat of HALLBROOKE ADDITION SECTION 4 (as filed in Book 22 of Plats, Page 131); THENCE along the property line of said final plat the following four (4) courses:

- 1) THENCE North 15°25'00" West a distance of 95.52 feet;
- 2) THENCE North 18°32'37" West a distance of 75.00 feet;
- 3) THENCE around a curve to the right having a radius of 275.00 feet (said curve subtended by a chord which bears South 72°39'19" West, a distance of 11.51 feet) and an arc length of 11.51 feet;
- 4) THENCE North 00°23'18" West a distance of 540.10 feet to POINT 'A';

THENCE South 89°06'18" East a distance of 520.13 feet to the POINT OF BEGINNING.
Said tract contains 336,513 square feet, or 7.725 acres, more or less.

And also,

COMMENCING at said POINT 'A'; THENCE South 66°58'32" West a distance of 1507.80 feet to the POINT OF BEGINNING, said point being the Northwest corner of Lot 1 Block 1 of said final plat of HALLBROOKE ADDITION SECTION 4;

THENCE along the property line of said final plat the following six (6) courses:

- 1) THENCE South 04°11'02" East a distance of 130.00 feet;
- 2) THENCE around a curve to the right having a radius of 675.00 feet (said curve subtended by a chord which bears South 86°41'16" West, a distance of 20.54 feet) and an arc length of 20.54 feet;
- 3) THENCE South 02°26'26" East a distance of 50.00 feet;
- 4) THENCE South 00°00'01" West a distance of 382.98 feet;
- 5) THENCE South 03°00'00" West a distance of 477.64 feet;
- 6) THENCE South 00°00'00" East a distance of 175.68 feet to a point, said point being the Southwest corner of Lot 11, Block 3 of said final plat, said point also being a point on the property line of the filed final plat of HALLBROOKE ADDITION SECTION 2 (as filed in Book 20 of Plats, Page 187);

THENCE along the property line of said final plat the following eight (8) courses:

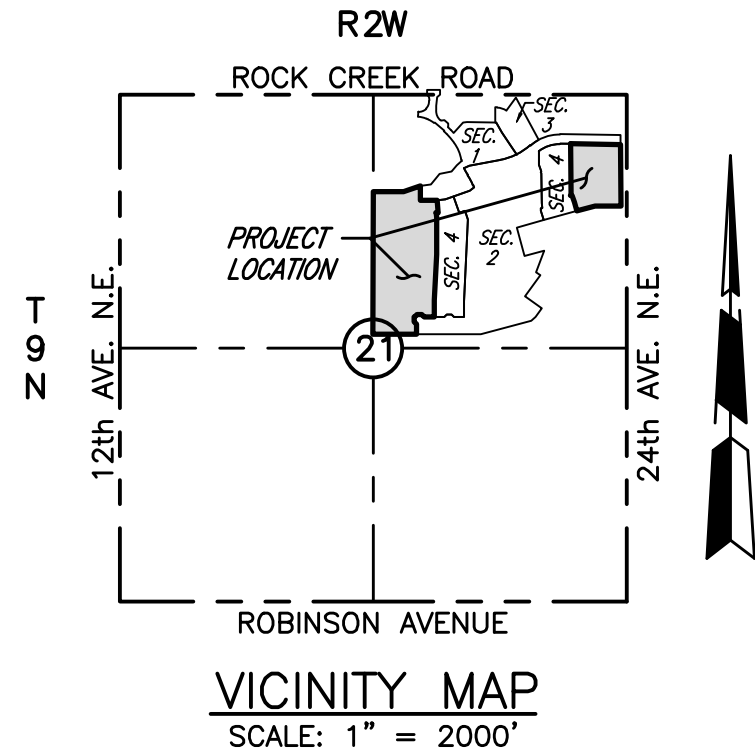
- 1) THENCE North 90°00'00" West a distance of 105.00 feet;
- 2) THENCE North 45°00'00" West a distance of 35.36 feet;
- 3) THENCE South 90°00'00" West a distance of 50.00 feet;
- 4) THENCE South 45°00'00" West a distance of 35.36 feet;
- 5) THENCE North 90°00'00" West a distance of 5.00 feet;
- 6) THENCE South 00°00'00" East a distance of 50.00 feet;
- 7) THENCE South 45°00'00" East a distance of 35.36 feet;
- 8) THENCE South 00°00'00" East a distance of 105.01 feet to a point, said point being the Northeast corner of Lot 1, Block 13 of the filed final plat of HALL PARK THIRD ADDITION (as filed in Book 11 of Plats, Page 42);

THENCE North 90°00'00" West along the North property line of said final plat a distance of 451.70 feet; THENCE North 00°06'35" East a distance of 1489.05 feet; THENCE South 89°53'25" East a distance of 313.92 feet; THENCE North 71°29'34" East a distance of 186.20 feet to a point, said point being the Northwest corner of Lot 1, Block 3 of the filed final plat of HALLBROOKE ADDITION SECTION 1, P.U.D. (as filed in Book 21 of Plats, Page 33); THENCE along the property line of said final plat the following three (3) courses:

- 1) THENCE South 00°00'00" East a distance of 152.53 feet;
- 2) THENCE North 90°00'00" East a distance of 85.52 feet;
- 3) THENCE North 89°05'34" East a distance of 91.73 feet to the POINT OF BEGINNING.

Said tract contains 922,546 square feet, or 21.179 acres, more or less.

Total of said tracts contain 1,259,059 square feet or 28.904 acres more or less.



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

That we, the undersigned, HALLBROOKE DEVELOPMENT GROUP HP L.L.C., a Limited Liability Company, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of HALLBROOKE ADDITION SECTION 6 a subdivision of a part of the N.E. 1/4, Section 21, T9N, R2W, of the Indian Meridian to Norman, Cleveland County, Oklahoma, and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of HALLBROOKE ADDITION SECTION 6. HALLBROOKE DEVELOPMENT GROUP HP L.L.C., dedicates all streets and easements shown on said annexed plat to the public for public highways, streets and easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstractor's Certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this _____ day of _____, 20____.

HALLBROOKE DEVELOPMENT GROUP HP L.L.C., a Limited Liability Company

Russell Bates III, Manager

STATE OF OKLAHOMA s.s.
COUNTY OF CLEVELAND

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____ personally appeared Russell Bates III, as Manager of HALLBROOKE DEVELOPMENT GROUP HP L.L.C., 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 and as the free and voluntary act and deed of HALLBROOKE DEVELOPMENT GROUP HP L.L.C. for the uses and purposes therein set fourth.

Given under my hand and seal the day and year last above written.

My Commission Expires: _____

NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of HALLBROOKE ADDITION SECTION 6, a subdivision of a part of the N.E. 1/4, Section 21, T9N, R2W, of the Indian Meridian to Norman, Cleveland County, Oklahoma appears to be vested in HALLBROOKE DEVELOPMENT GROUP HP L.L.C., a Limited Liability Company _____ day of _____, 20____, unencumbered by pending actions, judgements, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this _____ day of _____, 20____.

Vice President

CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, _____, Chairman of the City of Norman Development Committee, certify that the bonded or installed improvements comply with the approved standards and specifications on this _____ day of _____, 20____.

Development Committee Chairman

ACCEPTANCE OF DEDICATIONS

Be it resolved by the City Council of the City of Norman, Oklahoma that the dedications shown on the annexed plat of HALLBROOKE ADDITION SECTION 6 to Norman, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Norman, Oklahoma this _____ day of _____, 20____.

ATTEST:

CITY CLERK, Mary Hatley

MAYOR,

CERTIFICATE OF CITY CLERK

I, _____, 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 unmatured installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of HALLBROOKE ADDITION SECTION 6 to the City of Norman, Oklahoma.

Signed by the City Clerk on this _____ day of _____, 20____.

CITY CLERK,

COUNTY TREASURER'S CERTIFICATE

I, _____, hereby certify that I am the duly elected and acting County Treasurer of Cleveland County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 20____ and all prior years on the land shown on the annexed plat of HALLBROOKE ADDITION SECTION 6, an addition to the City of Norman, Cleveland County, Oklahoma that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of current years taxes. IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at Norman, Oklahoma on this _____ day of _____, 20____.

COUNTY TREASURER

REGISTERED LAND SURVEYOR

I, Randall A. Mansfield, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of HALLBROOKE ADDITION SECTION 6, an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the _____ day of _____, 20____, and that monuments shown thereon actually exist and their positions are correctly shown, that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors 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.

DODSON-THOMPSON-MANSFIELD, PLLC
20 N.E. 38th ST.
OKLAHOMA CITY, OK 73105
PH: (405) 601-7402

Randall A. Mansfield, REGISTERED LAND SURVEYOR No. 1613
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6391 (LS) EXPIRES June 30, 2014

STATE OF OKLAHOMA s.s.
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared Randall A. Mansfield, 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 for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires: _____

NOTARY PUBLIC

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

Notary Seal

Notary Seal

City Seal

City Seal

City Seal

County Treasurer Seal

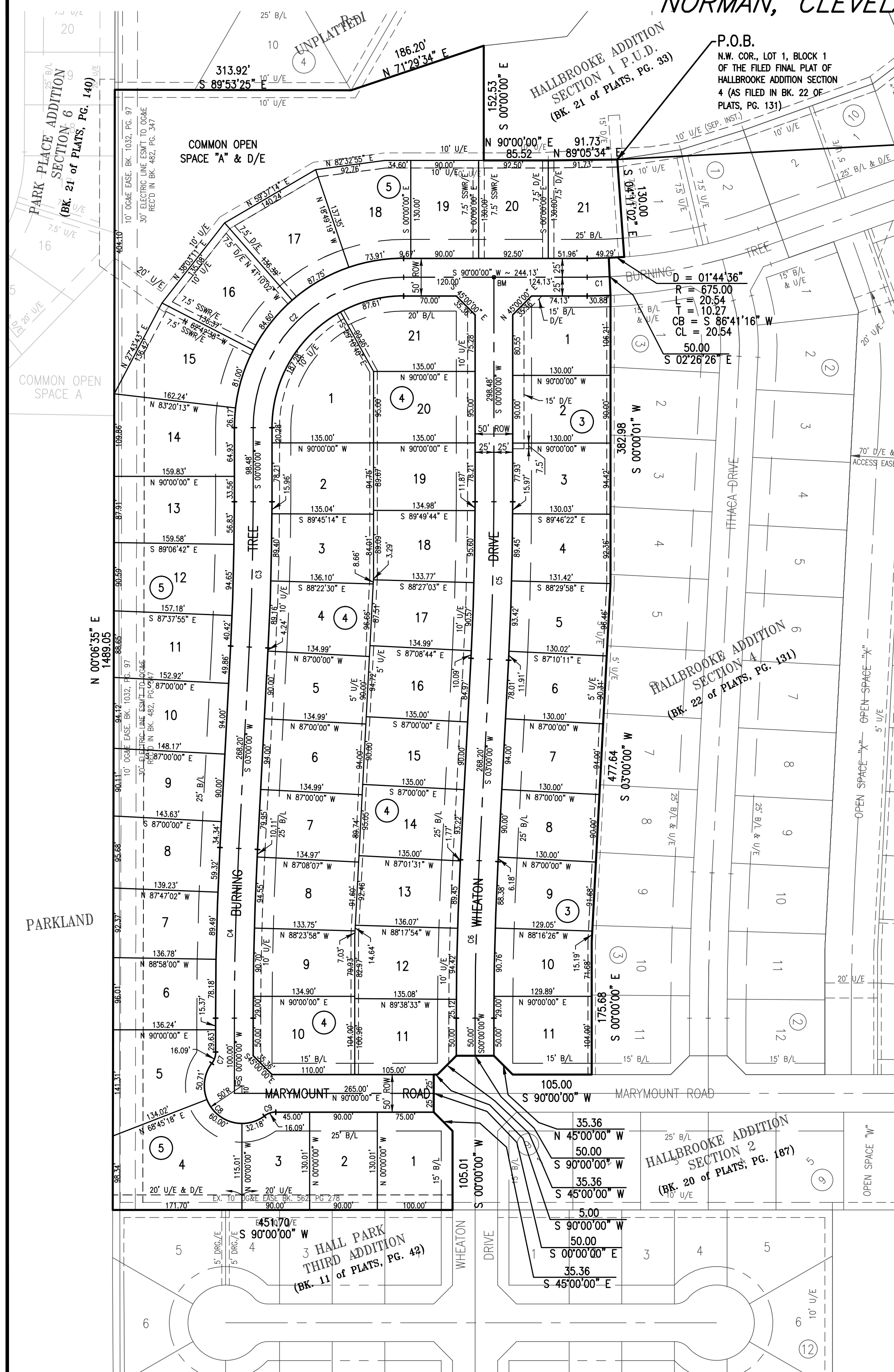
Land Surveyor Seal

Notary Seal

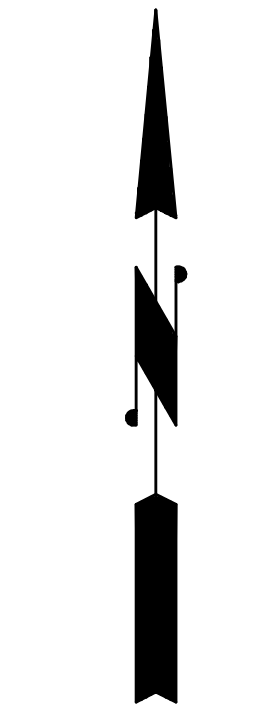
Date: September 8, 2013
SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
PH:(405)232-7715
Oklahoma CA#464 Exp.:6-30-2015

HALLBROOKE ADDITION SECTION 6
FINAL PLAT SHEET 1 of 2

FINAL PLAT
HALLBROOKE ADDITION SECTION 6
A PART OF THE N.E. 1/4, SECTION 21, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



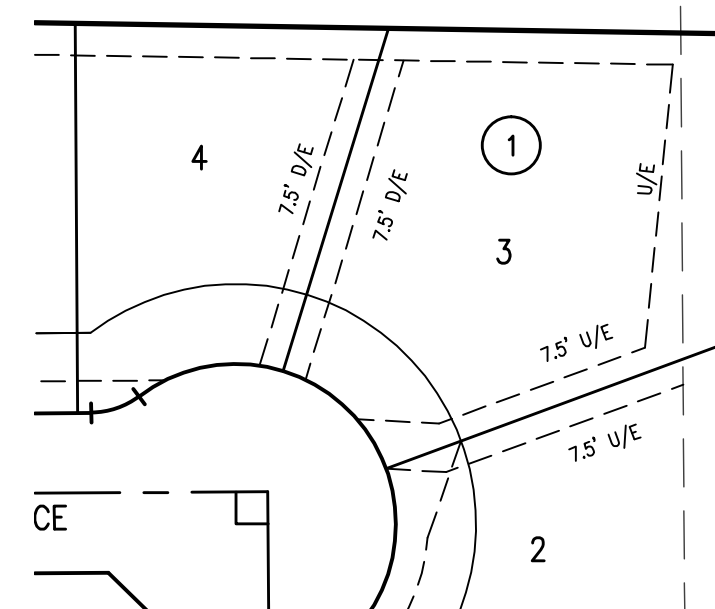
1507.80' ~ S 66°58'32" W



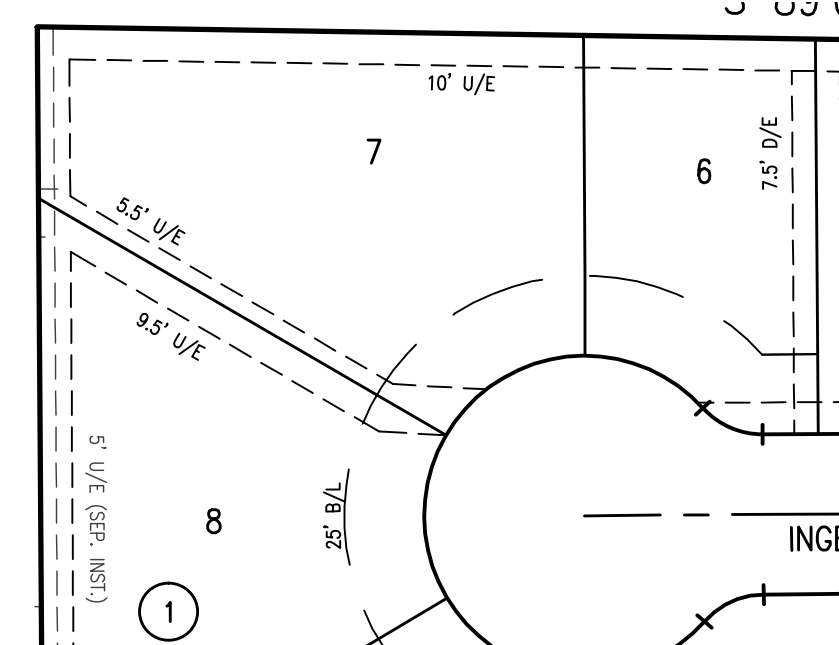
SCALE: 1" = 100'

BASIS OF BEARING FOR THIS FINAL PLAT IS THE FILED FINAL PLAT OF HALLBROOKE ADDITION SECTION 4.

- SET 3/8" I.P. W/ 3949 C.A. CAP AT ALL PROPERTY CORNERS

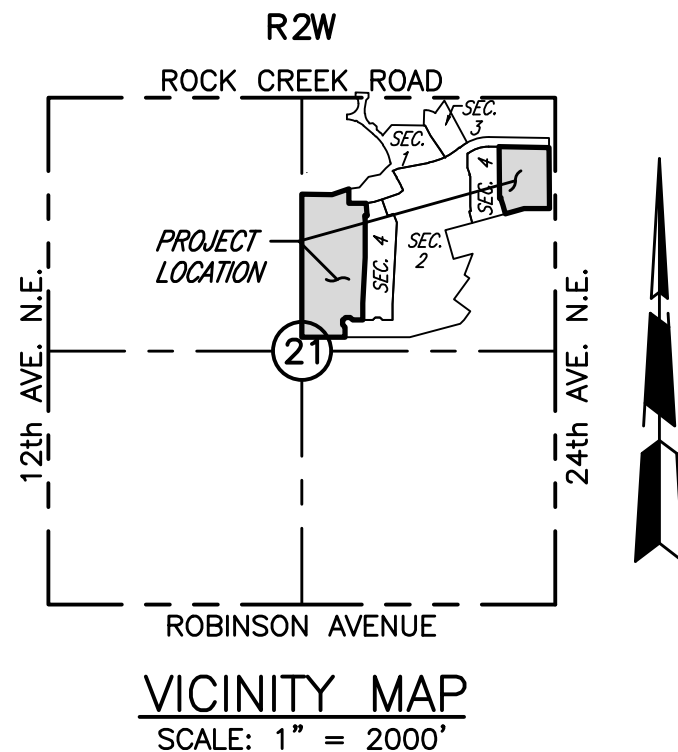
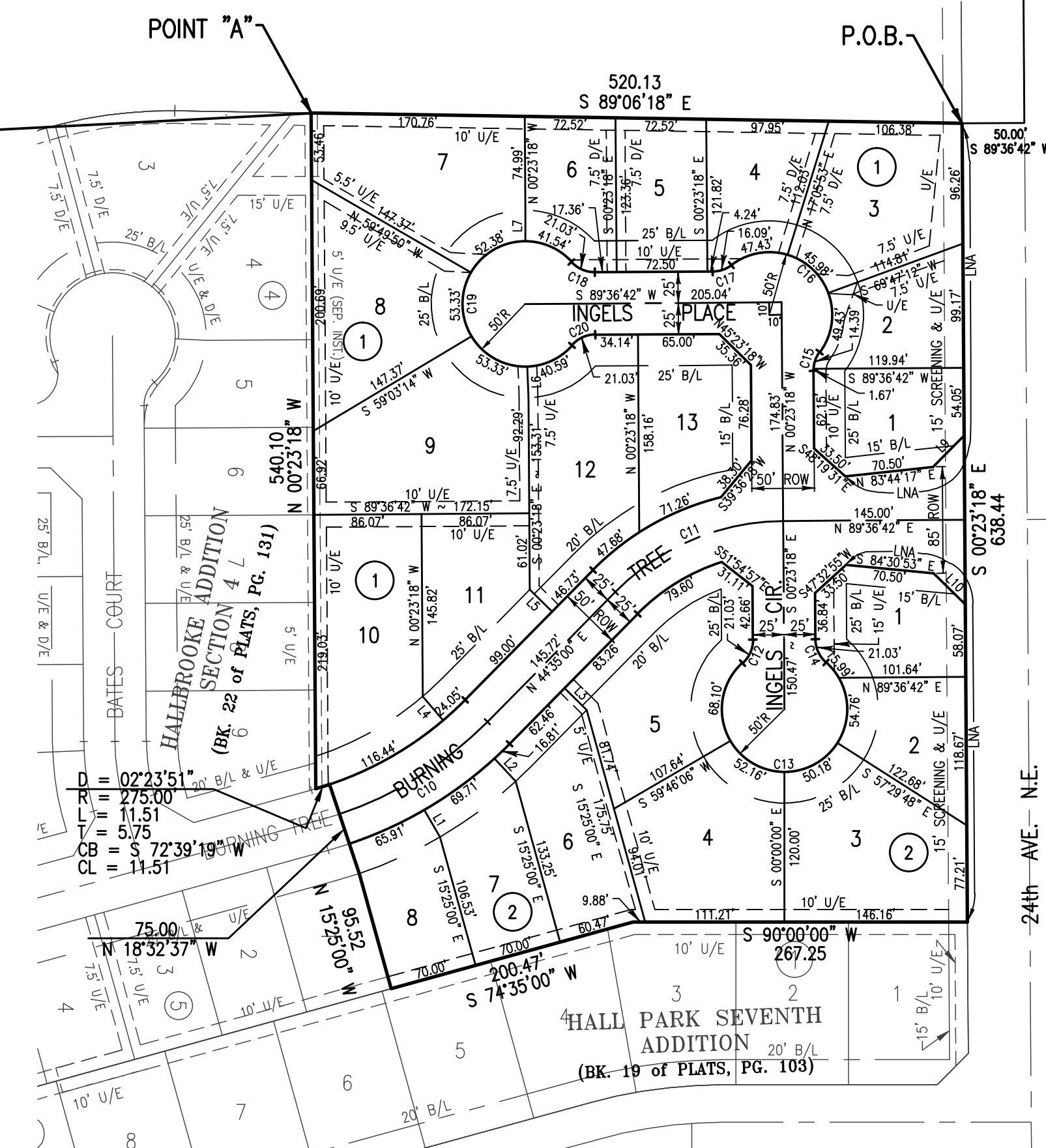


EASEMENT DETAIL FOR LOTS 2 & 3 OF BLOCK 1
SCALE: 1" = 60'

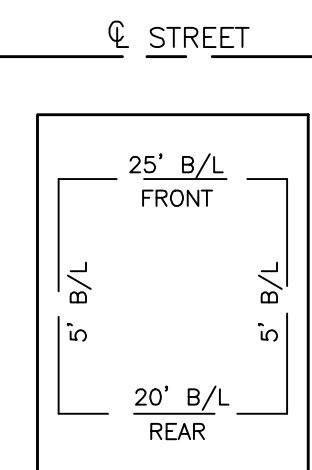


EASEMENT DETAIL FOR LOTS 7 & 8 OF BLOCK 1
SCALE: 1" = 60'

BENCHMARK: SET BRASS CAP AT INTERSECTION OF WHEATON DR. & BURNING TREE.
ELEV. =



TYPICAL BUILDING SETBACKS



TOTAL LOTS = 74

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	22°26'26"	700.00'	29.82'	14.91'	N 88°46'47" E	29.81'
C2	90°00'00"	200.00'	314.16'	200.00'	S 45°00'00" W	282.84'
C3	30°00'00"	3690.00'	193.21'	96.63'	N 01°30'00" E	193.19'
C4	30°00'00"	4310.00'	225.67'	112.86'	S 01°30'00" W	225.65'
C5	30°00'00"	4000.00'	209.44'	104.74'	S 01°30'00" E	209.42'
C6	30°00'00"	4000.00'	209.44'	104.74'	S 01°30'00" W	209.42'
C7	36°52'12"	25.00'	16.09'	8.33'	N 18°26'06" E	15.81'
C8	163°44'23"	50.00'	142.89'	142.89'	S 45°00'00" E	98.99'
C9	36°52'12"	25.00'	16.09'	8.33'	S 71°33'54" W	15.81'
C10	26°52'23"	300.00'	140.71'	71.67'	S 80°11'22" E	139.42'
C11	45°01'42"	190.06'	149.36'	78.78'	S 67°05'51" W	145.55'
C12	48°11'23"	25.00'	21.03'	11.18'	N 23°42'23" E	20.41'
C13	276°22'46"	50.00'	241.19'	44.72'	N 89°36'42" E	66.67'
C14	48°11'23"	25.00'	21.03'	11.18'	S 24°28'59" E	20.41'
C15	36°48'58"	25.00'	16.06'	8.32'	S 18°01'11" W	15.79'
C16	163°41'09"	50.00'	142.84'	142.84'	N 45°24'55" W	98.99'
C17	36°52'12"	25.00'	16.09'	8.33'	N 71°10'36" E	15.81'
C18	48°11'23"	25.00'	21.03'	11.18'	S 60°17'59" E	20.41'
C19	276°22'46"	50.00'	241.19'	44.72'	S 02°23'18" E	66.67'
C20	48°11'23"	25.00'	21.03'	11.18'	S 65°31'01" W	20.41'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 30°09'48" E	25.00'
L2	S 42°27'09" E	25.00'
L3	N 45°25'00" W	25.00'
L4	S 40°24'21" E	25.00'
L5	S 45°25'00" E	25.00'
L6	S 02°03'43" E	24.97'
L7	N 00°11'44" E	25.00'
L8	N 44°36'42" E	35.36'
L9	N 45°23'18" E	35.36'

D/E = DRAINAGE EASEMENT
PED/E = PEDESTRIAN EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

NOTE:
ALL OPEN SPACE LOTS ARE OWNED AND MAINTAINED BY A MANDATORY PROPERTY OWNERS ASSOCIATION. THE OPEN SPACE LOTS ARE ALSO UTILITY EASEMENTS.

Date: September 9, 2013

SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
PH: (405) 232-7715
Oklahoma CA#464 Exp.: 6-30-2015

HALLBROOKE ADDITION SECTION 6
FINAL PLAT SHEET 2 of 2

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.