FINAL PLAT
OF
SOONER LEGENDS

A REPLAT OF DICKERSON NO. 1 ADDITION
A PART OF THE NE/4 QUARTER OF SECTION 2, T-8-N, R-3-W, I.M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

VICINITY MAP
1" = 2500'

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

This Sooner Legends, LLC, an Oklahoma company, is the owner of all the property contained and included in the plat of SOONER LEGENDS, A REPLAT OF DICKERSON NO. 1 ADDITION, an addition to the City of Norman, being a part of Section Two (2), Township Eight (8) North, Range Three (3) West, of the Indian Meridian, in Cleveland County, Oklahoma and has caused the said premises to be surveyed and platted into Lots, Blocks, Streets and Easements as shown on said plat, which said plat (consisting of one sheet) represents a correct survey of all property contained and included therein and is hereby adopted as the plat of said land under the name of SOONER LEGENDS, an addition to the City of Norman, Cleveland County, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said plat, except as set forth in the Bonded Abstractor's Certificate.

The undersigned does herewith dedicate all utility easements shown on said plat to the public for utility purposes and in this connection does authorize any franchised utility company, including the City of Norman, to use as much of the easement for utility purposes as is needed to install & maintain water, sewer, electric, gas, telephone, cable television, and other utility lines. The undersigned does covenant all utility easements to be released from any and all encumbrances, so that title is clear to said easements.

The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed separately.

In witness whereof the undersigned has caused this instrument to be executed on this _____ day of _____, 20___.

Sooner Legends, LLC
an Oklahoma company

Kenneth D. Harrison
Owner

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20___, personally appeared Kenneth D. Harrison, to me known to be the identical person who subscribed, as Owner of Sooner Legends, LLC, an Oklahoma company, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company.

My Commission Expires:

_____
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the plat of SOONER LEGENDS, an addition to the City of Norman, Oklahoma, is vested in Sooner Legends, LLC, an Oklahoma company, and on this _____ day of _____, 20___, there are no actions pending or judgments of any nature in any court on file with the clerk of any court, in said County and State against said land or owners thereof; that the taxes are paid for the year of 20___ 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, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this _____ day of _____, 20___.

ATTEST:

_____
Assistant Secretary

CLEVELAND COUNTY ABSTRACT COMPANY

_____
Vice President

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20___, personally appeared _____, to me known to be the identical person who subscribed, as Vice President of CLEVELAND COUNTY ABSTRACT COMPANY, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company.

My Commission Expires:

_____
Notary Public

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of Norman, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the plat of SOONER LEGENDS, an addition to the City of Norman, Oklahoma.

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

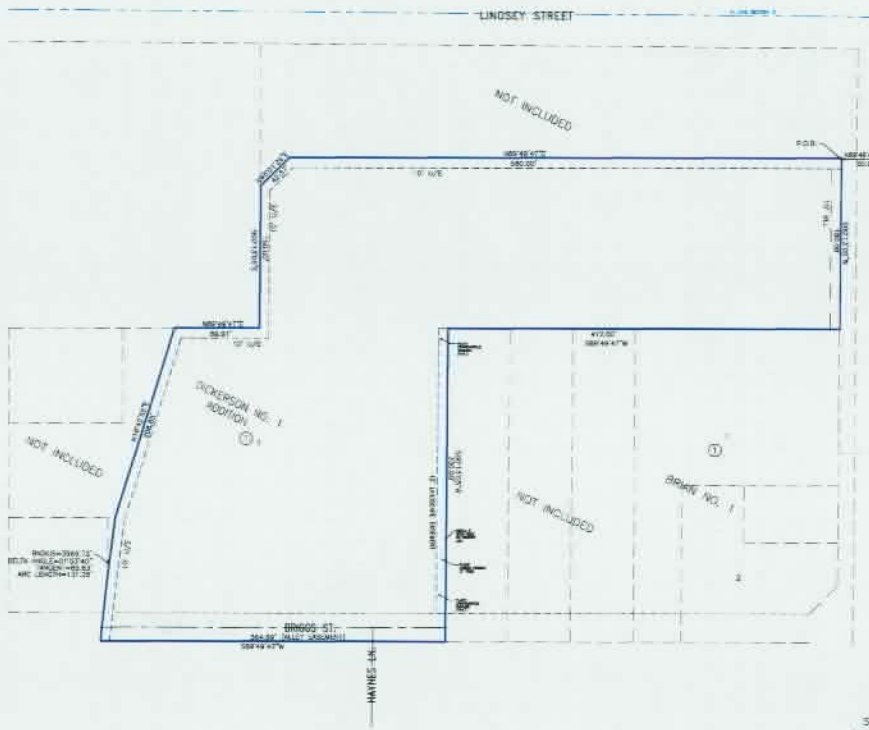
_____
City Clerk

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Cleveland County, Oklahoma; that the tax records of said county show that all taxes for the year 20___ and prior years are paid on the plat of SOONER LEGENDS, an addition to the City of Norman, Oklahoma, and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this _____ day of _____, 20___.

_____
County Treasurer



SCALE 1" = 60'

BASIS OF BEARING
EAST LINE OF NE/4 = S00°13'05"W

REQUIRED SURVEYOR'S CERTIFICATE

I, Tevin Robbourn, a Professional Land Surveyor, do hereby certify that the plat of SOONER LEGENDS, an addition to the City of Norman, Oklahoma, consisting of 1 sheet, represents a survey made under my supervision.

I further certify that said plat complies with Requirements of Senate Bill 277, Section 518 as amended.

Tevin Robbourn
Professional Land Surveyor #1837

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State on this ___ day of _____, 20___, personally appeared Zorin Robbourn, 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

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Norman, that the plat of SOONER LEGENDS, an addition to the City of Norman, Cleveland County, Oklahoma is hereby approved and the dedications shown thereon are hereby approved and accepted.

ADOPTED by the Council of the City of Norman, Oklahoma this ___ day of _____, 20___.
APPROVED by the Mayor of the City of Norman, Oklahoma this ___ day of _____, 20___.

_____
City Clerk

_____
Mayor

CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, _____, Chairman of the City of Norman Development Committee, Certify that the public improvement plans and final plat comply with the standards and specifications of the City of Norman on this ___ day of _____, 20___.

_____
Development Committee Chairman

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWO (2); THENCE S00°13'05"W A DISTANCE OF 1400.00 FEET; THENCE N89°48'47"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING S00°13'05"W A DISTANCE OF 190.00 FEET; THENCE S89°48'47"W A DISTANCE OF 413.00 FEET; THENCE S00°13'05"W A DISTANCE OF 338.00 FEET; THENCE S89°48'47"W A DISTANCE OF 364.88 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3969.72 FEET, A DELTA ANGLE OF 01°33'40", A CHORD BEARING OF N08°34'24"E, AND A CHORD DISTANCE OF 137.28 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 137.28 FEET; THENCE N16°42'55"E A DISTANCE OF 202.65 FEET; THENCE N89°48'47"E A DISTANCE OF 88.91 FEET; THENCE N00°13'05"E A DISTANCE OF 190.00 FEET; THENCE S89°01'35"E A DISTANCE OF 40.01 FEET; THENCE N89°48'47"E A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING, EXCEPT A STRIP OF LAND 30 FEET IN WIDTH ALONG THE SOUTH SIDE OF THE ABOVE DESCRIBED TRACT, TO BE USED FOR ROAD EASEMENT AND PUBLIC UTILITIES USAGE. SAID TRACT CONTAINING 6.03 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

This 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 Plat Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

LEGEND

L.O.N.A. = LIMITS OF NO ACCESS
● = SET IRON PIN
▲ = FOUND IRON PIN

SOONER LEGENDS
SURVEY BY:
SMITH ROBERTS BALDISCHWILER, LLC.
CA 2949 EXP. 6-30-15
100 NE 6th STREET
OKLAHOMA CITY, OKLAHOMA 73104
405-840-7094

SOONER LEGENDS
PLAT BY:
ANCHOR ENGINEERING, L.L.C.
CA 4161 EXP. 6-30-14
10804 QUAIL PLAZA DR., SUITE 200
OKLAHOMA CITY, OKLAHOMA
405-749-8688
8/31/2244

DRAINER'S NOTARY | CITY CLERK | COUNTY TREASURER | SURVEYOR | SURVEYOR'S NOTARY | ABSTRACTOR | ABSTRACTOR'S NOTARY