

FINAL PLAT
HALLBROOKE ADDITION SECTION 5
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4, SECTION 21, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

Being a tract of land lying in a part of the N.E. ¼, 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 North 89°06'18" West along the North line of said N.E. ¼ a distance of 1146.91 feet to the POINT OF BEGINNING;

THENCE South 00°53'42" West a distance of 50.00 feet; THENCE South 28°28'58" East a distance of 20.60 feet to a point, said point being the Northwest corner of Lot 1, Block 1 of the filed final plat of HALLBROOKE ADDITION SECTION 3 P.U.D. (as filed in Book 22 of Plats, Page 128); THENCE along the property line of said final plat the following four (4) courses:

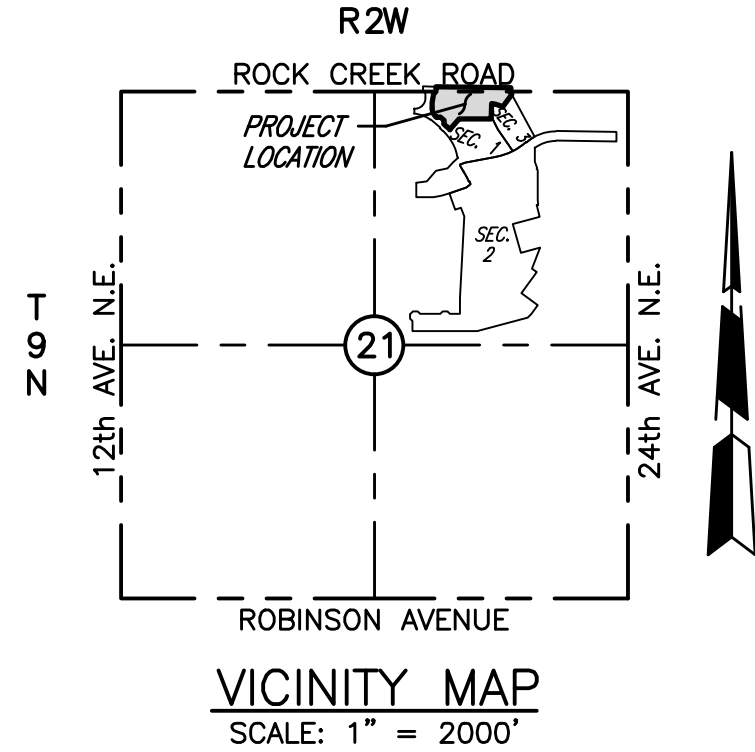
- 1) THENCE South 35°18'21" West a distance of 160.81 feet to a point on a non-tangent curve;
- 2) THENCE around a curve to the left having a radius of 175.00 feet (said curve subtended by a chord which bears North 71°53'58" West, a distance of 103.53 feet) and an arc length of 105.10 feet;
- 3) THENCE North 89°06'18" West a distance of 20.38 feet;
- 4) THENCE South 00°53'42" West a distance of 160.00 feet to a point, said point being a point on the North property line 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 fourteen (14) courses:

- 1) THENCE North 89°06'18" West a distance of 295.91 feet;
- 2) THENCE South 84°19'51" West a distance of 40.19 feet;
- 3) THENCE South 40°38'49" West a distance of 142.50 feet;
- 4) THENCE around a curve to the left having a radius of 1217.94 feet (said curve subtended by a chord which bears North 41°58'34" West, a distance of 39.56 feet) and an arc length of 39.56 feet;
- 5) THENCE around a compound curve to the left having a radius of 455.00 feet (said curve subtended by a chord which bears North 45°47'42" West, a distance of 45.86 feet) and an arc length of 45.88 feet;
- 6) THENCE North 04°19'03" West a distance of 35.38 feet;
- 7) THENCE North 49°21'11" West a distance of 50.00 feet;
- 8) THENCE South 85°38'49" West a distance of 35.36 feet;
- 9) THENCE North 49°21'11" West a distance of 8.77 feet;
- 10) THENCE around a curve to the right having a radius of 125.00 feet (said curve subtended by a chord which bears North 24°13'45" West, a distance of 106.14 feet) and an arc length of 109.62 feet;
- 11) THENCE North 00°53'42" East a distance of 49.77 feet;
- 12) THENCE North 07°19'13" East a distance of 93.84 feet;
- 13) THENCE North 45°53'42" East a distance of 35.36 feet;
- 14) THENCE North 00°53'42" East a distance of 50.00 feet;

THENCE South 89°06'18" East a distance of 780.46 feet to the POINT OF BEGINNING.

Said tract contains 241,416 square feet, or 5.542 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 5 P.U.D. a subdivision of a part of the N. 1/2, 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 5 P.U.D. 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 Abstracter'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

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 _____, 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 forth.

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

My Commission Expires: _____

NOTARY PUBLIC

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified abstracter 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 5 P.U.D. , a subdivision of a part of the N. 1/2, 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., on this _____ 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__.

AMERICAN-FIRST ABSTRACT COMPANY

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 5 P.U.D. to Norman, Oklahoma are hereby accepted.

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

ATTEST:

CITY CLERK,

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 5 P.U.D. 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 5 P.U.D., 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 5 P.U.D., 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 CLEVELAND

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

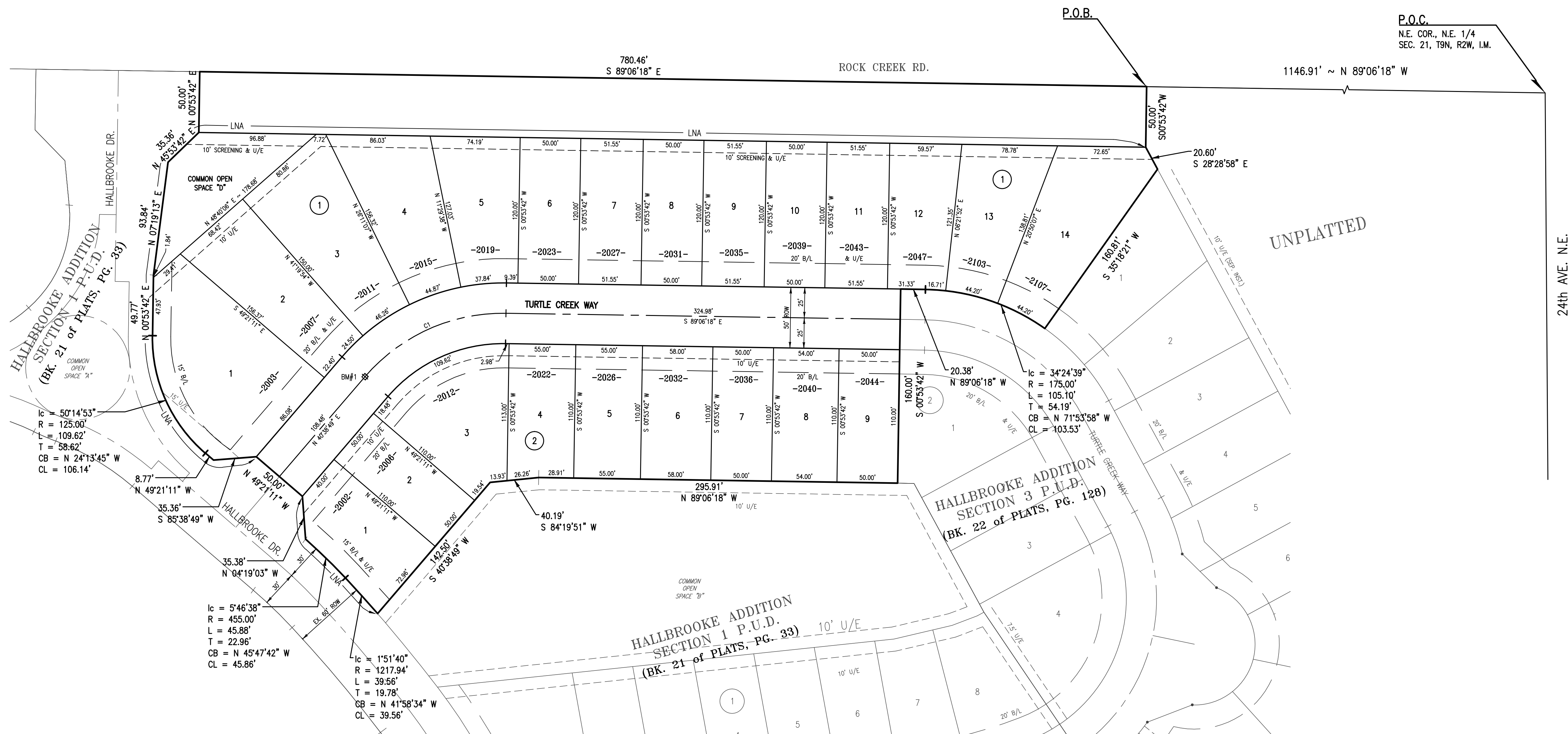
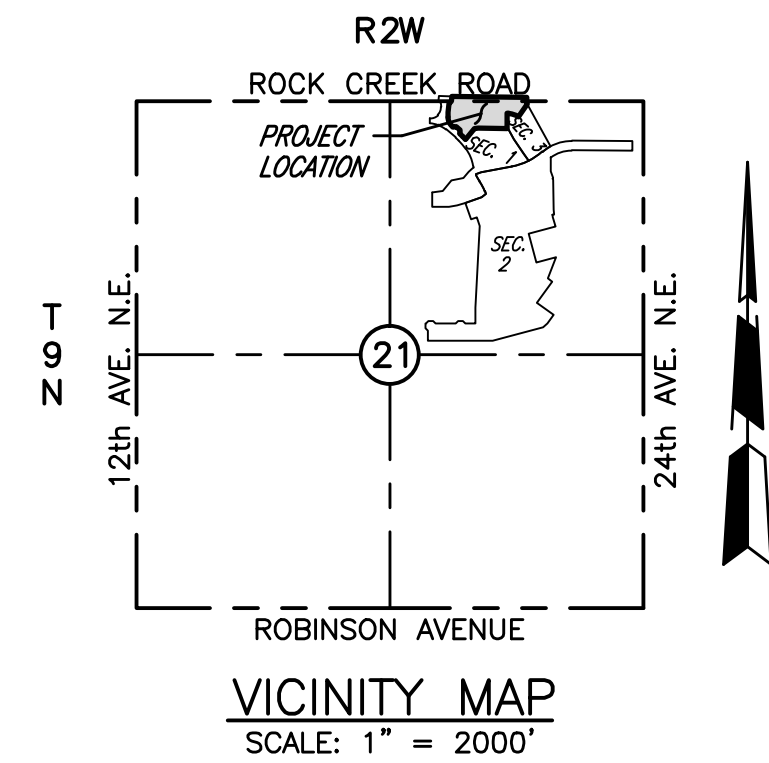
Notary Seal

Date: September 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 5
A PLANNED UNIT DEVELOPMENT
FINAL PLAT SHEET 1 of 2

FINAL PLAT
HALLBROOKE ADDITION SECTION 5
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4, SECTION 21, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 50'

TOTAL LOTS = 23

BASIS OF BEARING FOR THIS FINAL PLAT IS THE FILED FINAL PLAT OF HALLBROOKE ADDITION SECTION 1.

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

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

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	50°14'53"	150.00'	131.55'	70.34'	S 65°46'15" W	127.37'

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) IN THE PLAT OF HALLBROOKE ADDITION SECTION 5, A PLANNED UNIT DEVELOPMENT; HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

BENCHMARK: SET BRASS CAP AT P.C. OF TURTLE CREEK DRIVE
ELEV. =

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

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HALLBROOKE ADDITION SECTION 5
A PLANNED UNIT DEVELOPMENT
FINAL PLAT SHEET 2 of 2

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