

FINAL PLAT
HIGHLAND VILLAGE ADDITION SECTION 8
A PART OF THE N.E. 1/4, SECTION 18, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

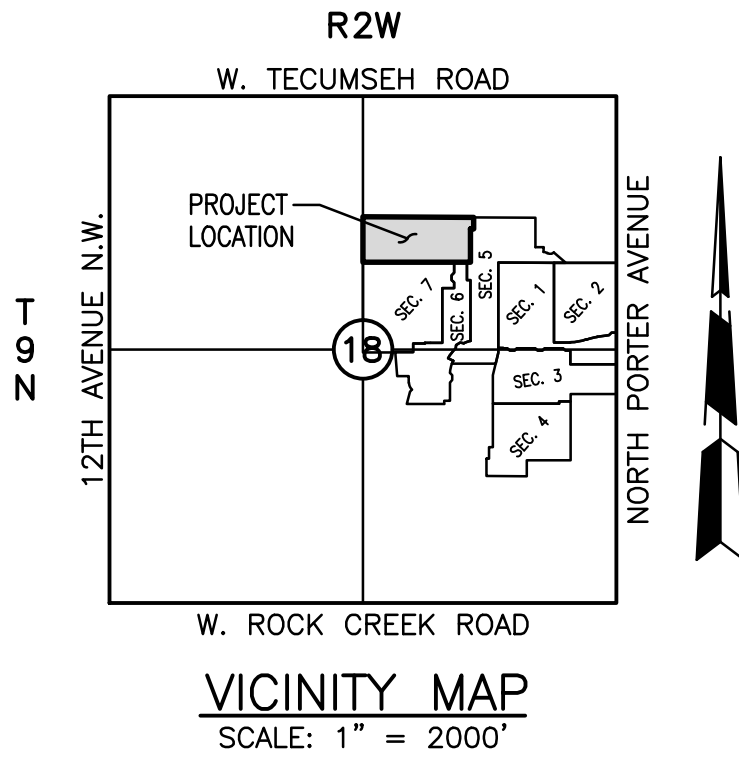
LEGAL DESCRIPTION

Being a tract of land lying in the Northeast Quarter (N.E. ¼) of Section Eighteen (18), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Southeast Corner of the E.1/2 of said Section 18; THENCE North 00°00'00" East along the East line of said E.1/2 a distance of 1483.75 feet; THENCE North 89°44'20" West a distance of 474.99 feet to the Northeast corner of Lot 15, Block 2 of the filed final plat of HIGHLAND VILLAGE ADDITION SECTION 4 (as filed in Book 20 of Plats, Page 109); THENCE South 00°00'00" West along the East line of said Lot 15 a distance of 167.24 feet; THENCE North 89°45'14" West along the a distance of 863.14 feet; THENCE North 89°44'11" West a distance of 842.31 feet to a point on the West line of said E.1/2; THENCE North 00°02'05" West along the West line of said E.1/2 a distance of 2221.99 feet to the POINT OF BEGINNING, said point being the Northwest corner of the filed final plat of HIGHLAND VILLAGE ADDITION SECTION 7 (as filed in Book 23 of Plats, Page 142);

THENCE North 00°02'05" West a distance of 415.74 feet; THENCE North 89°57'55" East a distance of 0.91 feet; THENCE North 00°01'19" East a distance of 56.97 feet to the Southwest corner of the filed final plat of TECUMSEH MEADOWS ADDITION SECTION 3 (as filed in Book 23 of Plats, Page 43); THENCE South 89°41'07" East a distance of 1154.43 feet to the Northwest corner of Lot 1, Block 1 of the filed final plat of HIGHLAND VILLAGE ADDITION SECTION 5 (as filed in Book 21 of Plats, Page 108); THENCE South 00°00'00" East along the West property line of said final plat a distance of 121.36 feet; THENCE North 90°00'00" West along said property line a distance of 35.00 feet; THENCE South 00°00'00" West along said property line a distance of 345.00 feet; THENCE North 90°00'00" West a distance of 1120.09 feet to POINT OF BEGINNING.

Said tract contains 530,296 square feet, or 12.174 acres, more or less.



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

That we, the undersigned, Highland Hills L.L.C., an Oklahoma 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 HIGHLAND VILLAGE ADDITION SECTION 8, a subdivision of a part of the N.E. 1/4, Section 18, T9N, R2W, of the Indian Meridian to the City of 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 HIGHLAND VILLAGE ADDITION SECTION 8. Highland Hills 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____.

Highland Hills L.L.C., an Oklahoma Limited Liability Company

Don Wells, 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 Don Wells as _____ Manager _____ of Highland Hills 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 Highland Hills 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 HIGHLAND VILLAGE ADDITION SECTION 8, a subdivision of a part of the N.E. 1/4, Section 18, T9N, R2W, of the I.M. to the City of Norman, Cleveland County, Oklahoma appears to be vested in Highland Hills L.L.C., an Oklahoma Limited Liability Company, 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____.

First American Title & Trust Company

Vice President:

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

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 HIGHLAND VILLAGE ADDITION SECTION 8, 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 HIGHLAND VILLAGE ADDITION SECTION 8 to the City of Norman, Oklahoma.

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

CITY CLERK,

COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, 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 HIGHLAND VILLAGE ADDITION SECTION 8, 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, Jim Reynolds

REGISTERED LAND SURVEYOR

I, David W. McCann, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of HIGHLAND VILLAGE ADDITION SECTION 8, 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 II Section 41-108 of the Oklahoma State Statutes.

DELTA SURVEYING CO.
201-1 N.E. 38th ST. TERRACE
OKLAHOMA CITY, OK 73136
PH: (405) 789-5983

David W. McCann, REGISTERED LAND SURVEYOR No. 1118
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 990 (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 David W. McCann, 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 U.S. SURVEY FEET.

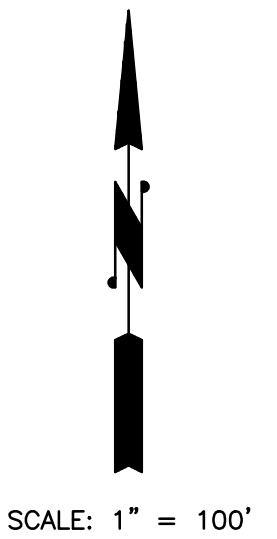
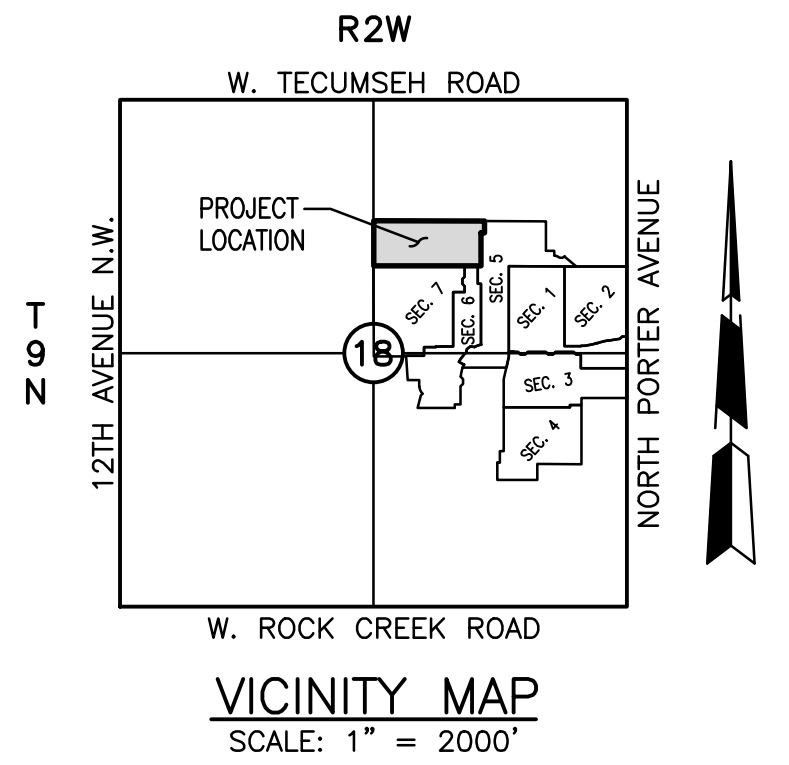
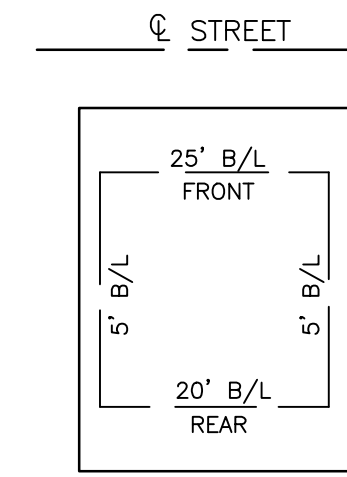
Date: March 24, 2014

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

HIGHLAND VILLAGE ADDITION SECTION 8
SHEET 1 OF 2

FINAL PLAT
HIGHLAND VILLAGE ADDITION SECTION 8
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NORMAN, CLEVELAND COUNTY, OKLAHOMA

TYPICAL BUILDING SETBACKS



ALL COMMON AREAS, OPEN SPACES, ETC. WILL BE MAINTAINED BY A MANDATORY PROPERTY OWNERS ASSOCIATION.

- UNLESS OTHERWISE NOTED, I.P.'s W/ C.A. 990 CAPS WERE SET AT ALL PROPERTY CORNERS.

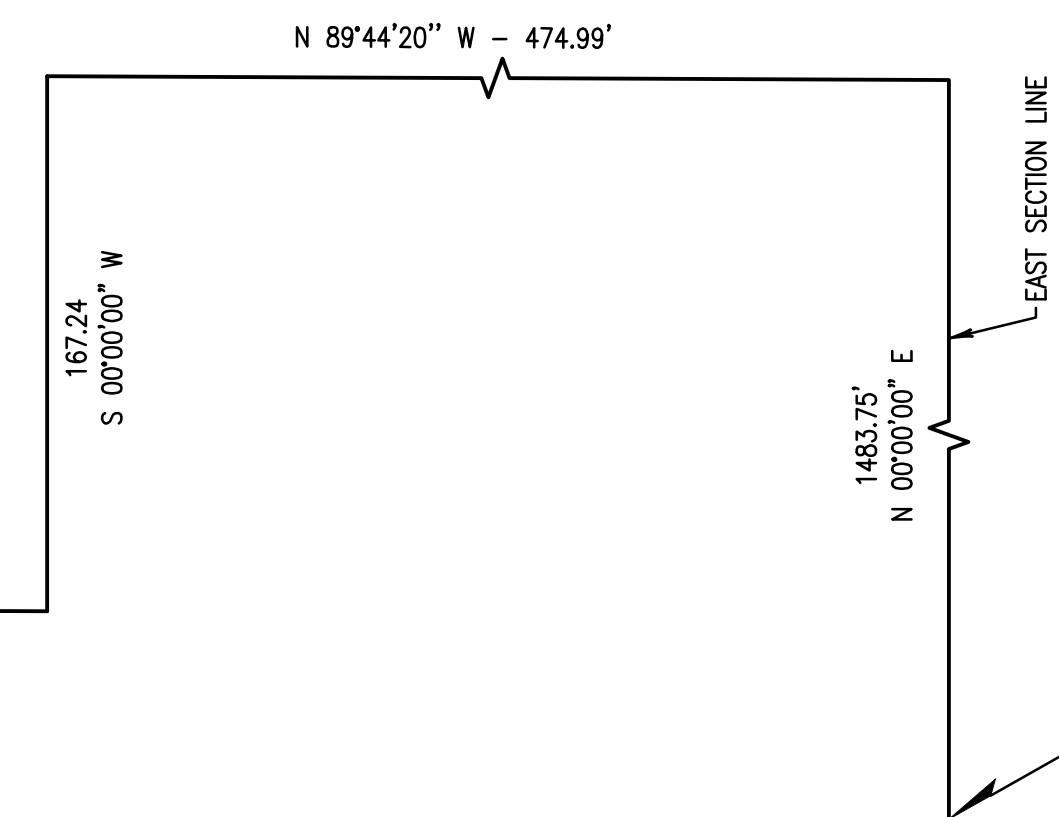
BASIS OF BEARING FOR THIS FINAL PLAT IS N 00°00'00" E AS SHOWN ON THE EAST LINE OF SEC. 18

LOT COUNT

RESIDENTIAL LOTS - 39
OPEN SPACE LOTS - 1

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	48°11'23"	25.00'	21.03'	11.18'	S 65°54'19" E	20.41'
C2	138°12'01"	50.00'	120.60'	130.94'	S 69°05'22" W	93.42'
C3	180°00'00"	50.00'	157.08'	0.00'	N 90°00'00" E	100.00'

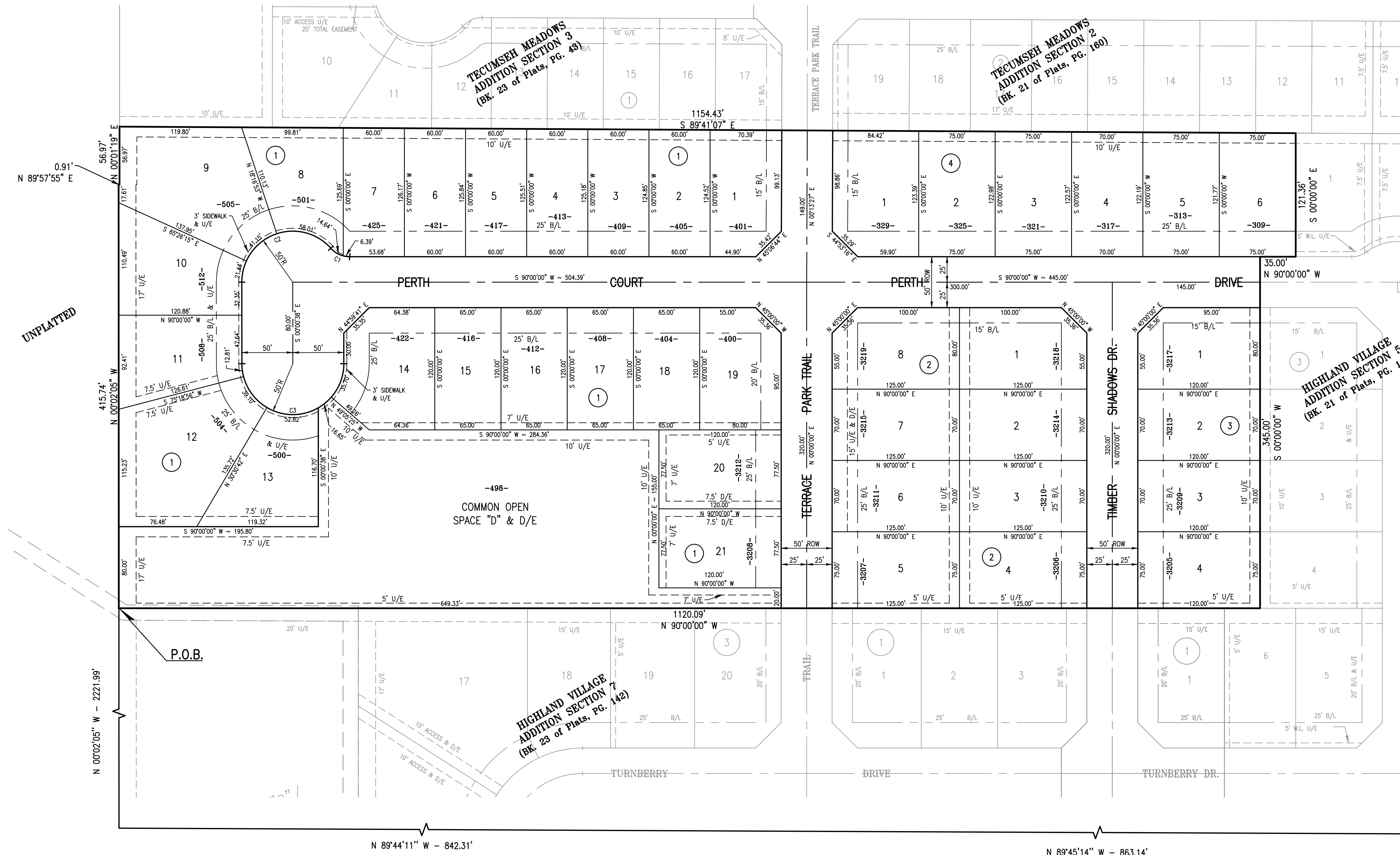


PERMANENT BENCHMARK:
BRASS CAP AT INTERSECTION OF
ELEV. =

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

Date: March 24, 2014
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HIGHLAND VILLAGE ADDITION SECTION 8
SHEET 2 OF 2



STORM DRAINAGE DETENTION FACILITY EASEMENT

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 HIGHLAND VILLAGE ADDITION SECTION 8; 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.

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