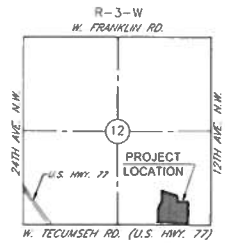
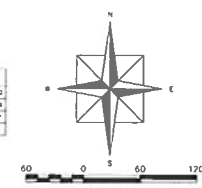
OWNER
ARTISAN CROSSING HOLDING LLC
4200 E SKELLY DRIVE, SUITE 800
TULSA, OK 74135
PHONE: (918) 492-1983

ENGINEER/SURVEYOR
TUTTLE & ASSOCIATES, INC.
P.O. BOX 471313
TULSA, OKLAHOMA 74147-1313
PHONE: (918) 663-5567
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-21

# FINAL PLAT OF ARTISAN CROSSING
## A PLANNED UNIT DEVELOPMENT
A PART OF THE SE 1/4, SECTION 12, T-9-N, R-3-W, I.M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

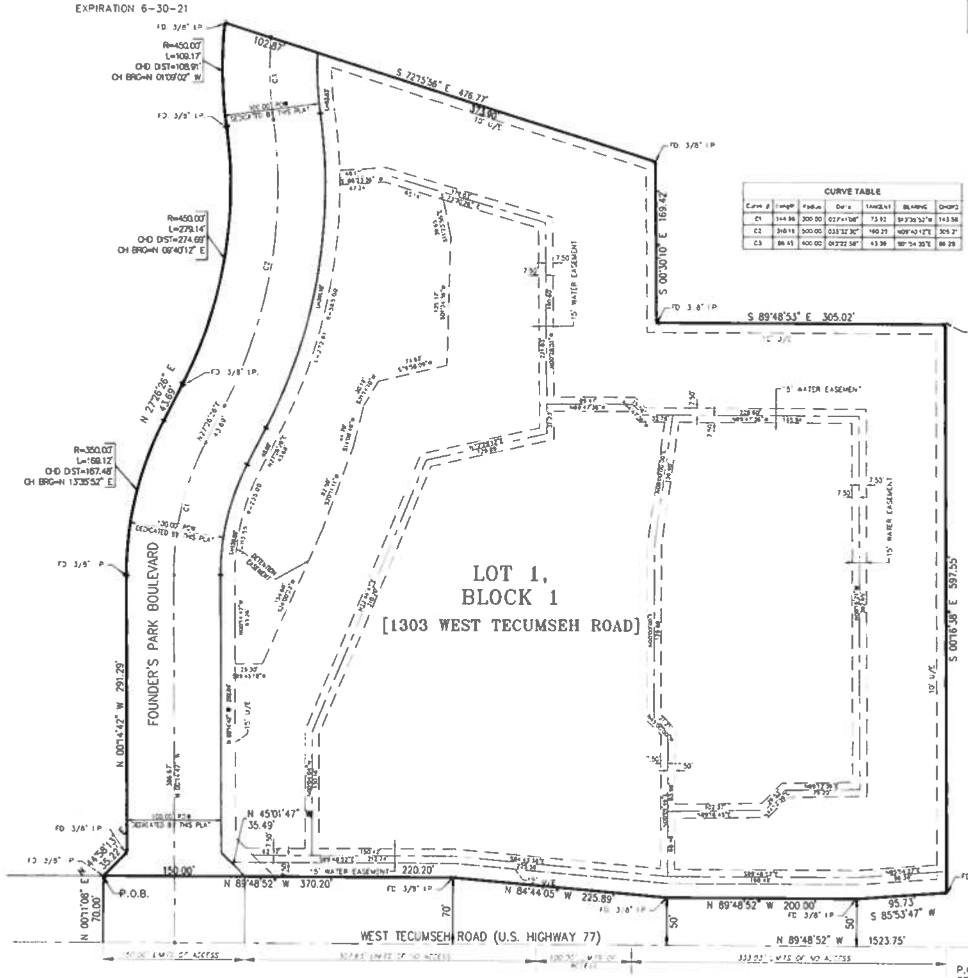



LOCATION MAP
14.11 ACRES
614,603.72 S.F.




CURVE TABLE

| Curve # | Length | Radius | Delta | TANGENT | BEARING | CHORD |
|---|---|---|---|---|---|---|
| C1 | 144.86 | 300.00 | 027°41'08" | 73.92 | S13°35'52"W | 143.56 |
| C2 | 310.18 | 500.00 | 035°32'30" | 160.25 | N09°40'12"E | 305.2 |
| C3 | 86.45 | 400.00 | 012°22'58" | 43.39 | S0°54'35"E | 86.29 |




P.O.C.
SE CORNER OF THE SE/4 OF SECTION 12, T-9-N, R-3-W, CLEVELAND COUNTY

STORMWATER DRAINAGE AND DETENTION EASEMENT

A STORMWATER DRAINAGE AND DETENTION EASEMENT IS 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 (PONDS, STORM SEWERS, AND APPURTANCES) SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE OWNER OF LOT 1, BLOCK 1, ARTISAN CROSSING. 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,CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID OWNER. OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO ENTER THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY UPON RECEIVING WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT. THE OWNER MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF CLEVELAND, STATE OF OKLAHOMA, AND DESCRIBED AS FOLLOWS: A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWELVE (12), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4);
THENCE NORTH 89°48'52" WEST A DISTANCE OF 1523.75 FEET;
THENCE NORTH 00°11'08" EAST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 44°58'13" EAST A DISTANCE OF 35.22 FEET;
THENCE NORTH 00°14'42" WEST A DISTANCE OF 291.29 FEET TO A POINT OF CURVATURE TO THE RIGHT;
THENCE 169.12 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 350.00 FEET, SUBTENDED BY A CHORD OF 167.48 FEET WHICH BEARS NORTH 13°35'52" EAST, TO A POINT OF TANGENCY;
THENCE NORTH 27°26'26" EAST A DISTANCE OF 43.69 FEET TO A POINT OF CURVATURE TO THE LEFT;
THENCE 279.14 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 450.00 FEET, SUBTENDED BY A CHORD OF 274.69 FEET WHICH BEARS NORTH 09°40'12" EAST TO A POINT OF REVERSE CURVATURE;
THENCE 109.17 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 450.00 FEET, SUBTENDED BY A CHORD OF 108.91 FEET WHICH BEARS NORTH 01°09'02" WEST TO A POINT;
THENCE SOUTH 72°15'56" EAST A DISTANCE OF 476.77 FEET;
THENCE SOUTH 00°30'10" EAST A DISTANCE OF 169.42 FEET;
THENCE SOUTH 89°48'53" EAST A DISTANCE OF 305.02 FEET;
THENCE SOUTH 00°16'38" EAST A DISTANCE OF 597.55 FEET;
THENCE SOUTH 85°53'47" WEST A DISTANCE OF 95.73 FEET;
THENCE NORTH 89°48'52" WEST A DISTANCE OF 200.00 FEET PARALLEL TO AND 50.00' NORTH OF SOUTH SECTION LINE;
THENCE NORTH 84°44'05" WEST A DISTANCE OF 225.89 FEET;
THENCE NORTH 89°48'52" WEST A DISTANCE OF 370.20 FEET PARALLEL TO AND 70.00' NORTH OF SOUTH SECTION LINE TO THE POINT BEGINNING.

CONTAINING 614,603.72 SQ. FT. OR 14.11 ACRES MORE OR LESS.

NOTES

1. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED; ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTIONS.

2. BASIS FOR BEARINGS IS: OKLAHOMA STATE PLANE COORDINATE SYSTEM, NAD83(2011), SOUTH ZONE.

3. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARD FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

LEGEND

| | |
|---|---|
| O | FOUND IRON PIN |
| ● | SET 3/8" IRON PIN |
| E | EAST |
| W | WEST |
| S | SOUTH |
| N | NORTH |
| U/E | UTILITY EASEMENT |
| D/E | DRAINAGE EASEMENT |
| ODE | OVERLAND DRAINAGE EASEMENT |
| B/L | BUILDING LINE |
| R/W | RIGHT OF WAY |
| R | RADIUS |
| L | LENGTH |
| L/E | LANDSCAPE EASEMENT |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| L.N.A. | LIMITS OF NO ACCESS |

## OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That ARTISAN CROSSING HOLDING, LLC, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and the easements shown hereon to the public, for the purposes of streets, utilities and drainage, for their heirs, executors, administrators, successors, and assigns forever, and have caused the same to be released from all encumbrances so that the title is clear except as shown in the abstractor's certificate.

IN WITNESS THEREOF, the undersigned have caused this instrument to be executed this _____ day of _____________, _______.

MICHAEL D. CASE

By ____________________________
MANAGER

STATE OF OKLAHOMA )
) ss
COUNTY OF )

Before me, the undersigned Notary Public in and for said County and State on this ____ day of _________, 20___, personally appeared ARTISAN CROSSING HOLDING, LLC, 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 said limited liability company, for the uses and purposes herein set forth.

My Commission Expires ___________ Notary Public

My Commission Number

## CERTIFICATE OF SURVEY

I, Jeffrey A. Tuttle, a Registered Professional Land Surveyor, in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "ARTISAN CROSSING", a subdivision in the City of Norman, Cleveland County, State of Oklahoma, is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma state board of licensure for Professional Engineers and Land Surveyors.

____________________________
Jeffrey A. Tuttle L.S. 1044
Registered Professional Engineer and Land Surveyor

STATE OF OKLAHOMA )
) ss
COUNTY OF )

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Jeffrey A. Tuttle to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this ____ day of _______, 20___.

My Commission Expires ___________ Notary Public

My Commission Number

## BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawful bonded abstractor of titles, in and for the County of Cleveland, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in ARTISAN CROSSING HOLDING, LLC, that on the _____ day of __________, ______ there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said County and State against said land, or the owners thereof, and that the taxes are paid for the year _____, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this _____ day of _________, ______.

FIRST AMERICAN TITLE & TRUST COMPANY

VICE-PRESIDENT

## COUNTY TREASURER'S CERTIFICATE

I, ____________________, do hereby certify that I am the duly elected, qualified and acting County Treasurer of CLEVELAND COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year ______, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY OF NORMAN, OKLAHOMA, this _____ day of ____________, ______.

COUNTY TREASURER

## ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of NORMAN, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of NORMAN, OKLAHOMA, this _____ day of _______________, ______.

ATTEST

CITY CLERK MAYOR

## CERTIFICATE OF CITY CLERK

I, _________________ City Clerk of the CITY of NORMAN, STATE of OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments of unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on _____ day of ______________, ______.

CITY CLERK

## CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I ____________________, Chairman of the City of Norman Development Committee, hereby certify that the public improvement plans and final plat of Artisan Crossing a Planned Unit Development comply with the standards and specifications of the City of Norman on this ____ day of _____________, ______.

CHAIRMAN

PREPARED 04-22-19