

FINAL PLAT
ANDES ADDITION
 A REPLAT OF A PORTION OF LOT 1, BLOCK 1 OF THE
 AMENDED FINAL PLAT OF PB ADDITION AND
 A PART OF THE N.W. 1/4, SECTION 30, T9N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA

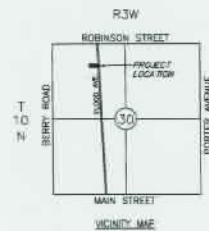
LEGAL DESCRIPTION:

Being a tract of land lying in the Northwest (N.W. 1/4) of Section Thirty (30), Township Ten North (T.10N), Range Three West (R.3W), of the Indian Nation, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 27 Block 2 of the First Final plat of WOODLAWN ADDITION (as filed in Book 2 of Plats, Page 61); THENCE North 00°07'54" West along the East property line of said First plat a distance of 20.00 feet to the POINT OF BEGINNING;

THENCE continuing North 89°23'06" West along said East property line a distance of 81.00 feet; THENCE North 89°23'06" East a distance of 301.50 feet to a point on the West right-of-way line of Final plat; THENCE South 03°04'18" East along said West right-of-way line a distance of 81.00 feet; THENCE South 89°23'06" East a distance of 306.84 feet to the POINT OF BEGINNING.

Said tract contains 243.38 square feet or 0.56 acre, more or less.



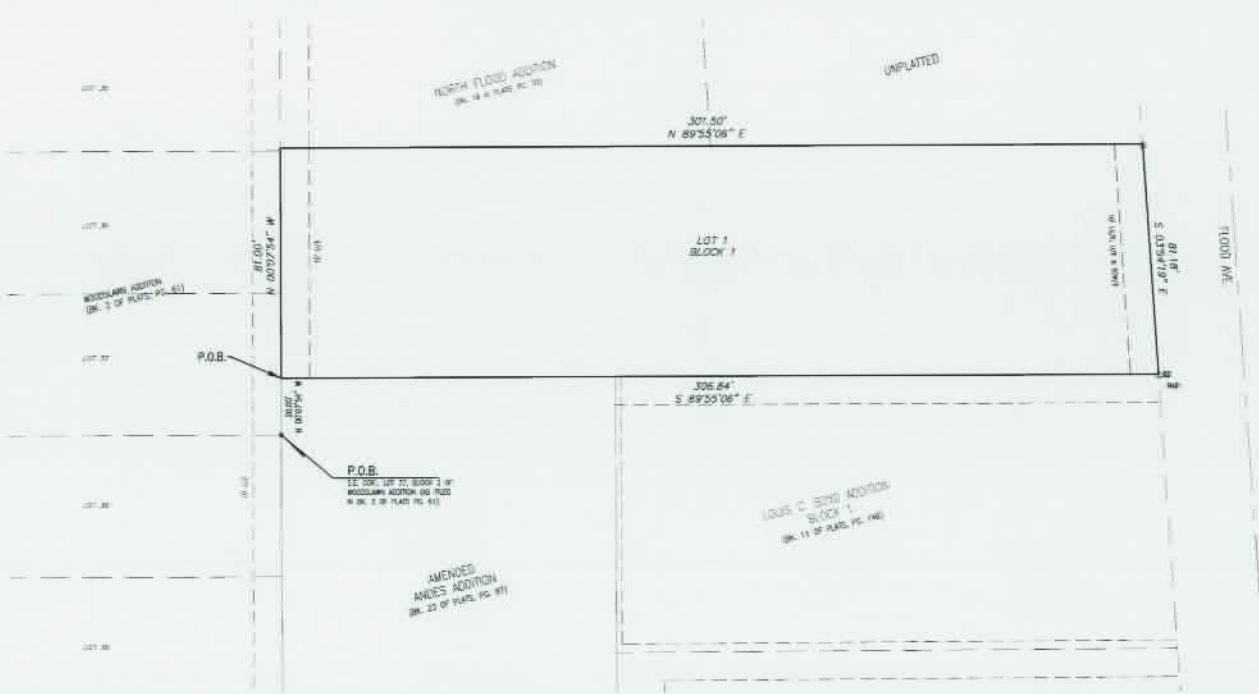
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SCALE: 1" = 20'

BASE OF BEARING FOR THE PLAT IS: S 03°04'18" E AS SHOWN ON THE EAST PROPERTY LINE.

SET 1/2" FROM THIS WITH CAST IRON CAP AT ALL PROPERTY CORNERS.

SCHEMATIC:
 This map is attached to west of Southeast property corner.
 Elevation: _____



TOTAL LOTS:
1 COMMERCIAL LOT

LEGEND

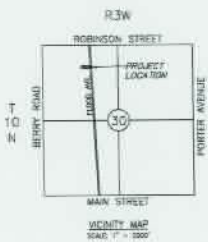
- R.O.W. = RIGHT OF WAY
- U/E = UTILITY EASEMENT
- U/E = UTILITY EASEMENT
- B/L = BUILDING SETBACK LINE
- L/L = LANDSCAPE LIGHTING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- 3000- = ADDRESS

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

Date: November 11, 2013
 SAC Consulting Engineers, P.C.
 815 W Main Street
 Oklahoma City, OK 73108
 Ph: (405)232-7715
 Oklahoma C&P&E Exp. #-30-3013

ANDES ADDITION
 FINAL PLAT
 SHEET 2 OF 2

FINAL PLAT
ANDES ADDITION
 A REPLAT OF A PORTION OF LOT 1, BLOCK 1 OF THE
 AMENDED FINAL PLAT OF PB ADDITION AND
 A PART OF THE N.W. 1/4, SECTION 30, T9N, R2W, I.M.
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



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

That we, the undersigned, _____, 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 ANDES ADDITION, a replat of a portion of lot 1, Block 1 of the Amended Final Plat of PB ADDITION, and a subdivision of a part of the N.W. 1/4, Section 30, T9N, R2W, I.M., of the Indian Meridian to Norman, Cleveland County, Oklahoma, and have caused the said premises to be surveyed and plotted 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 ANDES ADDITION. _____ 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 Said Abstractor's Certificate.

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

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 _____, as _____ of _____, 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 _____ 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 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 ANDES ADDITION, a replat of a portion of lot 1, Block 1 of the Amended Final Plat of PB ADDITION, and a subdivision of a part of the N.W. 1/4, Section 30, T9N, R2W, of the I.M. to Norman, Cleveland County, Oklahoma, appears to be vested in _____ on this _____ day of _____, 20__, unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this _____ day of _____, 20__.

Old Republic Title Company of Oklahoma



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

As it resolved by the City Council of the City of Norman, Oklahoma that the dedications shown on the annexed plat of ANDES ADDITION, 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 unmaturred installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of ANDES ADDITION 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 ANDES ADDITION, 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.



LICENSED LAND SURVEYOR

I, Randall A. Mansfield, do hereby certify that I am a Licensed Land Surveyor in the State of Oklahoma, and that the Final Plat of ANDES ADDITION, an addition to the City of Oklahoma City, 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.

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

Randall A. Mansfield, REGISTERED LAND SURVEYOR No. 1813
 OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 8381 (LS) EXPIRES: June 30, 2019



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

Date: November 7, 2011
 BIC Consulting Engineers, P.C.
 815 N. Main Street
 Oklahoma City, OK 73106
 PH: (405) 232-7719
 Oklahoma CAJRES Est.: 6-30-2015



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