FINAL PLAT OF

EASTPARK CROSSING

SECTION II

A PLANNED UNIT DEVELOPMENT

A PART OF THE SOUTHEAST QUARTER (SE/4), SECTION 29,

T 9 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That XS STREET COMMONS, INC., an Oklahoma Corporation, hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of EASTPARK CROSSING, SECTION II A Planned Unit Development, an addition to the City of Norman, being a part of the Southeast Quarter (SE/4), Section 29, Township 9 North, Range 2 West of the Indian Meridian in Cleveland County, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat (consisting of one sheet) represents a correct survey of all property included therein under the name of EASTPARK CROSSING, SECTION II A Planned Unit Development, an addition to the City of Norman, 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 annexed plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said annexed plat to the public for use as public streets, and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear. All common areas and private drainage easements including channels and detention ponds are the responsibility of the Properties to maintain.

In witness whereof the undersigned has caused this instrument to be executed on this _____ day of _____, 2015.

XS STREET COMMONS, INC.
Oklahoma Corporation

By: _____
David A. Sharp, President

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2015, personally appeared _____ to me known to be the identical person who subscribed, as _____ of XS STREET COMMONS, INC., an Cleveland 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 Oklahoma Corporation.

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 annexed plat of EASTPARK CROSSING, SECTION II A Planned Unit Development, an addition to the City of Norman, Oklahoma, is vested in XS STREET COMMONS, INC., an Oklahoma Corporation, and on the ____ day of _____, 2015, 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 owners thereof, that the taxes are paid for the year of 2014 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.

ATTEST

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this ____ day of _____, 2015.

CLEVELAND COUNTY ABSTRACT COMPANY

By: _____
Assistant Secretary

By: _____
Vice President

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2015, personally appeared _____ to me known to be the identical person who executed as vice president 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

CERTIFICATE OF CITY CLERK

I, BRENDA HALL, 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 assessments procedures now pending against the land shown on the annexed plat of EASTPARK CROSSING, SECTION II A Planned Unit Development, an addition to the City of Norman, Cleveland County, Oklahoma.

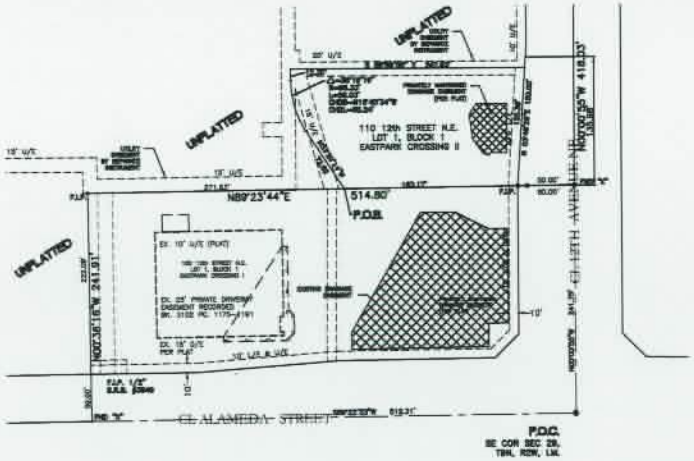
Signed by the City Clerk on this ____ day _____, 2015.

_____
City Clerk, BRENDA HALL

LEGAL DESCRIPTION

A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter (SE/4), thence South 89°23'33" West along the south line of said Southeast Quarter (SE/4) for a distance of 513.21 feet, thence North 00°36'16" West for a distance of 241.91', thence North 89°23'44" East a distance of 271.63 feet to the Point of Beginning, thence North: 32°30'14" West to a point on a non-tangent curve to the right, said curve having a radius of 96.33 feet, central angle of 36°16'18", a chord bearing of North 16°40'34" West, and a chord distance of 59.34 feet thence along the arc of said curve for a distance of 58.83 feet, thence North 00°30'26" West a distance of 12.38 feet, thence South 89°39'06" East a distance of 247.83, thence South 02°48'28" West a distance of 125.38 feet, thence South 89°23'44" West a distance of 163.17 feet to the Point of Beginning. Said tract contains 38,270.53 square feet or 0.88 acres more or less.



Scale 1" = 60'

NUMBER OF LOTS = 1

LEGEND

LONA = LIMITS OF NO ACCESS
● S.I.P. = SET IRON PIN
○ F.I.P. = FOUND IRON PIN

PERMANENT BENCH MARK—BRASS CAP

WEST TOP OF CURB ON 12TH AVENUE AT SOUTH END OF STORM SEWER HOODS AT NE PROP. CORNER
ELEVATION = 1178.88

REGISTERED SURVEYOR'S CERTIFICATE

I, Bryan E. Coon, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of EASTPARK CROSSING, SECTION II A planned Unit Development, an addition to the City of Norman, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the _____ day of _____, 2015.

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

_____
Bryan E. Coon
Professional Land Surveyor #1370

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2015, personally appeared Bryan E. Coon, 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

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 2014 and prior years are paid on the annexed plat of EASTPARK CROSSING, SECTION II A Planned Unit Development, an addition to the City of Norman, Oklahoma, and that the required statutory security has been deposited in the offices 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 _____, 2015.

_____
County Treasurer

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____.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Norman, that the annexed plat of EASTPARK CROSSING, SECTION II A Planned Unit Development, an addition to the City of Norman, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

APPROVED by the Mayor of the City of Norman, this ____ day of _____, 2015.

ATTEST

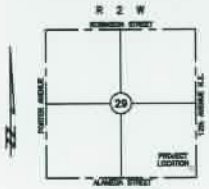
_____ _____
City Clerk, Brenda Hall Mayor, Cindy Rosenthal

PLAT NOTES

1. Drop scenes will be made available per the PUD, filed June 1, 1999. Refer to Section V, paragraph D.
2. All easements shown outside of the plat boundary are made a part of this plat unless noted or given by separate instrument.
3. Maintenance of the Common areas and Drainage Easements is sized dale-of-way and be the responsibility of the Property Owners Association. No structures, storage of materials, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the drainage-related easement areas and/or drainage easements shown.

STORM DRAINAGE DETENTION FACILITY

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 Eastpark Crossing Section II 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 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.



VICINITY MAP
1" = 2000'

OWNER/DEVELOPER
XS STREET COMMONS, INC.
812 S.W. 119TH STREET
OKLAHOMA CITY, OKLAHOMA 73170
CONTACT PERSON: DAVID A. SHARP
405-885-0681

EASTPARK CROSSING
SECTION II
A PLANNED UNIT DEVELOPMENT
PLAT BY: HUITT-ZOLLARS, INC.
CA 1405 (OK 6.30.17)
2832 W. Wilshire Boulevard
Oklahoma City, Oklahoma
405-842-9383
REVISED 1/15

OWNER'S CORPORATE SEAL | OWNER'S NOTARY | CITY CLERK | COUNTY TREASURER | SURVEYOR | SURVEYOR'S NOTARY | ABSTRACTOR | ABSTRACTOR'S NOTARY