FINAL PLAT OF A RE-PLAT
OF LOT ELEVEN (11), BLOCK TWO (2), *FLAMING OAKS ESTATES*
AN ADDITION TO THE CITY OF NORMAN,
SECTION THIRTY-ONE (31), TOWNSHIP NINE (9) NORTH, RANGE ONE (1) WEST, I.M., CLEVELAND COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

I, the undersigned, Lloyd H Rayl Jr. and Sue E Rayl, hereby certify that I am the only person, firm or corporation having any right, title or interest, in and to the land shown on the annexed map or plat or down further certify:
1. That as owner of the title to said land which is shown on the annexed plat or map of RE-PLAT OF LOT ELEVEN (11), BLOCK TWO (2), of FLAMING OAKS ESTATES, being a part of the SW/4 of Section 31, T9N,R1W, I.M., Norman, Cleveland County, Oklahoma hereby dedicate the streets, avenues and drives as shown on said plat or map, for the use of the public and its successors and or assigns and guarantees a clear title to the land so dedicated and has caused the same to be released of all encumbrances so the title is clear except as shown on the Bonded Abstractor's Certificate.
2. That the areas indicated on said plat or map as "Utility easements" are hereby Reserved for the purpose of locating, constructing, erecting, erecting, maintaining, Conducting and performing any public or quasi-public utility or utility function or Service, above or beneath the surface of the ground, with rights of ingress and egress At any time for the purpose of installation, repair, maintenance, operation and removal of any public or quasi-public utility.
3. That said property covered by said plat or map and dedication is subject to certain restrictions, reservations, and covenants contained in a separate instrument, which will be filed for record in the office of the County Clerk of Cleveland County, Oklahoma subsequent to the filing of this plat.

Lloyd H Rayl Jr. ________________

Sue E Rayl ________________

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 __________, 2013, personally appeared Lloyd H Rayl Jr. and Sue E Rayl, to me known to be the identical person who executed the within and forgoing instrument and acknowledged to me that executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said trust for the uses and purposes herein set forth.

My Commission Expires: __________

____
Notary Public

BONDED ABSTRACTER'S CERTIFICATE

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS

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 indicated in the plat of RE-PLAT OF LOT ELEVEN (11), BLOCK TWO (2), of FLAMING OAKS ESTATES, being a part of the SW/4 of Section 31, T9N,R1W, I.M., Norman, Cleveland County, Oklahoma, appears to be vested in Lloyd H Rayl Jr. and Sue E Rayl and that on the ____ day of __________, 2013, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances 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 person, this ____ day of __________, 2013.

ATTEST: ________________

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 __________, 2013, personally appeared __________ to me known to be identical person who executed the within and foregoing instrument and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires: __________

____
Notary Public

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 of RE-PLAT OF LOT ELEVEN (11), BLOCK TWO (2), of FLAMING OAKS ESTATES to the City of Norman, Cleveland County, State of Oklahoma, 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 Norman, Cleveland County, Oklahoma, this ____ day of __________, 2013.

____
County Treasurer

SURVEYOR'S CERTIFICATE

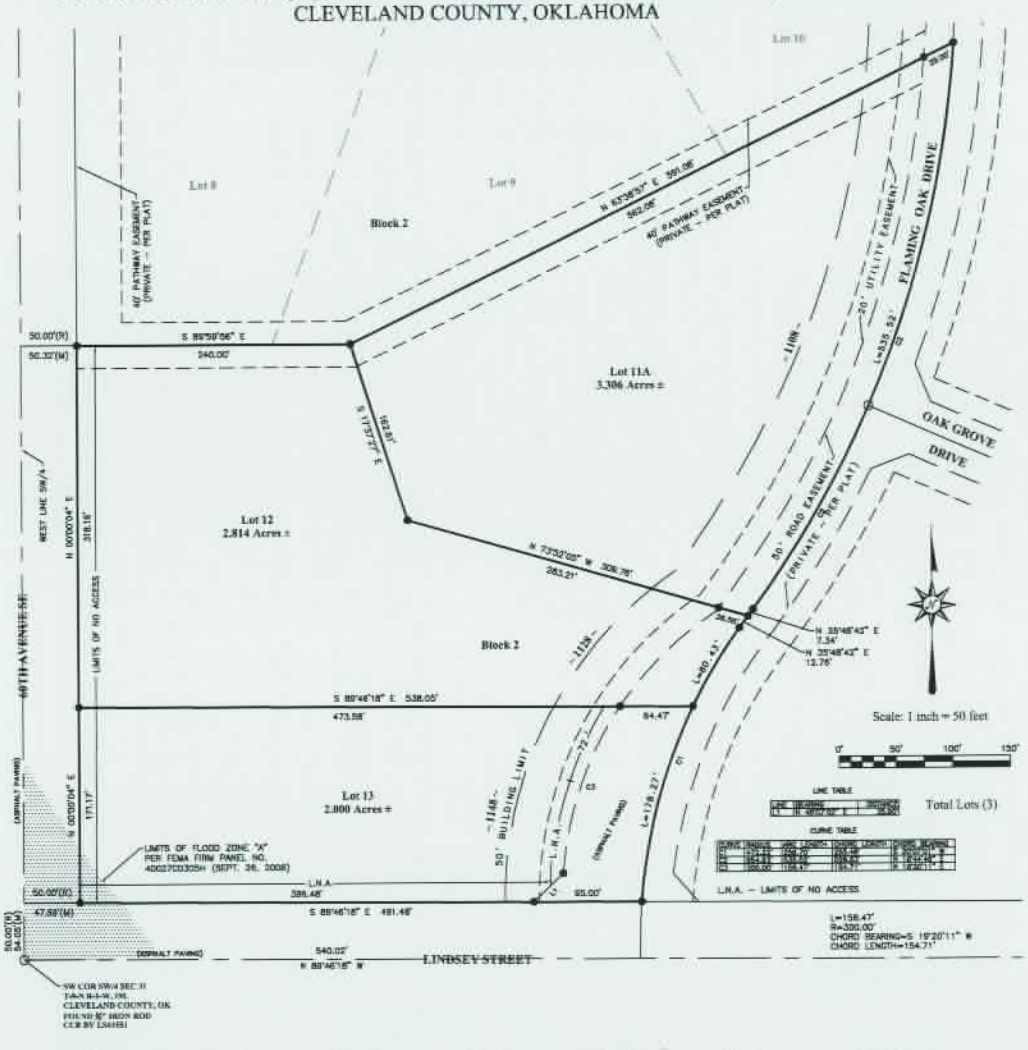
I, D.W. Converse, a Professional Land Surveyor in the State of Oklahoma, hereby certifies that the annexed plat (consisting of one sheet) RE-PLAT OF LOT ELEVEN (11), BLOCK TWO (2), of FLAMING OAKS ESTATES to the City of Norman, Cleveland County, Oklahoma represents a careful Survey made under my supervision on the ____ day of __________, 2013 and that all of the monuments shown hereon actually exist and their positions are correctly shown. This survey meets the current "Oklahoma Minimum Standards For the Practice of Land Surveying" as adopted by the Oklahoma State Board of Licensure For Professional Engineers and Land Surveyors and said Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

____
Gilbert W. Converse, PE, PLS 1282

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 __________, 2013, personally appeared D.W. Converse, to me known to be identical person who executed the within and foregoing instrument and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

____
Notary Public



VICINITY MAP

● DENOTES SET IRON ROD / MAG NAIL
○ DENOTES FOUND IRON ROD / MAG NAIL
(R) - RECORDED BEARINGS / DISTANCES
(M) - MEASURED BEARINGS / DISTANCES

LEGAL DESCRIPTION

Lot Eleven (11), Block Two (2), FLAMING OAKS ESTATES, an addition to the City of Norman, Section Thirty-One (31), Township Nine (9) North, Range One (1) West I.M., Cleveland County, Oklahoma

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 approved standards and specifications of The City of Norman on this ____ day of __________, 20__.

____
Development Committee Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Norman, Oklahoma, that the dedications shown on the plat of RE-PLAT OF LOT ELEVEN (11), BLOCK TWO (2), of FLAMING OAKS ESTATES, are hereby accepted. This ____ day of __________

CITY OF NORMAN, OKLAHOMA

ATTEST: ________________
City Clerk, Brenda Hall

____
Mayor, Cindy Rosenthal

CERTIFICATE OF CITY CLERK

I, Brenda Hall, City Clerk of the City of Norman, Oklahoma, hereby certify that I have examined the records of said City and find all deferred payment 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 RE-PLAT OF LOT ELEVEN (11), BLOCK TWO (2), of FLAMING OAKS ESTATES to the City of Norman, Oklahoma.
Signed by the City Clerk on the ____ day of __________, 2013.

____
City Clerk, Brenda Hall

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

ALL PROPERTY CORNERS WILL BE 3/8" REBAR WITH L.S. CAP. NO 1282

THE MAINTENANCE OF ALL PRIVATE STREET, ALL COMMON AREAS/DRAINAGE EASEMENTS, ALL MEDIANS, AND PUBLIC UTILITY EASEMENTS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

THIS DEVELOPMENT LIES BEYOND THE CITY'S WATER SUPPLY AND IS AT RISK OF WILDLAND FIRES. IT IS RECOMMENDED THAT THE DEVELOPMENT ADHERE TO NFPA 1144-2008, REDUCING STRUCTURE IGNITION HAZARDS FROM WILDLAND FIRES.

CSE
Converse Surveying and Engineering
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Edmond, OK. 73025
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Certificate of Authorization No. 2977
Expires June 30, 2014