

FINAL PLAT
OF
CCC ADDITION NO. 2
BEING A PART OF THE NE/4, SEC. 16, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
THAT WYNN-WYNN, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT WE ARE THE OWNERS OF AND THE ONLY PERSONS OR ENTITY HAVING ANY RIGHT, TITLE, OR INTEREST IN AND TO THE LANDS DESCRIBED IN THE ANNEXED PLAT OF CCC ADDITION NO. 2, AND THAT THE PLAT REPRESENTS A CORRECT SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH OUR CONSENT, AND THAT WE DEDICATE TO THE PUBLIC USE ALL OF THE STREETS AS SHOWN ON THE ANNEXED PLAT; THAT THE EASEMENTS AS SHOWN ON THE ANNEXED PLAT ARE CREATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; THAT WE HEREBY GUARANTEE A CLEAR TITLE TO ALL LANDS SO DEDICATED FROM OURSELVES, OUR HEIRS OR ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTER'S CERTIFICATE.

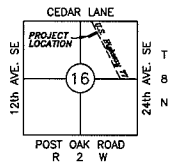
WE FURTHER CERTIFY THAT THE PROPERTY COVERED BY SAID PLAT AND DEDICATION IS COVERED BY CERTAIN RESTRICTIONS, RESERVATIONS AND COVENANTS IN A SEPARATE INSTRUMENT WHICH WILL BE FILED SUBSEQUENT TO THE FILING OF SAID PLAT AND DEDICATION.
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE DECEDED THIS INSTRUMENT
THIS _____ DAY OF _____, 2013.

STATE OF OKLAHOMA S.S.
COUNTY OF CLEVELAND
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO DECEDED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY DECEDED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED ON THE _____ DAY OF _____, 2013.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

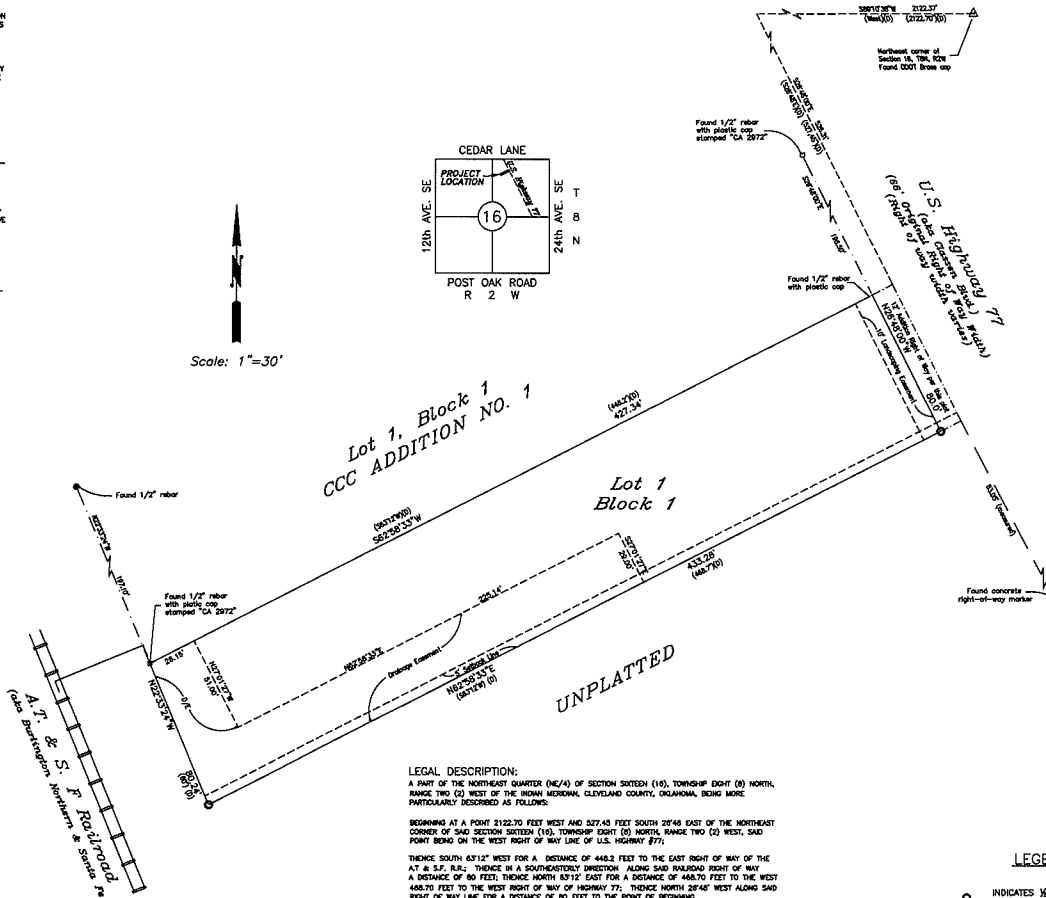
CERTIFICATE OF COUNTY TREASURER
I, COUNTY TREASURER OF CLEVELAND COUNTY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT I AM THE DULY ELECTED, AND QUALIFIED SAID COUNTY SHOW ALL TAXES PAID FOR THE YEAR 2011, AND ALL PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF MESSON NORMAN ADDITION, AN ADDITION TO THE CITY OF NORMAN, OKLAHOMA COUNTY, OKLAHOMA.
IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE DECEDED THIS _____ DAY OF _____, 2013.
BY _____ COUNTY TREASURER

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 ALL DEFERRED PAYMENTS OF UNMATURED INSTALLMENTS UNDER SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT OF MESSON NORMAN ADDITION.
THIS _____ DAY OF _____, 2013.

CITY PLANNING COMMISSION APPROVAL
I, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF NORMAN, OKLAHOMA, DO HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE ANNEXED PLAT OF MESSON NORMAN ADDITION, AN ADDITION TO THE CITY OF NORMAN, OKLAHOMA, AT A MEETING HELD ON _____ DAY OF _____, 2013.
CHAIRMAN



Scale: 1"=30'



LEGAL DESCRIPTION:
A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE IRISH MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 2122.70 FEET WEST AND 5274.45 FEET SOUTH 26'45" EAST OF THE NORTHEAST CORNER OF SAID SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY #77;
THENCE SOUTH 87°12" WEST FOR A DISTANCE OF 486.0 FEET TO THE EAST RIGHT OF WAY OF THE AT & S.F. I.R.S.; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 60 FEET; THENCE NORTH 87°12" EAST FOR A DISTANCE OF 486.0 FEET TO THE WEST 486.0 FEET TO THE WEST RIGHT OF WAY OF HIGHWAY #77; THENCE NORTH 26'45" WEST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING.

BONDED ABSTRACTER'S CERTIFICATE
THE UNDERSIGNED, DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR THE COUNTY OF CLEVELAND, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY AND STATE SHOW THAT TITLE TO THE LAND SHOWN ON THE ANNEXED PLAT OF CCC ADDITION NO. 2, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, APPEARS TO BE HELD IN WYNN-WYNN, LLC, ON THIS _____ DAY OF _____, 2013. THERE WERE NO ACTUAL PENDING OR ADJUDICATED CLAIMS OF ANY NATURE IN ANY COURT, OR ON FILE WITH ANY CLERK OF ANY COURT IN SAID COUNTY AND STATE AGAINST SAID LAND OR THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR 2011, AND PRIOR YEARS, AND THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES, TAX DEEDS, OUTSIDE THE CHAIN OF TITLE, HELD ON AND IS SUBJECT TO MORTGAGES, EASEMENTS, RIGHTS-OF-WAY, OIL AND GAS LEASES AND MINERAL CONVEYANCES OF RECORD.

ATTEST:

SECRETARY

PRESIDENT
STATE OF OKLAHOMA S.S.
COUNTY OF CLEVELAND
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO DECEDED THE WITHIN AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH ON THE _____ DAY OF _____, 2013.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR
I, GREG SKINNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA DO HEREBY CERTIFY THAT THE FINAL PLAT OF CCC ADDITION NO. 2 AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, CONSISTING OF ONE SHEET, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, THAT THIS 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 SURVEYORS AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 8 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

STATE OF OKLAHOMA S.S.
COUNTY OF CLEVELAND
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GREG P. SKINNER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO DECEDED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE DECEDED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED ON THE _____ DAY OF _____, 2013.
MY COMMISSION EXPIRES: _____
GREG P. SKINNER - OKLAHOMA PLS 1458
GREG P. SKINNER - NOTARY PUBLIC

ACCEPTANCE OF DEDICATION BY THE CITY COUNCIL
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT OF CCC ADDITION NO. 2 ARE HEREBY ACCEPTED.
ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, THIS _____ DAY OF _____, 2013.

ATTEST:

CITY CLERK

MAYOR

LEGEND
○ INDICATES 1/2" REBAR SET W/CAP STAMPED LS 1458
(D) INDICATES DEED BEARINGS AND DISTANCES

FINAL PLAT: CCC ADDITION NO. 2
GREG P. SKINNER, PLS 1458
100 S. Monroe Street
Ada, OK 74820
(405) 527-8848

