

**FINAL PLAT
HATCHER ADDITION**

Property Description:

A tract of land being part of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Beginning at a point N 89°43'02" E, 80.00 feet and N 00°21'10" W, 60.00 feet from the Southwest corner of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of said Section Thirty-six (36);

Thence N 00°21'10" W, on the West line of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of said Section Thirty-six (36), a distance of 284.00 feet;
 Thence N 86°43'02" E, a distance of 271.17 feet;
 Thence S 00°21'10" E, a distance of 319.00 feet;
 Thence S 89°43'02" W, a distance of 236.17 feet;
 Thence N 45°19'04" W, a distance of 49.53 feet to the point of beginning,
 Containing 1.97 Acres

Basis of Bearings:

The Oklahoma State Plane Coordinate System of 1983 (NAD83); South Zone

STORM DRAINAGE DETENTION FACILITY EASEMENT

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 HATCHER ADDITION; 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 TO 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.

Easement Information:

Old Republic Title Company of Oklahoma, File Number: 14159320,
 Effective Date: May 5, 2014 was relied upon for easements of record for this property.

Flood Information:

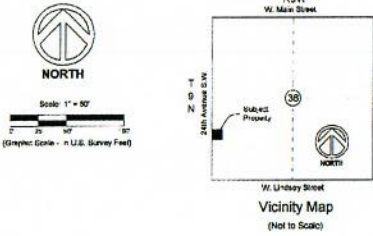
By graphic plotting only, this property is in Zone "X" per Flood Insurance Rate Map, Community No. 40027C280H, Panel 280 of 475, which bears an effective date of 9/26/2008.

Land Area:

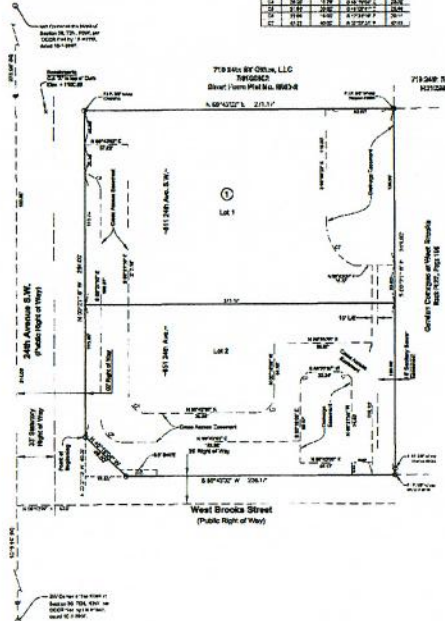
85,890.87 square feet ± or 1.97 acres ±.

Legend:

- F.I.P. = Found Iron pin
- = Break line
- SW/E = Sidewalk Easement
- LE = Landscape Easement
- = Section Line
- CA# = Certificate of Authorization number
- OCOR = Oklahoma Certified Corner Record



| CURVE TABLE | |
|-------------|--------|
| Chain | Length |
| 1 | 100.00 |
| 2 | 100.00 |
| 3 | 100.00 |
| 4 | 100.00 |
| 5 | 100.00 |
| 6 | 100.00 |
| 7 | 100.00 |
| 8 | 100.00 |
| 9 | 100.00 |
| 10 | 100.00 |
| 11 | 100.00 |
| 12 | 100.00 |
| 13 | 100.00 |
| 14 | 100.00 |
| 15 | 100.00 |
| 16 | 100.00 |
| 17 | 100.00 |
| 18 | 100.00 |
| 19 | 100.00 |
| 20 | 100.00 |
| 21 | 100.00 |
| 22 | 100.00 |
| 23 | 100.00 |
| 24 | 100.00 |
| 25 | 100.00 |
| 26 | 100.00 |
| 27 | 100.00 |
| 28 | 100.00 |
| 29 | 100.00 |
| 30 | 100.00 |
| 31 | 100.00 |
| 32 | 100.00 |
| 33 | 100.00 |
| 34 | 100.00 |
| 35 | 100.00 |
| 36 | 100.00 |
| 37 | 100.00 |
| 38 | 100.00 |
| 39 | 100.00 |
| 40 | 100.00 |
| 41 | 100.00 |
| 42 | 100.00 |
| 43 | 100.00 |
| 44 | 100.00 |
| 45 | 100.00 |
| 46 | 100.00 |
| 47 | 100.00 |
| 48 | 100.00 |
| 49 | 100.00 |
| 50 | 100.00 |



West Brooks Street (Public Right of Way)

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

I, the undersigned, J & T BURTON ENTERPRISES, LLC, 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 HATCHER ADDITION, a Subdivision of part of the West Half (S/2) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, and have caused the said premises to be surveyed and platted 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 HATCHER ADDITION. J & T BURTON ENTERPRISES, LLC, dedicates all easements shown on said annexed plat to the public for 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 Bonded Abstracter'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 J & T BURTON ENTERPRISES, 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 J & T BURTON ENTERPRISES, LLC 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 ABSTRACTER'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 HATCHER ADDITION, a Subdivision of part of the West Half (S/2) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma appears to be vested in J & T BURTON ENTERPRISES, 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__, [Company Name]
 _____ [Name]

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 to the City of Norman on this ____ of _____ 20__.

 Development Committee Chairman

ACCEPTANCE OF DEDICATIONS

Be it resolved by the City Council of the City of Norman, Oklahoma that the dedications shown on the annexed plat of HATCHER ADDITION, Norman Oklahoma are hereby accepted.

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 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 HATCHER 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 duly elected 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 HATCHER 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, Robert C. Outland, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that Final Plat of HATCHER ADDITION, an addition to the City of Norman, Oklahoma, consisting of One (1) sheet, 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 41-106 of the Oklahoma State Statutes.

Priority Land Surveying, LLC
 P.O. Box 1384
 Norman, OK 73070
 Ph: (405) 701-1407
 Robert C. Outland, Registered Land Surveyor No. 1773
 Oklahoma Certificate of Authorization No. 3814(LS) Expires 9-30-2017

**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 Robert C. Outland 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

Priority Land Surveying, LLC
 P.O. Box 1384
 Norman, OK 73070
 Ph: (405) 701-1407
 Oklahoma CA# 3814 Expires 09/30/2017

Engineer:
 NFA Engineering
 4108 NW 143rd Street
 Oklahoma City, OK 73134

Final Plat
 Sheet 1 of 1

FINAL PLAT
 HATCHER ADDITION