

FINAL PLAT  
**TRAILWOODS ADDITION SECTION 8**  
A PLANNED UNIT DEVELOPMENT  
A PART OF THE S.W. 1/4, SECTION 18, T9N, R2W I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

Being a tract of land lying in the S.W. ¼, Section 18, T9N, R2W, of the INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, more particularly described as follows:

COMMENCING at the Southeast corner of said S.W. ¼; THENCE North 00°03'45" West along the East line of said S.W. ¼ a distance of 2632.68 feet to the Northeast corner of said S.W. ¼; THENCE North 89°47'15" West along the North line of said S.W. ¼ a distance of 972.51 feet to the POINT OF BEGINNING;

THENCE South 00°12'45" West a distance of 367.51 feet; THENCE South 90°00'00" West a distance of 90.40 feet; THENCE South 60°57'54" West a distance of 151.03 feet to a point, said point being a point on the property line of the filed final plat of TRAILWOODS ADDITION SECTION 7 (as filed in Book of Plats, Page ); THENCE along the property line of said final plat the following eight (8) courses:

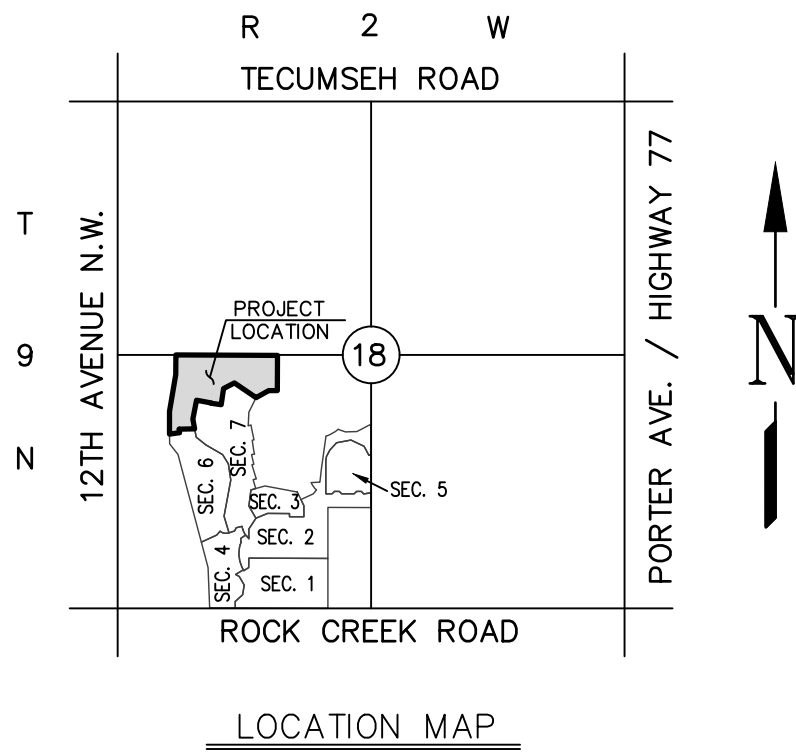
- 1) THENCE North 55°38'43" West a distance of 271.16 feet;
- 2) THENCE South 62°57'47" West a distance of 127.96 feet;
- 3) THENCE South 08°22'18" West a distance of 169.49 feet;
- 4) THENCE North 81°37'42" West a distance of 107.01 feet;
- 5) THENCE North 10°42'45" East a distance of 3.00 feet;
- 6) THENCE North 79°17'15" West a distance of 155.00 feet;
- 7) THENCE South 10°42'45" West a distance of 200.71 feet;
- 8) THENCE South 10°20'23" East a distance of 102.92 feet to a point, said point being the Northeast corner of Lot 20, Block 2 of the filed final plat of TRAILWOODS ADDITION SECTION 6 (as filed in Book 23 of Plats, Page 1);

THENCE along the property line of said final plat the following three (3) courses:

- 1) THENCE South 88°32'28" West a distance of 162.04 feet to a point on a non-tangent curve;
- 2) THENCE along a curve to the left having a radius of 340.00 feet (said curve subtended by a chord which bears South 04°34'32" East, a distance of 36.97 feet) and an arc length of 36.99 feet;
- 3) THENCE South 82°18'27" West a distance of 103.74 feet;

THENCE North 00°15'01" West a distance of 236.07 feet; THENCE North 09°42'51" East a distance of 388.78 feet; THENCE North 00°22'57" East a distance of 204.29 feet to a point on the North line of said S.W. ¼; THENCE South 89°47'15" East along said North line a distance of 1058.68 feet to the POINT OF BEGINNING.

Said tract contains 531,868 square feet, or 12.210 acres, more or less.



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

That we, the undersigned, TERRA VERDE DEVELOPMENT, L.L.C., 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 TRAILWOODS ADDITION SECTION 8, a planned unit development, a subdivision of a part of the S.W. 1/4, SECTION 18, T9N, R2W of the Indian Meridian to 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 TRAILWOODS ADDITION SECTION 8, a planned unit development. TERRA VERDE DEVELOPMENT, L.L.C., 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 Bonded Abstracter's Certificate.

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

TERRA VERDE DEVELOPMENT, L.L.C.

MANAGER

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 manager of TERRA VERDE DEVELOPMENT, L.L.C., 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 TERRA VERDE DEVELOPMENT, L.L.C., 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 abstracter 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 TRAILWOODS ADDITION SECTION 8, a planned unit development, a subdivision of a part of the S.W. 1/4, SECTION 18, T9N, R2W of the I.M. to Norman, Cleveland County, Oklahoma appears to be vested in TERRA VERDE DEVELOPMENT, L.L.C., 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\_\_\_\_.

First American Title & Trust Company

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\_\_\_\_.

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 TRAILWOODS ADDITION SECTION 8, a planned unit development, 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 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 TRAILWOODS ADDITION SECTION 8, a planned unit development, to the City of Norman, Oklahoma.

Signed by the City Clerk on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY CLERK,

COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, 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 TRAILWOODS ADDITION SECTION 8, a planned unit development, 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, Jim Reynolds

LICENSED LAND SURVEYOR

I, Doug R. Alford, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of TRAILWOODS ADDITION SECTION 8, a planned unit development,, an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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 Licensure 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.

ACCURATE POINTS SURVEYING, L.L.C.

2119 Riverwalk Dr. #162  
Moore, OK 73160  
PH: (405) 735-2810

Doug R. Alford, LICENSED LAND SURVEYOR No. 1623  
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6333 (LS) EXPIRES June 30, 2016

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 Doug R. Alford, 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: \_\_\_\_\_

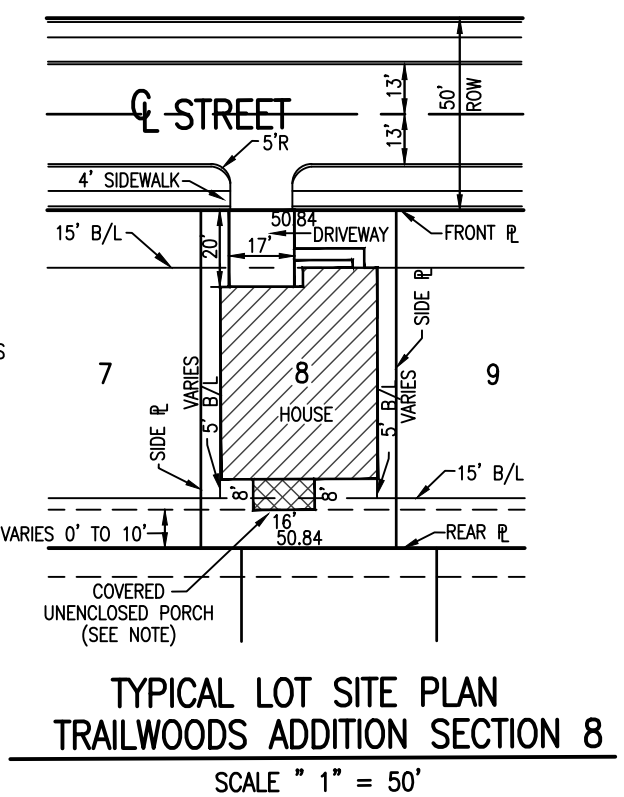
NOTARY PUBLIC

Date: November 17, 2014  
SMC Consulting Engineers, P.C.  
815 W. Main Street  
Oklahoma City, OK 73106  
Ph: (405) 232-7715  
Oklahoma CA#464 Exp. 6-30-2015

TRAILWOODS ADDITION SECTION 8  
A PLANNED UNIT DEVELOPMENT  
FINAL PLAT SHEET 2 OF 2



Location map showing the project location within a grid of roads. The map is bounded by Tecumseh Road to the north, Rock Creek Road to the south, 12th Avenue N.W. to the west, and Porter Ave. / Highway 77 to the east. A central intersection is marked with a circle containing the number 18. The project location is indicated by a shaded area labeled "PROJECT LOCATION" and "SEC. 7". Other labeled areas include SEC. 6, SEC. 4, SEC. 3, SEC. 2, SEC. 1, and SEC. 5. A north arrow is located to the right of the map.



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 TRAILWOODS ADDITION SECTION 8; 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.

SCALE: 1" = 60'

TOTAL LOTS = 42

BASIS OF BEARING FOR THIS FINAL  
PLAT IS N 89°46'48" W AS SHOWN  
ON THE SOUTH LINE OF SEC. 18

- SET #3 BAR W/ C.A. .... CAP  
AT ALL PROPERTY CORNERS

P.O.C.  
S.E. COR., S.W.  
1/4 SEC. 18, T9N,  
R2W, I.M.

NOTE: OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED  
BY MANDATORY PROPERTY OWNERS' ASSOCIATION.

Date: November 17, 2014  
SMC Consulting Engineers, P.C.  
815 W. Main Street  
Oklahoma City, OK 73106  
Ph.: (405)232-7715  
Oklahoma CA#464 Exp. 6-30-2015

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