

FINAL PLAT
ST. JAMES CENTRE
SECTION 1

BEING A PART OF THE NORTHEAST QUARTER OF
SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 WEST
OF THE INDIAN MERIDIAN
NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the northeast corner of said Northeast Quarter;

THENCE South 89°07'12" West, along the north line of said Northeast Quarter, a distance of 342.00 feet to the POINT OF BEGINNING;

THENCE South 00°00'48" East a distance of 820.59 feet;

THENCE South 89°07'12" West, parallel with the north line of said Northeast Quarter, a distance of 1,117.52 feet;

THENCE North 01°13'51" West a distance of 331.38 feet;

THENCE South 88°46'09" West a distance of 23.00 feet;

THENCE South 84°48'11" West a distance of 221.45 feet to a point on the westerly right of way line of U.S. Highway 77;

THENCE along said westerly right of way line, the following two (2) courses:

1. North 27°38'23" West a distance of 105.16 feet;

2. North 25°11'49" West a distance of 117.92 feet;

THENCE South 70°12'49" East a distance of 35.35 feet;

THENCE North 84°48'11" East a distance of 120.10 feet;

THENCE North 89°32'03" East a distance of 111.21 feet to a point of curvature;

THENCE westerly along a curve to the right having a radius of 209.70 feet (said curve subtended by a chord which bears North 80°24'10" East a distance of 89.84 feet) for an arc distance of 70.17 feet;

THENCE North 88°46'09" East a distance of 5.15 feet;

THENCE North 01°13'51" West a distance of 274.21 feet to a point on the north line of said Northeast Quarter;

THENCE North 89°07'12" East, along said north line, a distance of 1,124.97 feet to the POINT OF BEGINNING.

Said described tract contains an area of 981,189 square feet or 22.5250 acres, more or less.

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

That we the undersigned, _____, 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 ST. JAMES CENTRE SECTION 1, a subdivision of a part of the N.E. 1/4, SECTION 16, T8N, R2W of the Indian Meridian to Norman, Cleveland County, Oklahoma, and have caused the said premises to be surveyed and plotted 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 ST. JAMES CENTRE SECTION 1, _____ 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 Standard Abstractor's Certificate. In Witness Whereof the undersigned have caused this instrument to be executed this day of _____

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____, 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 _____, 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

Notary Seal

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

That we the undersigned, _____, 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 ST. JAMES CENTRE SECTION 1, a subdivision of a part of the N.E. 1/4, SECTION 16, T8N, R2W of the Indian Meridian to Norman, Cleveland County, Oklahoma, and have caused the said premises to be surveyed and plotted 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 ST. JAMES CENTRE SECTION 1, _____ 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 Standard Abstractor's Certificate. In Witness Whereof the undersigned have caused this instrument to be executed this day of _____

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____, 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 _____, 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 ABSTRACTOR'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 ST. JAMES CENTRE SECTION 1, a subdivision N.E. 1/4, SECTION 16, T8N, R2W of the Indian Meridian to Norman, Cleveland County, Oklahoma appears to be vested in _____, 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____.

Title Company

CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, _____, Chairman of the City of Norman Development committee, certify that the required public installed improvements and Final Plat comply with the approved standards and specifications 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 ST. JAMES CENTRE SECTION 1, 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 unimproved improvements have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of ST. JAMES CENTRE SECTION 1, 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 ST. JAMES CENTRE SECTION 1, 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, Randall A. Mansfield, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of ST. JAMES CENTRE SECTION 1, an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, 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 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.

DOGSON-THOMPSON-MANSFIELD, PLLC
20 N.E. 38TH ST.
Oklahoma City, OK 73105

Randall A. Mansfield, LICENSED LAND SURVEYOR No. 1613
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6391 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 Randall A. Mansfield, to me known to be the identical person who executed the within and foregoing instrument

Date:

SAC Consulting Engineers, P.C.
815 N. Main Street
Oklahoma City, OK 73106

SHEET 1

ST. JAMES CENTRE SECTION 1
FINAL PLAT

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 NORMAN, CLEVELAND COUNTY, OKLAHOMA

