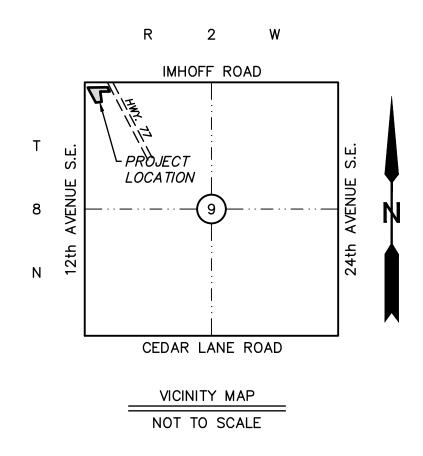
FINAL PLAT

CLASSEN MEDICAL COMPLEX

A PART OF THE N.W. 1/4 OF SECTION 9, T8N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter (NW/4);

THENCE North 89°14'30" East, along the north line of said Northwest Quarter (NW/4), a distance of 7.65 feet to the northwest corner of Lot 1, in Block 1 of RUSSELL—PIERCE ADDITION according to the plat recorded in Book 11 of Plats, Page 38 and a point on the east right of way line of the A.T. & S.F. Railway;

THENCE South 27°44'11" East, along the west line of said Lot 1, a distance of 122.43 feet to the southeast corner of said Lot 1 and the POINT OF BEGINNING;

THENCE North 89°14'30" East, along the south line of said Lot 1, passing the southeast corner of said Lot 1 at a distance of 398.81 feet and continuing for a total distance of 410.02 feet to a point on the westerly right of way line of Classen Boulevard (U.S. Highway 77);

THENCE South 27°35'11" East, along said westerly right of way line, a distance of 99.56 feet to a point being 11.26 feet North 89°47'27" East from the northeast corner of Lot 1 in Block 1 of MOOSE LODGE CHAPTER 1799 according to the plat recorded in Book 22 of Plats, Page 186;

THENCE South 89°47'27" West, along the extended north line and north line of said Lot 1, a distance of 197.41 feet to the northwest corner of said Lot 1;

THENCE South 08°12'42" East, along the west line of said Lot 1, a distance of 215.12 feet to the southwest corner of said Lot 1;

THENCE South 81°47'18" West a distance of 125.40 feet to a point on the easterly right of way line of the A.T. & S.F.

THENCE North 27°44'11" West, along the east right of way line of said A.T. & S.F. Railway, a distance of 355.17 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 73,796 square feet or 1.6941 acres, more or less.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, MOOSE LODGE CHAPTER 1799, 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 CLASSEN MEDICAL COMPLEX, a subdivision of a part of the N.W. 1/4 of Section 9, T8N, 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 CLASSEN MEDICAL COMPLEX. MOOSE LODGE CHAPTER 1799, 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 has caused the same to be released from all rights easement and encumbrances except as shown in the bonded abstractor's certificate

	MOOSE LODGE CHAPTER 1799	
Ву:		
STATE OF OKLAHOMA s.s. COUNTY OF CLEVELAND		
Before me, the undersigned, a Notary Public in and for said County and State, on the appeared of MOOSE LODGE CHAPTER 17	his day of, 20, personally	Note
appeared as of MOOSE LODGE CHAPTER 17. executed the within and foregoing instrument and acknowledged to me that he execu	uted the same as his free and voluntary act and deed	Sec
and as the free and voluntary act and deed of MOOSE LODGE CHAPTER 1799, for the Given under my hand and seal the day and year last above written.	e uses and purposes therein set forth.	
My Commission Expires:		
	NOTARY PUBLIC	
BONDED ABSTRACTER'S CERTIFICATE		
The undersigned, duly qualified abstracter in and for said County and State, here title to the land shown on the annexed plat of CLASSEN MEDICAL COMPLEX a subdivitive I.M. to NORMAN, CLEVELAND County, OKLAHOMA appears to be vested in MOOSE 20, unencumbered by pending actions, judgements, liens, taxes or other encumbra	ision of a part of the N.W. 1/4 of Section 9, T8N, R2W, of LODGE CHAPTER 1799, on this day of	
record.	Title Company	
Executed this day of, 20	The company	
Executed this day of, 20	·	
	PRESIDENT	Cit Sed
CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE		\
, <u> ,</u> Chairman of the City of Norman Development Comno Colans and final plat comply with the standards and specifications of the City of Norman		
	Development Committee Chairman	
ACCEPTANCE OF DEDICATIONS		
Be it resolved by the City Council of the City of NORMAN, OKLAHOMA that the dedic	cations shown on the annexed plat of CLASSEN MEDICAL	Cit Sec
COMPLEX to NORMAN, OKLAHOMA are hereby accepted. Signed by the Mayor of the City of NORMAN, OKLAHOMA on this this o		
A <i>TTEST:</i>		
CITY CLERK	MA YOR,	
CEDTIFICATE OF CITY OF EDV		/
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SMC CONSULTING ENGINEERS, P.C. 815 W. Main Street Oklahoma City, OK 73106 PH.: (405) 232-7715 Oklahoma CA#464 Exp. 6-30-2015

CLASSEN MEDICAL COMPLEX FINAL PLAT SHEET 1 of 2

FINAL PLAT CLASSEN MEDICAL COMPLEX A PART OF THE N.W. 1/4 OF SECTION 9, T8N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA IMHOFF ROAD VACATED BY COUNTY PER 10' UTILITY EASEMENT NORTH LINE, N.W. QUARTER RUSSELL-PIERCE ADDITION CEDAR LANE ROAD N.W. CORNER, N.W. QUARTER SECTION 9, T. 8 N., R. 2 W., I.M. NOT TO SCALE RUSSELL-PIERCE ADDITION BOOK 11 of PLATS, PAGE 38 LEGAL DESCRIPTION: A tract of land lying in the Northwest Quarter (NW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly 30' PUBLIC ALLEY RUSSELL-PIERCE ADDITION SET 1/2" I.P. W/CA6391 CAP THENCE North 89°14'30" East, along the north line of said Northwest Quarter (NW/4), a distance of N 89°14'30" E ~ 410.02' 7.65 feet to the northwest corner of Lot 1, in Block 1 of RUSSELL-PIERCE ADDITION according to the plat recorded in Book 11 of Plats, Page 38 and a point on the east right of way line of the N 8914'30" *398.81*′ A.T. & S.F. Railway; THENCE South 27°44'11" East, along the west line of said Lot 1, a distance of 122.43 feet to the southeast corner of said Lot 1 and the POINT OF BEGINNING; THENCE North 89°14'30" East, along the south line of said Lot 1, passing the southeast corner of said Lot 1 at a distance of 398.81 feet and continuing for a total distance of 410.02 feet to a 10' GRANT OF EASEMENT BOOK 1290, PAGE 35 & PER PLAT OF point on the westerly right of way line of Classen Boulevard (U.S. Highway 77); LOT 1 <u>S 89°47'2</u>7"\W BLOCK 1 point being 11.26 feet North 89°47'27" East from the northeast corner of Lot 1 in Block 1 of — — — — - FND. MAG NAIL- — THENCE South 89°47'27" West, along the extended north line and north line of said Lot 1, a W/CA3949 TAG W/CA6391 CAP distance of 197.41 feet to the northwest corner of said Lot 1: S 89°47'27" W ~ 197.41' THENCE South 08°12'42" East, along the west line of said Lot 1, a distance of 215.12 feet to the THIS AREA DEDICATED AS southwest corner of said Lot 1; PUBLIC RIGHT-OF-WAY PER THIS PLAT. THENCE South 81°47'18" West a distance of 125.40 feet to a point on the easterly right of way line of the A.T. & S.F. Railway; THENCE North 27°44'11" West, along the east right of way line of said A.T. & S.F. Railway, a distance of 355.17 feet to the POINT OF BEGINNING. Said described tract of land contains an area of 73,796 square feet or 1.6941 acres, more or less. 10' UTILITY EASEMENT_ & BUILDING LINE PER PLAT OF MOOSE LODGE NOTES: CHAPTER 1799 LOT 1, BLOCK 1 1. THE BEARING OF NORTH 27°44'11" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE A.T. MOOSE LODGE CHAPTER 1799 & S.F. RAILWAY AS SHOWN ON THE PLAT OF RUSSELL—PIERCE ADDITION ACCORDING TO THE PLAT BOOK 22 of PLATS, PAGE 186 RECORDED IN BOOK 11 OF PLATS, PAGE 38 AND IN THE RECORD DEEDS WAS USED AS THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION. 2. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE SCALE: 1" = 30' PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT. PER PLAT OF MOOSE LODGE CHAPTER 1799 3. UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE - EXISTING DETENTION FINAL PLAT IS FEET. POND EASEMENT 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 BENCHMARK: SET 1/2" I.P. W/CA6391 CAP EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNER(S) BRASS CAP SET AT IN THE PLAT OF <u>CLASSEN MEDICAL COMPLEX</u>; HOWEVER, IF MAINTENANCE IS NEGLECTÈD OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD ELEV. = 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. = LIMITS OF NO ACCESS FND. 1/2" I.P. W/CA3949 CAP UPON RECEIVING WRITTEN APPROVAL FROM THE ENGINEERING DIVISION, PUBLIC WORKS = DRAINAGE EASEMENT DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, = UTILITY EASEMENT TOTAL LOTS Date: November 10, 2014 PED/E = PEDESTRIAN EASEMENT PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION B/L' = BUILDING LINE SMC CONSULTING ENGINEERS, P.C.

Oklahoma City, OK 73106 PH.: (405) 232-7715

Oklaĥomá CA#464 Exp. 6-30-2015

815 W. Main Street

-1000- = ADDRESS