

# FINAL PLAT

## UNIVERSITY NORTH PARK SECTION XIII

A PLANNED UNIT DEVELOPMENT  
A PART OF THE N.E. 1/4 OF SECTION 23, T 9 N, R 3 W, INDIAN MERIDIAN  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

### LEGAL DESCRIPTION:

A tract of land lying in the Northeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the southeast corner of the Southeast Quarter of said Section 23;

THENCE South 89°24'39" West, along the south line of said Southeast Quarter, a distance of 1,004.68 feet;

THENCE Northerly with the easterly right-of-way line of 24th Avenue N.W., as established in part by the plat of UNIVERSITY NORTH PARK SECTION I, according to the plat thereof recorded in Book 21 of Plats, Page 7, THE RE-PLAT OF UNIVERSITY NORTH PARK SECTION I, according to the plat thereof recorded in Book 22 of Plats, Page 82, and UNIVERSITY NORTH PARK SECTION II, according to the plat thereof recorded in Book 21 of Plats, Page 131, the following eight (8) courses:

1. North 00°35'21" West a distance of 85.00 feet;
2. South 89°24'39" West a distance of 15.00 feet;
3. North 45°52'31" West a distance of 46.50 feet;
4. North 00°35'21" West a distance of 476.46 feet;
5. Northerly along a curve to the left having a radius of 920.21 feet (said curve subtended by a chord which bears North 18°50'47" West a distance of 515.23 feet) for an arc distance of 522.21 feet;
6. North 33°06'14" West a distance of 200.00 feet;
7. Northerly along a curve to the right having a radius of 1,942.19 feet (said curve subtended by a chord which bears North 31°40'36" East a distance of 2,215.13 feet) for an arc distance of 2,358.37 feet;
8. North 18°22'10" East a distance of 211.60 feet to the intersection of the easterly right-of-way line for 24th Avenue N.W. and the southerly right-of-way line of Conference Drive as established by the said plat of UNIVERSITY NORTH PARK SECTION I.

THENCE Easterly with the easterly right-of-way line of Conference Drive, and said line extended, the following three (3) courses:

1. North 78°14'55" East a distance of 38.42 feet;
2. Southeasterly along a non-tangent curve to the left having a radius of 4,893.29 feet (said curve subtended by a chord which bears South 67°11'12" East a distance of 664.64 feet) for an arc distance of 658.00 feet to a point on a curve and being the POINT OF BEGINNING, continuing easterly along a curve to the left having a radius of 4,883.29 feet (said curve subtended by a chord which bears South 73°35'03" East a distance of 219.71 feet) for an arc distance of 219.73 feet;

THENCE North 15°08'36" East a distance of 80.00 feet;

THENCE easterly along a non-tangent curve to the left having a radius of 804.40 feet (said curve subtended by a chord which bears South 79°12'34" East a distance of 31.02 feet) for an arc distance of 31.82 feet;

THENCE South 77°11'34" East a distance of 155.48 feet;

THENCE South 12°48'26" West a distance of 80.00 feet;

THENCE South 18°52'02" West a distance of 262.30 feet;

THENCE westerly along a non-tangent curve to the right having a radius of 4,951.86 feet (said curve subtended by a chord which bears North 74°40'49" West a distance of 426.88 feet) for an arc distance of 426.79 feet;

THENCE North 18°22'10" East a distance of 250.60 feet to the POINT OF BEGINNING.

Said tract of land containing 125.013 square feet or 2.8003 acres more or less.

### NOTES:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICES OF SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LAND SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) USING SOUTH 89°24'39" WEST AS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.
3. EXCEPT AS SHOWN OTHERWISE ALL EASEMENTS SHALL BE CENTERED ON LOT LINES.
4. RESTRICTIVE COVENANTS AND CONDITIONS SHALL AFFECT ALL LOTS.
5. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
6. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

CITY CLERK'S CERTIFICATE

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 unmatriculated installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of UNIVERSITY NORTH PARK SECTION XIII, to the City of Norman, Oklahoma.

Signed by the City Clerk on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
City Clerk

### CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, \_\_\_\_\_, Chairman of the City of Norman Development Committee, certify that the bonded or installed improvements comply with the approved standards and specifications on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

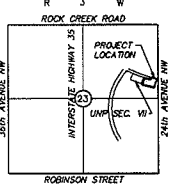
\_\_\_\_\_  
Development Committee Chairman

### COUNTY TREASURER'S CERTIFICATE

I, \_\_\_\_\_, do hereby certify that I am the duly qualified and acting County Treasurer of Cleveland County, Oklahoma, that the tax records of said county show that all taxes for the year 2012 and prior years are paid on the Final Plat of UNIVERSITY NORTH PARK SECTION XIII, an addition to the City of Norman, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current year's taxes.

In Witness whereof, said County Treasurer has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
County Treasurer



### OWNER'S CERTIFICATE AND DEDICATION

Know All Men By These Presents:

That we, the undersigned, UNIVERSITY TOWN CENTER, LLC, an Oklahoma limited liability company, do hereby certify that we are the owners of and the only persons or entities having any right, title or interest in and to the land shown on the annexed plat of UNIVERSITY NORTH PARK SECTION XIII, an addition to the City of Norman, Oklahoma, and that we have caused the same to be platted into lots, blocks, streets and easements as shown on said Final Plat of UNIVERSITY NORTH PARK SECTION XIII.

UNIVERSITY TOWN CENTER, LLC, does hereby dedicate all streets and easements, as shown on said Final Plat to the use of the public, for public highways, streets, its protection, utility and drainage easements for itself, its heirs, successors, administrators, successors and assigns forever and have caused the same to be recorded from all encumbrances.

In Witness whereof the undersigned have caused this instrument to be executed on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

UNIVERSITY TOWN CENTER, LLC,  
an Oklahoma limited liability company

BY: \_\_\_\_\_  
Bob Stearns, Manager

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared \_\_\_\_\_, known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and as the free and voluntary act and deed of said limited liability company 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

My Commission Number: \_\_\_\_\_

### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the City Council of the City of Norman, Oklahoma, that the dedication shown on the Final Plat of UNIVERSITY NORTH PARK SECTION XIII, an addition to the City of Norman is hereby accepted.

Adopted by the Council of the City of Norman, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

### BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland County and State of Oklahoma, hereby certifies the records of said county show the title to the land shown on the Final Plat of UNIVERSITY NORTH PARK SECTION XIII, an addition to the City of Norman, Oklahoma is vested in UNIVERSITY TOWN CENTER, LLC, on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, and the taxes are paid for the year of 2012 and prior years, and there are no outstanding tax sales certificates against said land and no tax deeds are listed to any person, and there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except, mortgages, right-of-way, easements and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

First American Title & Trust Company

BY: \_\_\_\_\_  
(Vice) President

STATE OF OKLAHOMA

COUNTY OF CLEVELAND

Before me, the undersigned, a notary public in and for said county and state on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared \_\_\_\_\_, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its (Vice) President, and duly acknowledged to me that he executed the same as his free and voluntary act and deed as the free and voluntary act and deed of said company 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

My Commission Number: \_\_\_\_\_

### PROFESSIONAL SURVEYOR'S CERTIFICATE

I, Glen W. Smith, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of UNIVERSITY NORTH PARK SECTION XIII, an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the \_\_\_\_\_ day of \_\_\_\_\_, and that monuments shown thereon actually exist and their positions are correctly shown. I further certify that said survey complies with the Minimum Standards for the Practice of Land Surveying as established 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 41-106 of the Oklahoma State Statutes.

Glen W. Smith, P.L.S. #993

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state, personally appeared Glen W. Smith, to me known to be the identical person who subscribed the name of the maker thereof to the 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 for the uses and purposes therein set forth.

Witness under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

My Commission Expires: \_\_\_\_\_  
Notary Public

My Commission Number: \_\_\_\_\_

### ENGINEER OF RECORD

SMC Consulting Engineers, P.C.

615 WEST MAIN STREET - OKLAHOMA CITY, OKLAHOMA 73108

PHONE (405) 833-7755

CERTIFICATE OF AUTHORIZATION NO. 484 EXPIRES JUNE 30, 2015

ENGINEERS

SMITH-ROBERTS BALDISCHWILER, LLC

100 N.E. 5th STREET - OKLAHOMA CITY, OKLAHOMA 73104 - TELEPHONE (405) 940-7064

CERTIFICATE OF AUTHORIZATION NO. 3940 EXPIRES JUNE 30, 2015

PLANNERS

SHEET 1 OF 2

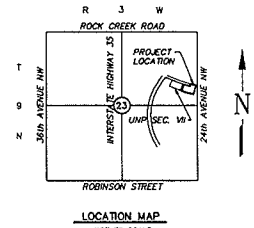
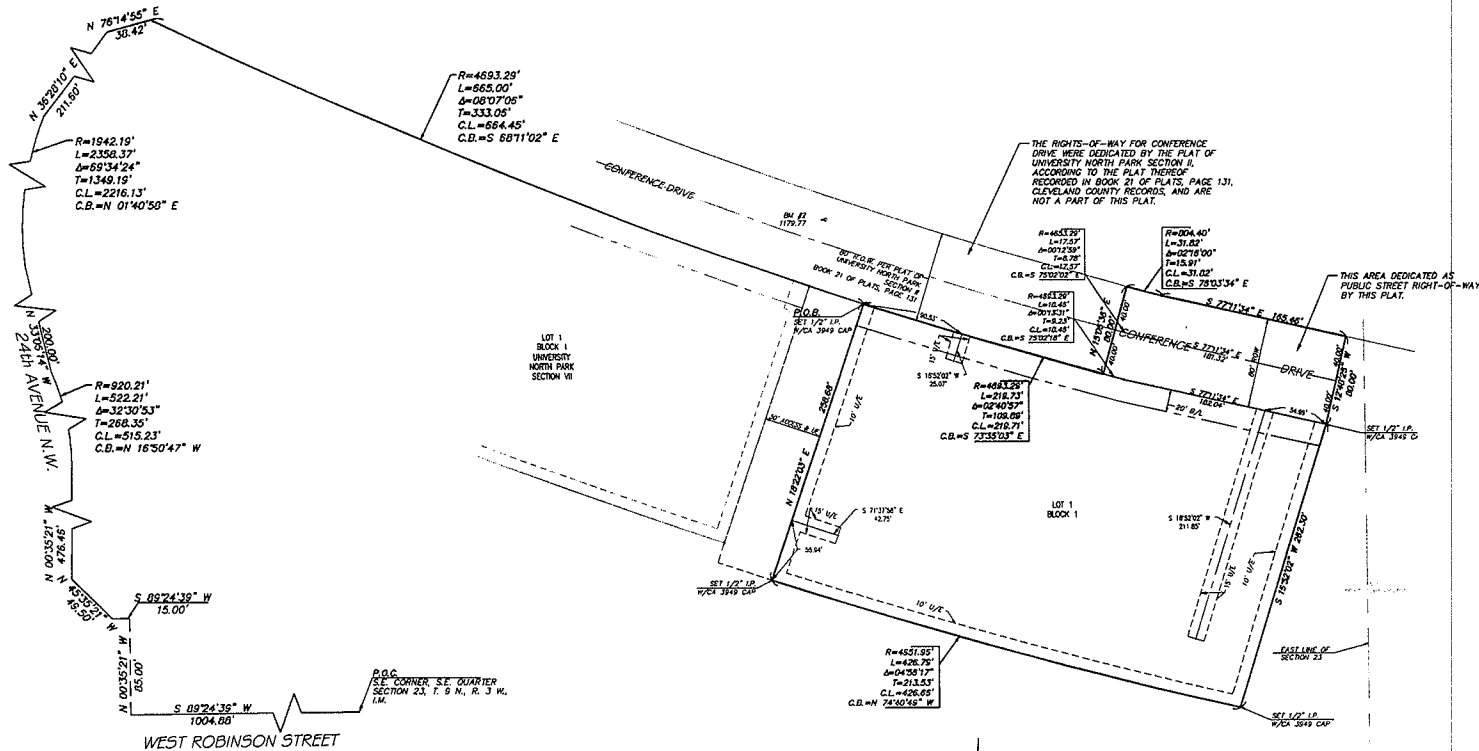
UNIVERSITY NORTH PARK SECTION XIII

A PLANNED UNIT DEVELOPMENT

OWNER'S NOTARY	CITY CLERK	COUNTY TREASURER	CITY COUNCIL	ABSTRACTOR	ABSTRACTOR'S NOTARY	SURVEYOR	SURVEYOR'S NOTARY

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A PART OF THE N.E. 1/4 OF SECTION 23, T 9 N, R 3 W, INDIAN MERIDIAN  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

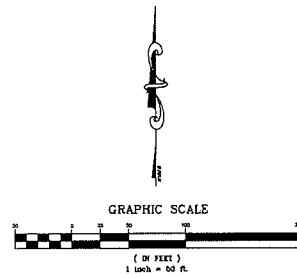


- NOTES:
1. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
  2. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR RECORDING PURPOSES ONLY AND ARE NOT DEDICATED AS A PART OF THIS PLAT.
  3. UNLESS NOTED OTHERWISE, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

BM #1	CUT "X" ON TOP OF CURB APPROX. 2' NORTH OF N.E. ENTRANCE TO HOTEL ELEV=1180.24
BM #2	CUT "Y" ON TOP OF CURB SOUTH OF SOUTH APPROX. 15' & NORTH 45' OF FIRE HYDRANT ELEV=1179.73
BM #3	CUT "X" ON TOP OF CURB S. SIDE OF CONFERENCE DRIVE 15' N.E. OF FIRE HYDRANT ELEV=1179.51

TOTAL LOTS = 1

- C.A. = COMMON AREA  
 D/E = DRAINAGE EASEMENT  
 P/E = PEDESTRIAN EASEMENT  
 U/A = UTILITY EASEMENT  
 B/L = BUILDING LINE  
 -1000- = ADDRESS



ENGINEER OF RECORD  
SMC Consulting Engineers, P.C.  
615 WEST MAIN STREET - OKLAHOMA CITY, OKLAHOMA 73108  
PHONE (405) 232-7719  
CERTIFICATE OF AUTHORIZATION NO. 664 EXPIRES JUNE 30, 2015

ENGINEERS • SURVEYORS • PLANNERS  
SMITH ROBERTS BALDISCHWILER, LLC  
100 N.E. 56 STREET - OKLAHOMA CITY, OKLAHOMA 73104 - TELEPHONE (405) 640-7064  
CERTIFICATE OF AUTHORIZATION NO. 3848 EXPIRES JUNE 30, 2015

UNIVERSITY NORTH PARK SECTION XIII  
A PLANNED UNIT DEVELOPMENT