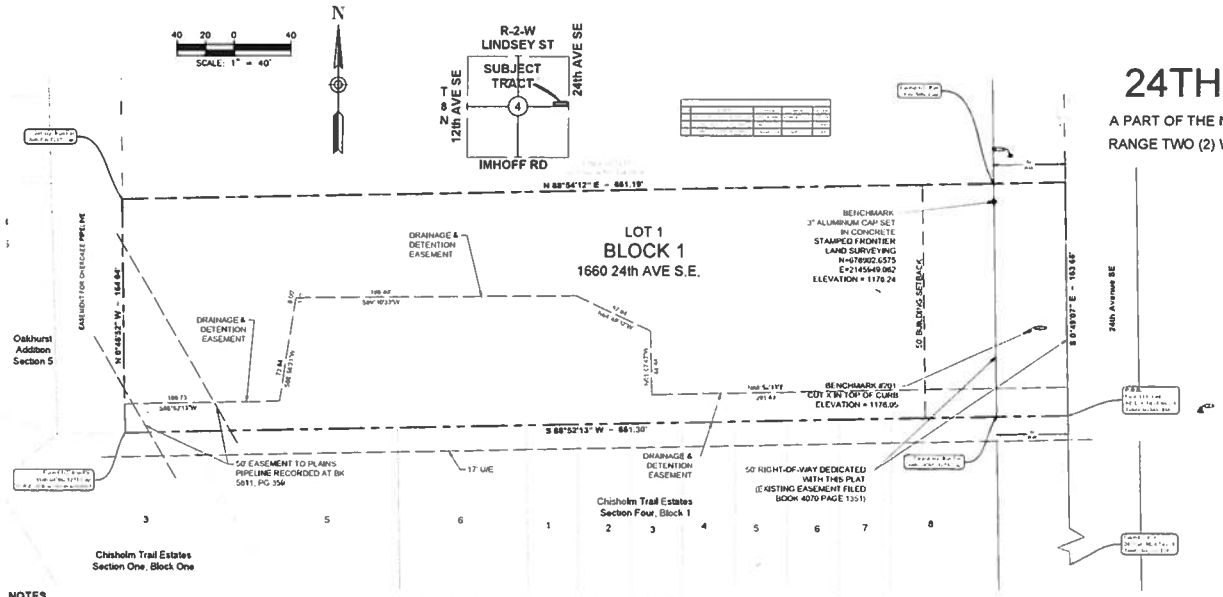
FINAL PLAT
24TH AVENUE CHURCH OF CHRIST

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION FOUR (4), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA.



NOTES

- THIS SURVEY WAS DONE ON NAD 83, OKLAHOMA SOUTH - STATE PLANE COORDINATE SYSTEM
- BASIS OF BEARING FOR THIS SURVEY IS "GRID" NORTH BASED ON GPS OBSERVATION ON THE ABOVE REFERENCED COORDINATE SYSTEM WITH THE CONTROLLING LINE BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) WITH A BEARING OF S 0°49'07" E

TRACT LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION FOUR (4), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA. SAID TRACT FILED OF RECORD AS:

THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHEAST QUARTER (NE/4);

SAID TRACT CONTAINS 2.49 ACRES (108,342.40 SQ.FT.) AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION FOUR, SAID POINT BEING A PK NAIL;

THENCE S 88°52'13" W ON SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 661.30 FEET TO A FOUND 1/2" IRON PIN WITH GPSC 1231 CAP;

THENCE N 0°46'52" W A DISTANCE OF 164.04 FEET TO A SET 1/2" IRON PIN WITH CA 7232 CAP;

THENCE N 88°54'12" E A DISTANCE OF 661.19 FEET TO A POINT ON THE EAST LINE OF SAID NE/4;

THENCE S 0°49'07" E ON THE EAST LINE OF SAID NE/4 A DISTANCE OF 163.66 FEET BACK TO THE POINT OF BEGINNING.

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 OWNERS IN THE PLAT OF LOT 1, BLOCK 1-24TH AVENUE CHURCH OF CHRIST, 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, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER. OFFICIALS REPRESENTING THE 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 PUBLIC WORKS DEPARTMENT, PROPERTY OWNER MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

CERTIFICATE OF CITY CLERK

I, BRENDA HALL, 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 FINAL PLAT OF 24TH AVENUE CHURCH OF CHRIST TO THE CITY OF NORMAN, OKLAHOMA.

SIGNED BY THE CITY CLERK ON THIS _____ DAY OF _____, ____

_____
CITY CLERK, BRENDA HALL

COUNTY TREASURER'S CERTIFICATE

I, JIM REYNOLDS, HEREBY CERTIFY THAT I AM THE DUTY 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 _____ AND ALL PRIOR YEARS ON THE LAND SHOWN ON THE FINAL PLAT OF 24TH AVENUE CHURCH OF CHRIST, 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 THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT NORMAN, OKLAHOMA ON THIS _____ DAY OF _____, 2018.

_____
COUNTY TREASURER JIM REYNOLDS

PROFESSIONAL LAND SURVEYOR

I, JOSEPH FARMER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, AND THAT THE FINAL PLAT OF 24TH AVENUE CHURCH OF CHRIST, AN ADDITION TO THE CITY OF NORMAN, OKLAHOMA CONSISTING OF ONE (1) SHEET, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 2018, 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 THE SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE II SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

FRONTIER LAND SURVEYING
600 W. 18TH ST
EDMOND, OK 73013
405-285-0433

_____
JOSEPH H. FARMER P.L.S. #1799
CA# 7232 - EXP. 6/30/2020

STATE OF OKLAHOMA, COUNTY OF CLEVELAND

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2018, PERSONALLY APPEARED JOSEPH FARMER, 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

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

THAT WE, THE UNDERSIGNED, THE CHURCH OF CHRIST OF NORMAN, OKLAHOMA, INC., AN OKLAHOMA RELIGIOUS CORPORATION, DO HEREBY CERTIFY THAT WE ARE OWNERS OF AND THE ONLY PERSON OR PERSONS, CORPORATION OR CORPORATIONS HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE FINAL PLAT 24TH AVENUE CHURCH OF CHRIST, A SUBDIVISION OF A PART OF THE N.E./4, SECTION 4, T8N, R2W, OF THE INDIAN MERIDIAN TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, AND HAVE CAUSED THE SAID PREMISES TO BE SURVEYED AND PLATTED INTO LOTS, THEREIN AND IS HEREBY ADOPTED AS THE PLAT OF LAND UNDER THE NAME OF THE CHURCH OF CHRIST OF NORMAN, OKLAHOMA, INC., AN OKLAHOMA RELIGIOUS CORPORATION. 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.

WITNESS WHEREOF THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS ___ DAY OF _____, 2018

THE CHURCH OF CHRIST OF NORMAN, OKLAHOMA, INC.

_____
JEREMY HUMPHERS, TRUSTEE/TREASURER

STATE OF OKLAHOMA, COUNTY OF CLEVELAND

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2018, PERSONALLY APPEARED JEREMY HUMPHERS AS TRUSTEE/TREASURER OF THE CHURCH OF CHRIST OF NORMAN, OKLAHOMA, INC., 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 THE CHURCH OF CHRIST OF NORMAN, OKLAHOMA, INC., FOR THE USES AND PURPOSES THEREIN SET FOURTH.

GIVEN UNDER MY HAND AND SEAL THE

DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

BONDED ABSTRACTER'S CERTIFICATE

THE UNDERSIGNED, DUTY 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 FINAL PLAT OF 24TH AVENUE CHURCH OF CHRIST, A SUBDIVISION OF A PART OF THE N.E./4, SECTION 4, T8N, R2W, OF THE INDIAN MERIDIAN TO NORMAN, CLEVELAND COUNTY, OKLAHOMA APPEARS TO BE VESTED IN THE CHURCH OF CHRIST OF NORMAN, OKLAHOMA, INC., AN OKLAHOMA RELIGIOUS CORPORATION, ON THIS _____ DAY OF _____, 2018, UNENCUMBERED BY PENDING ACTIONS, JUDGEMENTS, LIENS, TAXES OR OTHER ENCUMBRANCES EXCEPT MINERALS PREVIOUSLY CONVEYED AND MORTGAGES OF RECORD.

EXECUTED THIS ____ DAY OF _____, 2018. _____

ATTEST: _____ _____

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 _____, 2018.

_____
CHAIRMAN

ACCEPTANCE OF DEDICATIONS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORMAN, OKLAHOMA THAT THE DEDICATIONS SHOWN ON THE FINAL PLAT OF 24TH AVENUE CHURCH OF CHRIST, TO NORMAN, OKLAHOMA ARE HEREBY ACCEPTED.

SIGNED BY THE MAYOR OF THE CITY OF NORMAN, OKLAHOMA THIS _____ DAY OF _____, 2018

ATTEST:

_____ _____
CITY CLERK, BRENDA HALL MAYOR, LYNNE MILLER

ENGINEER:
WALTER P MOORE & ASSOCIATES, INC.
HOLLIS ALLEN, JR., P.E.
101 PARK AVENUE, SUITE 1300
OKLAHOMA CITY, OK 73102

PATH NAME: drive\jobdir\jobdir\jobdir\24thdedick.dgn INITIALS MM/DD/YYYY