

OWNER'S CERTIFICATE AND DEDICATION

The undersigned, 1217 South Berry, LLC, does hereby certify that: they are the owners and only persons, firms or corporations having any right, title, or interest in the surface rights to the land shown on this plat of LINBERRY CORNER EXPANSION, a subdivision of a part of the NW/4 of Section 6, T8N, R2W, I.M., Cleveland County, Oklahoma, and does further certify:

1. That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to: oil, gas and mineral rights which have been, or are hereby reserved in their entirety, rights of oil, gas and mineral leases, present and future, which may include, among other rights, the right to lay pipe lines and build various appurtenances and structures necessary to remove oil, gas and minerals per terms of their lease agreements; easements, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstractor's Certificate, and
2. That the area indicated on said plat as Utility Easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi public utility function or service above or beneath the surface of the ground, with rights of ingress and egress at any time for the purposes of installation, repair, operation and removal of any such public or quasi public utility; and
3. That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications; and

State of Oklahoma)

1217 South Berry, LLC, an Oklahoma Limited Liability Company

By: Managing Member

State of Oklahoma)
County of Cleveland) ss

Before me the undersigned, a Notary Public in and for said County and State on this day of _____, 20____, personally appeared _____ to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as its Managing Member and acknowledged to me that they executed the same as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

My Commission Expires: _____

Notary Public

SURVEYOR'S CERTIFICATE

I, Ryan R. Doudillon, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of LINBERRY CORNER EXPANSION represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as established by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, and that said Plat complies with the requirements of Title 11 Section 41-102 of the Oklahoma State Statutes.

Ryan R. Doudillon, R.L.S.

OK # 1591

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this day of _____, 20____, personally appeared Ryan R. Doudillon 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.

My Commission Expires: _____

Notary Public

NOTES

Plans of Survey in City of Norman OPS District records

State plans coordinate system, NAD 83/2011 95.

Owner addresses record

See 1/2" Plat also with CA 4717 copy at all corners

BENCHMARK

1. 1. 1.

2. 2. 2.

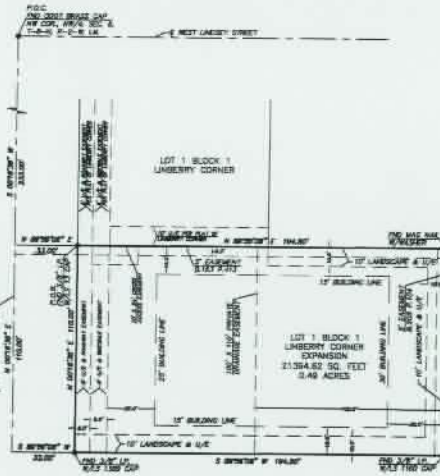
3. 3. 3.

LEGEND
1/4"=100' OF NO ACCESS
1/4"=100' OF NO ACCESS
1/4"=100' OF NO ACCESS
1/4"=100' OF NO ACCESS



FINAL PLAT OF LINBERRY CORNER EXPANSION

A PART OF THE NORTHWEST QUARTER OF SECTION 6,
T-8-N, R-2-W, I.M., CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land in the Northwest Quarter (NW/4) of Section Six (6), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

Beginning at a point 33 feet East and 233 feet South of the Northwest corner of said NW/4, thence East 194.3 feet, thence South 110 feet, thence West 124.3 feet, thence North 110 feet to the point of beginning.

Said tract contains an area of 21,394.82 square feet or 3.4812 acres, more or less.

STORM DRAINAGE DETENTION FACILITY EASEMENT

Stormwater detention facility easements are hereby established as shown to provide for retention 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 LINBERRY CORNER EXPANSION, however, if maintenance is neglected or subject to other unwise interference and is determined to be a hazard or threat to public safety for the city engineer, corrective maintenance may be performed by the governing jurisdiction with costs assessed to and born upon said property owner(s). Officially 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 improvements does not interfere with the function of the detention facility.

CITY CLERK'S CERTIFICATE

I, _____, City Clerk of the City of Norman, Oklahoma, hereby certify that I have examined the records of said City of Norman, and find that all of the records of said City of Norman Development Committee, certify that the bonded or installed improvements comply with the approved standards and specifications on this day of _____, 20____.

City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL
BE IT HEREBY RESOLVED by the Council of the City of Norman, Oklahoma, that the dedications shown on the annexed plat of LINBERRY CORNER EXPANSION, on addition to the City of Norman, Oklahoma is hereby accepted.

ADOPTED by the Council of the City of Norman, Oklahoma this day of _____, 20____.

APPROVED by the Mayor of the City of Norman, Oklahoma this day of _____, 20____.

Attest: _____ Mayor

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 _____, 20____.

Development Committee Chairman

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected qualified and acting County Treasurer of Cleveland County, Oklahoma and that the tax records of said County show that all taxes are paid for the year _____ and prior years on the land shown on the annexed plat of LINBERRY CORNER EXPANSION, on addition to the City of Norman, Oklahoma and 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 on this day of _____, 20____.

Treasurer

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstractor of Titles in and for Cleveland County, Oklahoma, hereby certify that the records of proper affidavits of said County show that title to the land included in the annexed plat of LINBERRY CORNER EXPANSION, a subdivision of part of the Northwest Quarter of Section 6, T8N, R2W, I.M., in addition to the City of Norman, Cleveland County, Oklahoma, is vested in _____, an Oklahoma Limited Liability Company, and that on this day of _____, 20____, there are no notices 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, that the taxes are paid for the year 20____ and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat.

Attest: _____ Abstractor

Secretary

Title

State of Oklahoma)
County of Cleveland) ss

Before me, the undersigned, a Notary Public in and for said County and State on this day of _____, 20____, personally appeared _____ to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its _____ and acknowledged to me that _____, free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal this day and year last above written.

My Commission Expires: _____ Notary Public



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CA #4717 EXPIRES JUNE 30, 2015

OWNER'S NOTARY	ABSTRACTOR'S SEAL	ABSTRACTOR NOTARY	CITY'S SEAL	OKLAHOMA SURVEY COMPANY RYAN R. DOUDILLON REGISTERED LAND SURVEYOR OKLAHOMA	SURVEYOR NOTARY	TREASURER'S SEAL
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