FINAL PLAT OF
CLASSEN CROSSINGS APARTMENTS & RETAIL

A PLANNED UNIT DEVELOPMENT
A PART OF THE SE/4 OF SECTION 5 &
PART OF THE SW/4 OF SECTION 4,
T-8-N, R-2-W, I.M. CITY OF NORMAN,
CLEVELAND COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

The undersigned, Classen Crossings, 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 the final plat of CLASSEN CROSSINGS APARTMENTS & RETAIL, a subdivision of a part of the SE/4 of Section 5 and part of the SW/4 of Section 4, 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 lessee's, 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, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstracter'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 purpose 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.

State of Oklahoma)
Classen Crossings, 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 persons who subscribed the name of the maker thereof to the above and foregoing instrument as its Managing Partner 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. Daudison, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of CLASSEN CROSSINGS APARTMENTS & RETAIL 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 Surveyors as adopted by the Oklahoma State Board of Registration 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.

_____
Ryan R. Daudison, 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. Daudison 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:
Basis of bearing is S 00°44'11" E along the East line of the Southeast Quarter (SE/4) of Section Five (5), Township Eight (8) North, Range Two (2) West of the Indian Meridian.
State plane coordinate system, NAD 83/CORS 96.

Set 1/2" iron pins with CA #717 caps at all corners.

BENCHMARK:
1).
2).
3).
BRASS CAP #

LEGEND:
UNA=UNITS OF NO ACCESS
U.E.=UTILITY EASEMENT
B.L.=BUILDING LIMIT LINE
D/E=DRAINAGE 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 easement shall be the right, duty and responsibility of the property owner(s) in the plat of CLASSEN CROSSINGS APARTMENTS & RETAIL; 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 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. Upon receiving written approval from the engineering division, public works department, property owner(s) may construct improvements within the easement, provided the improvement does not interfere with the function of the detention facility.

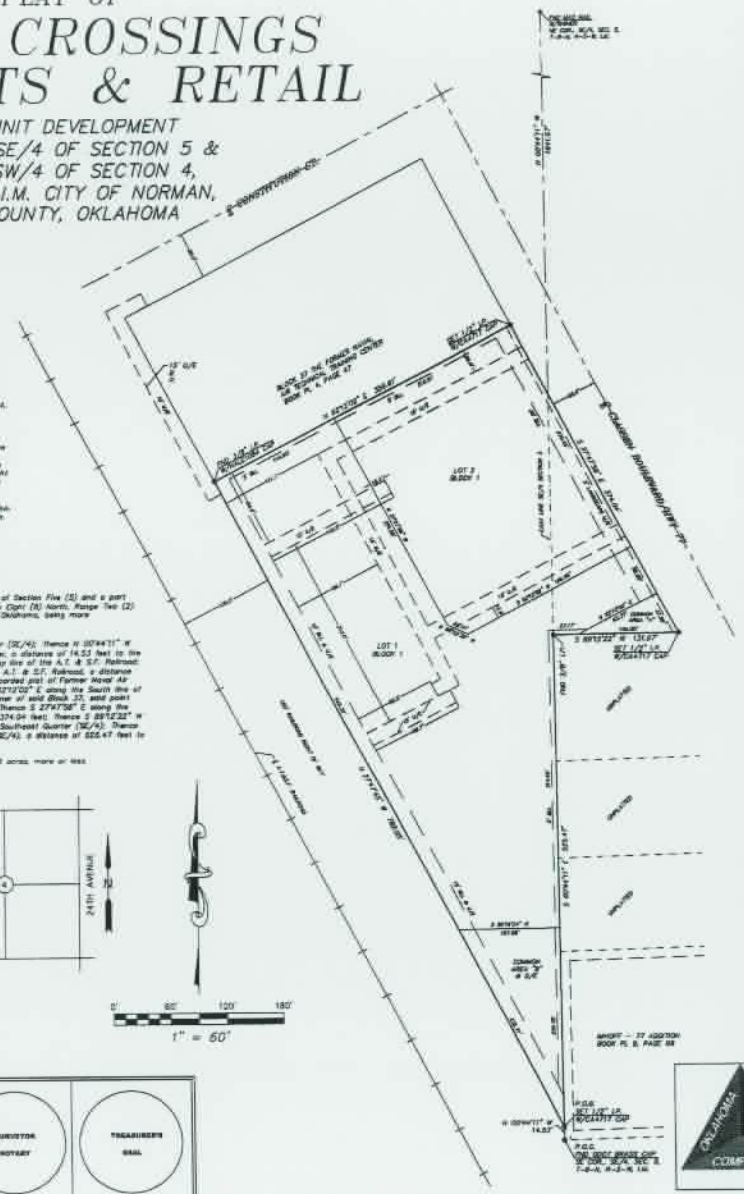
LEGAL DESCRIPTION:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5) and a part of the Southwest Quarter (SW/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter (SE/4); thence N 00°44'11" W (basis of bearing) along the East line of said Southeast Quarter, a distance of 14.53 feet to the POINT OF BEGINNING, said point being on the East right-of-way line of the A.T. & S.F. Railroad; Thence N 27°47'45" W along the East right-of-way line of the A.T. & S.F. Railroad, a distance of 752.05 feet to the Southeast corner of Block 37 of the recorded plat of Former Naval Air Training Center, recorded in Plat Book 4, Page 43; Thence N 62°12'00" E along the South line of said Block 37, a distance of 356.61 feet to the Southeast corner of said Block 37, said point being on the West right-of-way line of U.S. Highway No. 77; Thence S 27°47'58" E along the West right-of-way line of U.S. Highway No. 77, a distance of 374.04 feet; Thence S 89°12'22" W a distance of 131.97 feet to a point on the East line of said Southeast Quarter (SE/4); Thence S 00°44'11" E along the East line of said Southeast Quarter (SE/4), a distance of 555.47 feet to the POINT OF BEGINNING.

Said tract contains an area of 171455.34 square feet or 3.936 acres, more or less.

LOCATION MAP
NOT TO SCALE



0' 60' 120' 180'
1" = 60'

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 deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of CLASSEN CROSSINGS APARTMENTS & RETAIL, an addition to the City of Norman, Oklahoma, 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 CLASSEN CROSSINGS APARTMENTS & RETAIL, an 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 public improvements plans and final plat comply with the standards and specifications at the City of Norman 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 CLASSEN CROSSINGS APARTMENTS & RETAIL, an 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 ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter of Titles in and for Cleveland County, State of Oklahoma, hereby certify that the records of proper officials of said County show that title to the land included in the annexed plat of CLASSEN CROSSINGS APARTMENTS & RETAIL, a subdivision of part of the Southeast 1/4 of Section 5, and a part of the Southwest 1/4 of Section 4, T8N, R2W, I.M., an 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 actions pending or judgements 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.

ABSTRACT

Attest: _____ _____
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 _____ executed the same as _____ 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 the day and year last above written.

My Commission Expires: _____ Notary Public

OKLAHOMA SURVEY COMPANY
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BIXBY, OK 74008
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web site: www.oklahomasurveycompany.com
email: ryan@oklahomasurveycompany.com
CA #4717 EXPIRES JUNE 30, 2017

OWNER'S NOTARY | ABSTRACTOR'S SEAL | ABSTRACTOR NOTARY | CITY'S SEAL | REGISTERED PROFESSIONAL LAND SURVEYOR Ryan R. Daudison OKLAHOMA | SURVEYOR NOTARY | TREASURER'S SEAL