

OWNERS CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That **IX STREET COMMONS, INC.**, an Oklahoma Corporation, hereby certifies that it is the owner of and the only person, firm or corporation holding title thereto, in and to the land shown on the annexed plat of **EASTPARK CROSSING SECTION II, LOT 1, BLOCK 1: A PLANNED UNIT DEVELOPMENT**, an addition to the City of Norman, Oklahoma, being a part of the Southeast Quarter (SE/4), Section 29, Township 9 North, Range 2 West of the Indian Meridian in Cleveland County, Oklahoma. That it has caused the same to be surveyed and shown on said annexed plat, and same as shown on said annexed plat, which said annexed plat (consisting of one sheet) represents a correct survey of all property included therein under the name of **EASTPARK CROSSING SECTION II, LOT 1, BLOCK 1: A PLANNED UNIT DEVELOPMENT**, an addition to the City of Norman, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only person, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said annexed plat to the public for use as public streets, and drainage and utility easements for their maintenance, construction, reconstruction, and repairs forever and shall cause the same to be released from all encumbrances so that title is clear. All common areas and private drainage easements including channels and retention ponds are the responsibility of the Property Owners to maintain.

In witness whereof the undersigned has caused this instrument to be executed on this ____ day of _____, 2017.

IX STREET COMMONS, INC.
Oklahoma Corporation

By: **David A. Sharp, President**

STATE OF OKLAHOMA) SS
COUNTY OF CLEVELAND)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2017, personally appeared _____, known to me to be the intended person who subscribed, or caused to be subscribed, 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

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of **EASTPARK CROSSING SECTION II, LOT 1, BLOCK 1: A PLANNED UNIT DEVELOPMENT**, an addition to the City of Norman, Oklahoma, is vested in **IX STREET COMMONS, INC.**, an Oklahoma Corporation, and on the ____ day of _____, 2017. There are no pending judgments or judgments of any nature in any court or in file with the clerk of any court in said county and state against said land or owners thereof, that the same are paid for the year of 2016 and other years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgage of record.

ATTEST

In witness whereof, said Bonded Abstractor has caused this instrument to be executed on this ____ day of _____, 2017.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA

By: _____
Vice President

STATE OF OKLAHOMA) SS
COUNTY OF CLEVELAND)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2017, personally appeared _____, known to me to be the intended person who executed on this instrument, 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

CERTIFICATE OF CITY CLERK

I, **BRENDA HALL**, City Clerk of Norman, Oklahoma, hereby certify that I have examined the records of said City and find that all delinquent payments or unperfected instruments upon special assessments have been paid in full and that there are no unpaid special assessments or unperfected instruments against the land shown on the annexed plat of **EASTPARK CROSSING SECTION II, LOT 1, BLOCK 1: A PLANNED UNIT DEVELOPMENT**, an addition to the City of Norman, Cleveland County, Oklahoma.

Signed by the City Clerk on this ____ day of _____, 2017.

City Clerk, **BRENDA HALL**

LEGAL DESCRIPTION

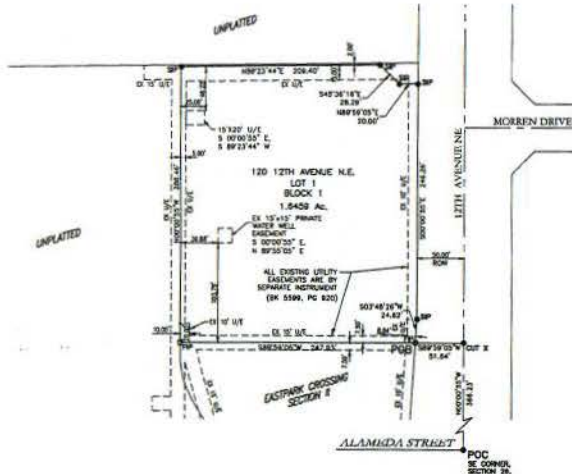
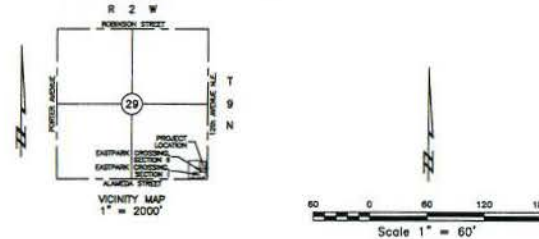
A tract of land located in the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:
Commencing at the Southeast Corner of said Southeast Quarter (SE/4), thence North 07°00'00" West along the east line of said Southeast Quarter (SE/4) for a distance of 388.23 feet, thence South 89°56'00" West a distance of 51.84 feet to a point on the West right-of-way line of 12th Avenue NE and to the Point of Beginning; thence South 89°56'00" West a distance of 247.83 feet; thence North 07°00'00" West a distance of 288.48 feet; thence North 89°23'44" East a distance of 209.40 feet; thence South 43°26'18" East a distance of 28.28 feet; thence North 89°56'00" East a distance of 20.00 feet to a point on said West line; thence along said West line for the following two coils, South 07°00'00" East a distance of 248.28 feet; thence South 07°48'25" West a distance of 24.82 feet to the Point of Beginning. Said tract contains 71,898 square feet or 1.628 acres more or less.

PERMANENT BENCH MARK-BRASS CAP
WEST TOP OF CURB ON 12TH AVENUE AT SOUTH
END OF STONE CEMETERY WOODS AT NE PROP. CORNER
ELEVATION = 1178.85

NUMBER OF LOTS = 1
LAND:
LONA = LIMITS OF NO ACCESS
W S.L.P. = SET BACK FPN
P.F.P. = FOUND IRON FPN
U/E = UTILITY EASEMENT

FINAL PLAT OF EASTPARK CROSSING SECTION III LOT 1, BLOCK 1: A PLANNED UNIT DEVELOPMENT

A PART OF THE SOUTHEAST QUARTER (SE/4), SECTION 29,
T 9 N, R 2 W, I.M., NORMAN, CLEVELAND COUNTY, OKLAHOMA



REGISTERED SURVEYOR'S CERTIFICATE

I, **Bryan E. Coon**, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of **EASTPARK CROSSING SECTION II, LOT 1, BLOCK 1: A PLANNED UNIT DEVELOPMENT**, an addition to the City of Norman, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the ____ day of _____, 2017.

This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors and the said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2017, personally appeared **Bryan E. Coon**, to me known to be the intended 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

COUNTY TREASURER'S CERTIFICATE

I, _____, County Treasurer of Cleveland County, Oklahoma, do hereby certify that I am the duly elected, qualified and acting County Treasurer for the year 2016 and prior years are paid on the annexed plat of **EASTPARK CROSSING SECTION II, LOT 1, BLOCK 1: A PLANNED UNIT DEVELOPMENT**, 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 for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed on this ____ day of _____, 2017.

County Treasurer

CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, _____, Chairman of the City of Norman Development Committee do hereby certify that the public improvement plans and final plat comply with the Standards and Specifications of the City of Norman on this ____ day of _____, 2017.

Committee Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY the Council of the City of Norman, that the annexed plat of **EASTPARK CROSSING SECTION II, LOT 1, BLOCK 1: A PLANNED UNIT DEVELOPMENT**, an addition to the City of Norman, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

APPROVED BY the Mayor of the City of Norman, this ____ day of _____, 2017.

ATTEST
City Clerk, **BRENDA HALL** Mayor, **LYNNE MILLER**

PLAT NOTES

1. Cross sections will be made outside by property owners by separate instrument.
2. All easements shown outside of the plat boundaries are made a part of the plat unless stated as given by separate instrument.
3. Maintenance of the Common Areas and Utility Facilities in right-of-way shall be the responsibility of the Property Owners. No structures, storage of materials, parking, etc. or other activities, including those, other temporary or permanent, shall be placed within the drainage-related common areas and/or drainage easements shown.

STORM DRAINAGE DETENTION FACILITY

Drainage Detention Facility Easements are established 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 responsibility of the Property Owner(s) in the plat of **EASTPARK CROSSING SECTION II, LOT 1, BLOCK 1: A PLANNED UNIT DEVELOPMENT**. Maintenance is required and subject to other easements and is determined to be a hazard or threat to public safety by the City Engineer, corrective maintenance may be performed by the Engineering Division, Public Works Department, and have the right to enter upon the easement for purposes of installing, inspecting and/or maintaining the facility. User consent written approval from the Engineering Division, Public Works Department, shall be required. Instruments within the easement, provided the instrument does not interfere with the function of the detention facility.

OWNER/DEVELOPER
IX STREET COMMONS, INC.
613 S.W. 112TH STREET
OKLAHOMA CITY, OKLAHOMA 73159
CONTACT PERSON: **DAVID A. SHARP**
405-892-0581

**EASTPARK CROSSING SECTION III
LOT 1, BLOCK 1:
A PLANNED UNIT DEVELOPMENT**

PLAT BY: **HUTT-ZOLLARS, INC.**
21409 EDP A-9-119
2622 W. Windsor Boulevard
Oklahoma City, Oklahoma
205-442-0317
EX-10666141
September 1, 2017
S090271-001



FILE LOCATION: P:\CADD\WORKING\01 - Eastpark Crossing CAD And Plat\Info\CAD & METRIC\1-Subordinate\SUBSTRAT_FINAL.plt.dwg PLOTTED: 8/29/2017 9:35:14 AM - C:\ANON - BLSAN