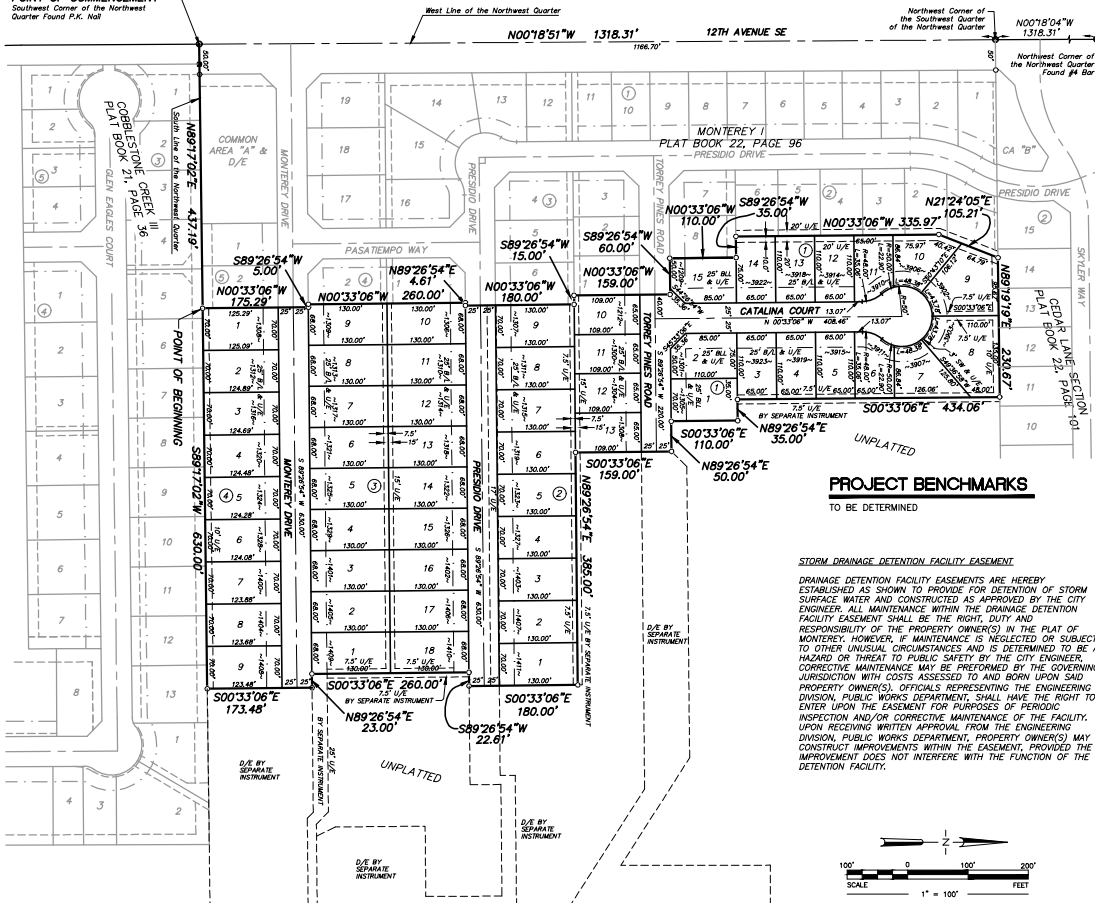


DESCRIPTION	#	ACRES (EA.)	LOT #
RESIDENTIAL	15	0.15-0.30	1-15, BLOCK 1
RESIDENTIAL	13	0.16-0.21	1-13, BLOCK 2
RESIDENTIAL	18	0.20-0.30	1-18, BLOCK 3
RESIDENTIAL	9	0.20-0.20	1-9, BLOCK 4
TOTAL LOTS	55		

FINAL PLAT OF MONTEREY II

A FINAL PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 16, T.8N., R.2W., I.M.
Norman, Cleveland County, Oklahoma

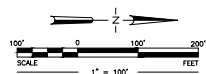
POINT OF COMMENCEMENT
Southwest Corner of the Northwest
Quarter Four (4), N4



PROJECT BENCHMARKS TO BE DETERMINED

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 MONTEREY. 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 BORNE 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.



HORIZONTAL DATUM:
BEARINGS AND DISTANCES SHOWN ARE
BASED ON THE OKLAHOMA STATE PLANE
COORDINATE SYSTEM (NAD83) SOUTH ZONE

VERTICAL DATUM: NAVD 88
BENCHMARK: USSS BRASS CAP A143
NORTHING: 665,583.251
EASTING: 2,145,435.749
ELEVATION: 1150.41

NOTES:

1. SIDEWALKS TO BE CONSTRUCTED ALONG ALL PUBLIC STREETS.
2. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNER ASSOCIATION.



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That MONTEREY DEVELOPMENT COMPANY, LLC, hereby certify that it is the owner of and the only person or entity having any right, title or interest in a tract of land shown on the Final Plat of Monterey II, an addition to the City of Norman, Oklahoma, and located in the Southwest Quarter of the Northwest Quarter of Section 16, Township 8 North, Range 2 West, I.M., Cleveland County, Oklahoma and being more particularly described by metes and bounds as follows (note - the basis of bearing in this legal description is Oklahoma State Plane - South Zone - Grid North - NAD83).

Commencing at the Southwest corner of said Northwest Quarter, said point being the Point of Commencement;

1. Thence North 89°17'02" East along the South Line of the Northwest Quarter of a distance of 437.19 feet to the Point of Beginning;
2. Thence North 00°33'06" West, a distance of 175.29 feet;
3. Thence South 89°26'54" West, a distance of 5.00 feet;
4. Thence North 00°33'06" East, a distance of 260.00 feet;
5. Thence North 89°26'54" East, a distance of 4.61 feet;
6. Thence North 00°33'06" West, a distance of 180.00 feet;
7. Thence North 89°26'54" West, a distance of 15.00 feet;
8. Thence North 00°33'06" West, a distance of 159.00 feet;
9. Thence South 89°26'54" West, a distance of 60.00 feet;
10. Thence North 00°33'06" East, a distance of 110.00 feet;
11. Thence South 89°26'54" West, a distance of 35.00 feet;
12. Thence North 00°33'06" East, a distance of 335.97 feet;
13. Thence North 21°24'05" East, a distance of 105.21 feet;
14. Thence North 89°19'19" East, a distance of 230.67 feet;
15. Thence South 00°33'06" East, a distance of 434.06 feet;
16. Thence North 89°26'54" East, a distance of 35.00 feet;
17. Thence South 00°33'06" East, a distance of 110.00 feet;
18. Thence North 89°26'54" East, a distance of 50.00 feet;
19. Thence South 00°33'06" East, a distance of 159.00 feet;
20. Thence North 89°26'54" East, a distance of 385.00 feet;
21. Thence South 00°33'06" East, a distance of 180.00 feet;
22. Thence South 89°26'54" West, a distance of 22.61 feet;
23. Thence South 00°33'06" East, a distance of 260.00 feet;
24. Thence South 89°26'54" West, a distance of 23.00 feet;
25. Thence South 00°33'06" East, a distance of 173.48 feet;
26. Thence South 89°17'02" West along the South line of said Northwest Quarter, a distance of 630.00 feet to the Point of Beginning.

Said tract of land contains 13.054 acres, more or less.

They further certify that they have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of Monterey II, an addition to the City of Norman being a part of the West one-half, Northwest Quarter Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma.

They further certify that it is the owner of and the only person, firm or corporation who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all utility and drainage easements as shown on said Final Plat to the use of the public, for public drainage and utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances.

In witness whereof we, the undersigned have caused this instrument to be executed this _____ day of _____, 2013.

ATTEST: Mike C. Rainer, managing member

State of Oklahoma
County of Cleveland

The foregoing instrument was acknowledged before me this _____ day of _____, 2013, by _____.

Witness my hand and notarial seal the day and year last above written.

My commission expires: _____ Notary Public

Surveying By: Kelly J. Henderson PLS #1395 of

LEMKE LAND
SURVEYING, INC.

A CARDINAL COMPANY
3226 BART CONNER DRIVE
NORMAN, OK 73072
PH: (405) 366-8541
FAX: (405) 366-8540
CA # 2054 EXPIRATION 6/30/13
http://www.LEMKE-LS.com

Engineering By: William R. Swain PE #15541 of

CARDINAL
ENGINEERING
3226 Bart Conner Drive
Norman, Oklahoma 73072
(405) 579-0855 Fax (405) 366-8540

CERTIFICATE OF COUNTY TREASURER

I, Sandra Desseins, do hereby certify that I am the duly elected, qualified, and acting County Treasurer of Cleveland County, State of Oklahoma; that the tax records of said County show all taxes are paid for the year 2012 and prior years on the land shown on the final plat of Monterey II, a final plat of part of the West 1/2 of the Northwest 1/4, Section 16, T-8-N, R-2-W, of the City of Norman in Cleveland County, State of Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at Norman in Cleveland County, State of Oklahoma, this _____ day of _____, 2013.

County Treasurer - Sandra Desseins

SURVEYOR'S CERTIFICATE

I, Kelly J. Henderson, Professional Land Surveyor No. 1395 in the State of Oklahoma, hereby certify that the final plat of Monterey II, a final plat of part of the West 1/2 of the Northwest 1/4, Section 16, T-8-N, R-2-W, of the City of Norman in Cleveland County, Oklahoma, represents a correct survey thereof made under my supervision on the 11th day of November, 2009, and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Kelly J. Henderson, PLS #1395
Lemke Land Surveying, Inc.

BONDED ABSTRACTOR'S CERTIFICATE

State of Oklahoma
County of Cleveland

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land included in the final plat of Monterey II, a final plat of part of the West 1/2 of the Northwest 1/4, Section 16, T-8-N, R-2-W, of the City of Norman in Cleveland County, Oklahoma appears to be vested in MONTEREY DEVELOPMENT COMPANY, LLC and that on the _____ day of _____, 2013, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances for the year 2012 and prior years; that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person except mortgages of record.

EXECUTED at Norman, Cleveland County, Oklahoma, on this _____ day of _____, 2013.

ATTEST: _____ CLEVELAND COUNTY ABSTRACTOR COMPANY

Secretary _____ Vice President _____

State of Oklahoma
County of Cleveland

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2013, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written.

My Commission Expires the _____ day of _____, 2013.
Notary Public

CITY PLANNING COMMISSION APPROVAL

I, _____, Chairman of the Norman Planning Commission certify that the Commission duly approved this plat on the _____ day of _____, 2013.

Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY the City Council of the City of Norman, Oklahoma, that the dedications shown on the final plat of Monterey II, a final plat of part of the West 1/2 of the Northwest 1/4, Section 16, T-8-N, R-2-W, of the City of Norman in Cleveland County, Oklahoma, are hereby accepted.

Approved by the Council of the City of Norman, Oklahoma, this _____ day of _____, 2013.

ATTEST: _____ CITY OF NORMAN, OKLAHOMA

Attest City Clerk - Mary Hotley Mayor - Cindy S. Rosenthal

DEVELOPER:

MONTEREY DEVELOPMENT COMPANY, LLC
P.O. BOX 722348
NORMAN, OK 73070

THIS PLAT 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 THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.