

FINAL PLAT for NORMAN CAR-MART

Notary
Seal

City
Seal

City
Seal

County Treasurer
Seal

Licensed
Surveyor
Seal

Notary
Seal

Current Zoning Information

CURRENT ZONING: C-2, GENERAL COMMERCIAL DISTRICT

BUILDING SETBACKS:
FRONT: 10' (SEE NOTE 1)
SIDE: NONE
REAR: NONE (SEE NOTE 2)

NOTE 1: MINIMUM TEN (10) FOOT LANDSCAPE STRIP SHALL BE INSTALLED, WHICH MAY NOT BE ENCRoACHED UPON BY PARKING. ONE EIGHT (8) FOOT TALL SHADE (CANOPY) TREE PER EACH TWENTY (20) FEET OF LOT FRONTAGE AND ONE (1) THREE (3)-GALLON SHRUB PER FIVE (5) FEET OF BUILDING FRONTAGE SHALL BE INSTALLED WITHIN THIS LANDSCAPE STRIP. CLUSTERING OF THESE REQUIRED PLANTINGS MAY BE ALLOWED, IF APPROVED BY THE CITY FORESTER OR HIS DESIGNEE. SUCH PLANTING SHOULD BE COVERED BY THE THREE (3) YEAR MAINTENANCE BOND REQUIRED WHEN NEW LANDSCAPING IS INSTALLED WITH THE PARKING LOT ON THE SAME TRACT. ALL SPECIES ARE TO BE APPROVED BY THE CITY FORESTER.

NOTE 2: REAR YARD SHALL NOT BE REQUIRED FOR RETAIL ESTABLISHMENT, EXCEPT WHERE A REAR LOT LINE ABUTS UPON A DWELLING DISTRICT AND THE COMMERCIAL BUILDING IS DESIGNED TO BE SERVICED FROM THE REAR. THERE SHALL BE PROVIDED A REAR YARD OF NOT LESS THAN THIRTY (30) FEET FOR LOTS WITHOUT ALLEYS AND TWENTY (20) FEET FOR LOTS WITH ALLEYS; AND FURTHER PROVIDED THAT IN NO CASE WHERE THE REAR LOT LINE ABUTS A DWELLING DISTRICT SHALL THE COMMERCIAL BUILDING BE ERRECTED CLOSER THAN THREE (3) FEET TO THE REAR LOT LINE.

CONTACT:
CITY OF NORMAN PLANNING & ZONING
P.O. BOX 370
201-A WEST GRAY
NORMAN, OK 73070
PHONE: (405)366-5433
FAX: (405)366-5445

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, AMERICA'S CAR-MART, INC., do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of NORMAN CARMART, a subdivision of a part of the Northeast Quarter of the Southwest Quarter Section 26, Township 9 North, Range 3 West to NORMAN, CLEVELAND County, Oklahoma, and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements, as shown on said annexed plat, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of NORMAN CARMART. AMERICA'S CAR-MART, INC., 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 has caused the same to be released from all rights easement and encumbrances except as shown in the bonded abstractor's certificate. In Witness Whereof the undersigned have caused this instrument to be executed this _____ day of _____, 2021.

By: _____

STATE OF OKLAHOMA s.s.

COUNTY OF CLEVELAND

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2021 appeared _____ as _____ of AMERICA'S CAR-MART, 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 _____ 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

BONDED ABSTRACTOR'S CERTIFICATE

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 shown on the plat of NORMAN CARMART a subdivision of a part of the Northeast Quarter of the Southwest Quarter Section 26, Township 9 North, Range 3 West to NORMAN, CLEVELAND County, Oklahoma appears to be vested in AMERICA'S CAR-MART, INC., on this _____ day of 2021, unencumbered by pending actions, judgments, Hens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this _____ day of _____, 2021.

PRESIDENT

CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, _____ Chairman of the City of Norman Development Committee certify that the public improvement plans and final plat comply with the standards and specifications of the City of Norman on this _____ day of _____, 20____.

DEVELOPMENT COMMITTEE CHAIRMAN

ACCEPTANCE OF DEDICATIONS

Be it resolved by the City Council of the City of NORMAN, Oklahoma that the dedications shown on the annexed plat of NORMAN CARMART to NORMAN, Oklahoma are hereby accepted. Signed by the Mayor of the City of NORMAN, Oklahoma on this _____ day of _____, 2021.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATE OF CITY CLERK

I, 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 annexed plat of NORMAN CARMART to the City of NORMAN, Oklahoma.

Signed by the City Clerk on this _____ day of _____, 2021.

CITY CLERK

COUNTY TREASURER'S CERTIFICATE

Heretby certify that I am the duly 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 2021 and all prior years on the land shown on the plat of NORMAN CARMART, 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 current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this _____ day of _____, 2021.

COUNTY TREASURER

REGISTERED LAND SURVEYOR

I, Buckley D. Blew, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of NORMAN CARMART an addition to the City of NORMAN, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the _____ day of _____, 2021, and hereby certify that this plat was prepared from the notes of an actual on the ground field survey done by me or under my direct supervision on June 16th, 2020, and that the information shown hereon is true and correct and meets or exceeds current Oklahoma minimum standards for boundary surveys.

Blew & Associates, PA
3825 N. SHILOH DR.
FAYETTEVILLE, AR, 72703
Phone: (479) 443-4506

Buckley D. Blew, Registered Land Surveyor No. 1681
Oklahoma Certificate of Authorization No. 5387 Expires June 30, 2022

STATE OF OKLAHOMA s.s.

COUNTY OF CLEVELAND

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2021, personally appeared Buckley D. Blew, 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

Survey Description

LOT 1 BLOCK 1
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S89°37'37"W 150.00' FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 26, FROM WHICH A FOUND IRON PIN BEARS N67°33'41"W 1.83' AND RUNNING THENCE S00°17'15"E 270.00' TO A FOUND IRON PIN, THENCE S89°37'37"W 318.00' TO A POINT, FROM WHICH A FOUND IRON PIN BEARS N89°37'37"E 2.96', THENCE N00°17'15"W 270.00' TO A POINT, FROM WHICH A FOUND IRON PIN BEARS S66°25'36"W 1.55', THENCE N89°37'37"E 318.00' TO THE POINT OF BEGINNING, CONTAINING 1.97 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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 ASSOCIATION IN THE PLAT OF NORMAN CARMART. 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 OWNERS ASSOCIATION. 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 OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

Miscellaneous Notes:

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

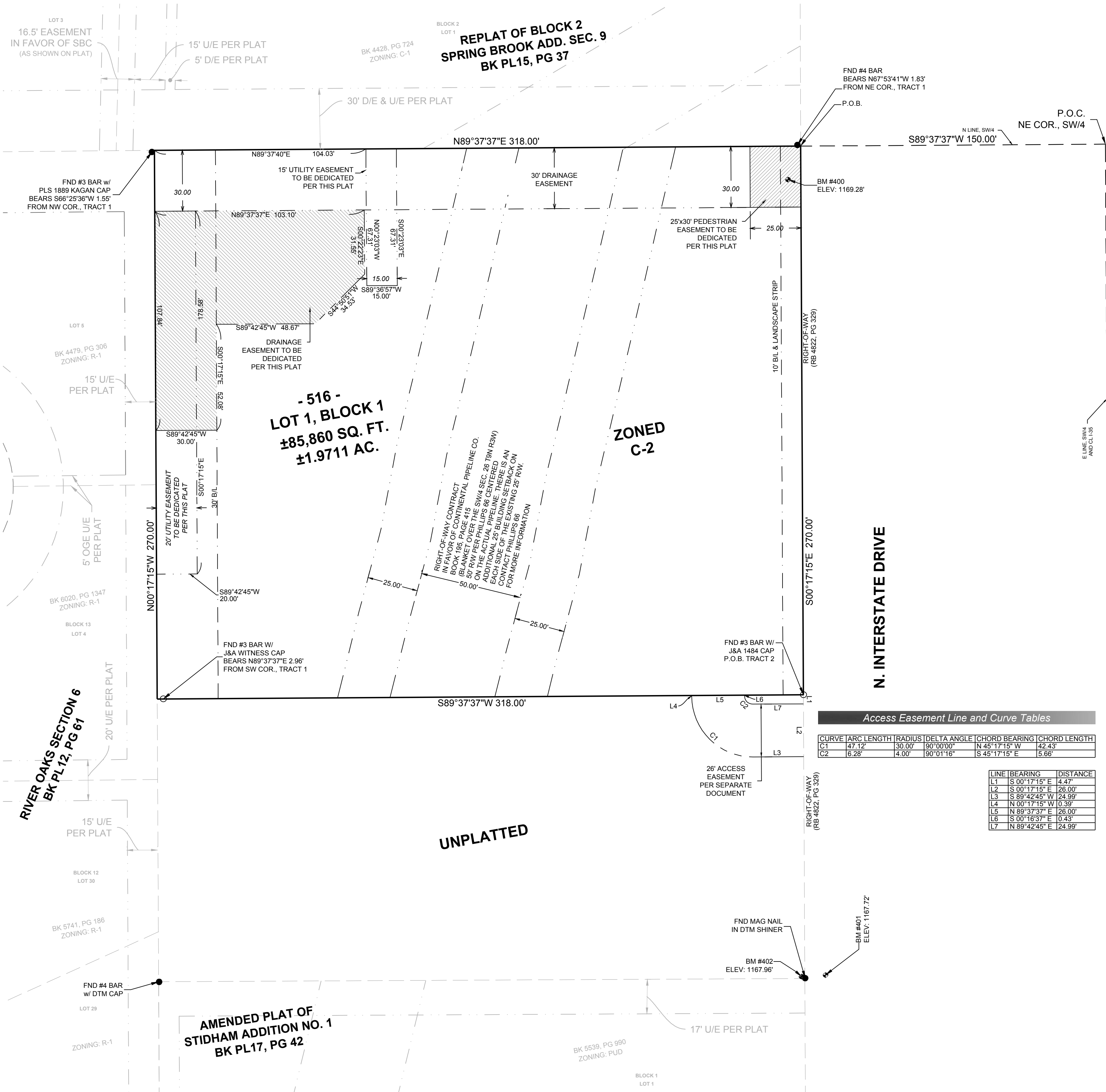
DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

FIELD WORK WAS COMPLETED ON JUNE 16, 2020

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR CLEVELAND COUNTY, OKLAHOMA. FIRM PANEL 40027C0280H, DATED 09/26/2008.

REFERENCE DOCUMENTS:

1. WARRANTY DEED FILED IN DEED BOOK 4822 AT PAGE 329.
2. PLAT OF SURVEY PERFORMED BY JOHNSON & ASSOCIATES, INC., PROJECT NUMBER 4533, DATED 03/02/2020.



Legend of Symbols & Abbreviations

BOUNDARY LINE
FORTY LINE
UTILITY / DRAINAGE EASEMENT (U/E OR D/E)
BUILDING SETBACK (B.S.B.)
BENCHMARK
POINT OF BEGINNING
FOUND MONUMENT AS NOTED
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
BM BENCHMARK
BIL BUILDING SETBACK LINE

Ownership Information:

PARCEL: NC29 9 3W 26 003
WIREGRASS DEVELOPMENT, LLC
C/O BOBBY MAYES
418 N INTERSTATE DR
NORMAN OK 73072

Surveyor Information:

BLEW & ASSOCIATES, PA
5104 S. PINNACLE HILLS PKWY
ROGERS, AR, 72756

Utility Notes:

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND OKLAHOMA ONE-CALL UTILITY LOCATE REQUEST. BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL OKLAHOMA ONE-CALL AT 811 BEFORE DIGGING.

CALL OKIE TICKET #20021417352695

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

DRAWN BY & DATE: J.C. - 01/18/2021
REVIEWED BY: W.L.
SURVEYED BY: J.W.
COUNTY & STATE: CLEVELAND COUNTY, OKLAHOMA
JOB NUMBER: 20-2093.01
LOCATION: SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST
FOR THE USE AND BENEFIT OF: AMERICA'S CAR-MART, INC.