

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Battison Property, LLC, an Oklahoma limited liability company, does hereby certify that they are the owners of and the only persons, firm or corporation having any legal title, or interest in and to the land shown on the enclosed plat and that they have caused the same to be surveyed and plotted, and that they hereby dedicate all the streets and easements shown herein to the public, for the purposes of streets, utilities, and drainage, for their heirs, successors, administrators, executors, and assigns forever, and have caused the same to be released from all encumbrances to that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this _____ day of _____, 2023. _____, County of _____, Oklahoma.

Battison Property, LLC,
an Oklahoma limited liability company

Larry Battison, Manager

STATE OF OKLAHOMA
COUNTY OF CLEVELAND

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, 2023, personally appeared Larry Battison, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
May 02, 2025

NOTARY PUBLIC, #1060401

LEGAL DESCRIPTION

A tract of land situated within a portion of the Southwest Quarter (SW/4) of Section Two (2), Township Nine North (9N), Range Three East (3E) of the Indian Meridian (I.M.) in Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SW/4, marked by a 1/2" Iron Pin found in place; thence N 00° 33' 58" E along the West line of said SW/4 being the back of bearing for this description a distance of 313.00 feet; thence N 88° 24' 02" E a distance of 1878.07 feet to the POINT OF BEGINNING; thence N 00° 34' 02" W a distance of 440.00 feet to a point on the South line of Tracts One (1) and Two (2) as described in the certain special warranty deed filed in the Office of the Cleveland County Clerk in Norman, Oklahoma on Page 256, being a line monumented laterally by a 3/8" Iron Pin with cap stamped "CAB74" found in place and laterally by a 3/8" Iron Pin with cap stamped "CAB74" found in place; thence N 88° 20' 28" E a distance of 545.00 feet to a point on the Westerly Right of Way line 91/16 of Interstate Thirty-Five (I-35) same being monumented by said 3/8" Iron Pin "CAB74"; thence along said R/W line the following Two (2) courses:

- S 00° 31' 44" E a distance of 438.55 feet; thence
- S 11° 40' 44" E a distance of 1.48 feet; thence

S 88° 20' 28" W a distance of 545.00 feet to the POINT OF BEGINNING.

Said tract contains 236.738 Sq Ft or 5.504 Acres, more or less.

This Legal Description was written by Denver Winkchester, PLS 1922 on January 18, 2020

LAND SURVEYOR'S CERTIFICATE

I, DENVER WINKCHESTER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the enclosed plat represents a survey made under my direction, and that the monumentation notes herein actually exist and their positions are correctly shown.

DENVER WINKCHESTER, PLS 1922

STATE OF OKLAHOMA
COUNTY OF CLEVELAND

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, 2023, personally appeared DENVER WINKCHESTER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
March 26, 2025

NOTARY PUBLIC, #03005138

CERTIFICATE OF DEVELOPMENT COMMITTEE

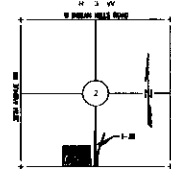
I, _____, Chair of the Development Committee of the City of Norman, Oklahoma, hereby certify that the said Development Committee duly approved the Final Plat of BATTISON AUTOMOTIVE, in addition to the City of Norman, Oklahoma, at a public meeting of the Development Committee on the _____ day of _____, 2023.

Chairman

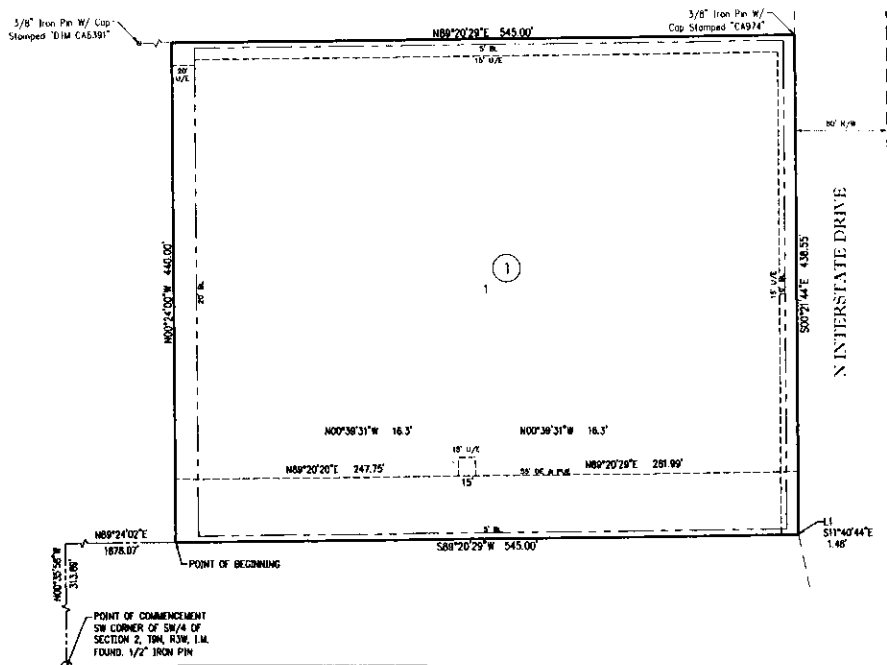
FINAL PLAT OF BATTISON AUTOMOTIVE A PLANNED UNIT DEVELOPMENT A PART OF THE SW/4 OF SECTION 2, T9N, R3E, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 50'
GRAPHIC SCALE IN FEET
BASIS OF BEARING = WEST LINE OF THE
SW/4 OF SECTION 2, T9N, R3E, I.M.
(N00°33'58"E)



LOCATION MAP
SCALE: 1" = 200'



LEGEND
BL BUILDING LIMIT LINE
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Norman, State of Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments in uncollected instruments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the enclosed plat on this _____ day of _____, 2023.

CITY CLERK

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and bonded abstractor of titles, in and for the County of CLEVELAND, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the enclosed plat is vested in Battison Property, LLC, an Oklahoma limited liability company, that on the _____ day of _____, 2023, there are no actions pending or judgments of any nature in any court or on the with the clerk of any court in said county and against said land, or the owners thereof, and that the taxes are paid for the year _____ and prior years, that there are no outstanding tax sale certificates against said land, and no tax deeds or any other person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the enclosed plat, except mortgages, railroad rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this _____ day of _____, 2023.

CLEVELAND COUNTY ABSTRACT & TITLE COMPANY, LLC

COUNTY TREASURER'S CERTIFICATE

I, _____, 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 of taxes on said land for the year _____ and prior years on the land shown on the enclosed plat, that the required statutory security has been reported 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 in the CITY of NORMAN, OKLAHOMA, this _____ day of _____, 2023.

COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of NORMAN, OKLAHOMA, that the dedications shown on the enclosed plat are hereby accepted, adopted by the Council of the CITY of NORMAN, OKLAHOMA, this _____ day of _____, 2023.

ATTEST:

CITY CLERK

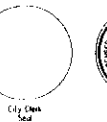
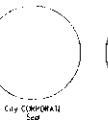
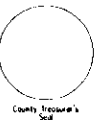
MAYOR

ADDRESSES

Any addresses shown on this plat were accurate as of the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

NOTES

- This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and shall comply with the requirements of Title 11, Sections 41-128 of the Oklahoma Statutes.
- Monuments shall be as follows:
Magnetic Nail with Weather stamped "C1A CAB75" for all Paved Surfaces or
3/8" Iron Rod with a Plastic Cap stamped "C1A CAB75"
- Maintenance of the Common Area and Easements/Right-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structure, storage of materials, grading, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage ditches shown. Certain activities such as, but not limited to, mowing, weeding, grading, and other activities shall be performed in a manner to meet the requirements specified above.
- A 5' sidewalk is to be constructed by the developer along the property line adjacent to N INTERSTATE DRIVE.
- 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 BATTISON AUTOMOTIVE; 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 advise upon the assessment 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 improvements do not interfere with the function of the Detention Facility.



Crafton Tull
A Division of Tull Construction Company, Inc.
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Norman, Oklahoma 73069
Phone: 405.894.1234
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FINAL PLAT
BATTISON AUTOMOTIVE - A PLANNED UNIT DEVELOPMENT

SHEET NO. 1 OF 1
DATE: 02/15/21
PROJECT NO.: 20000200