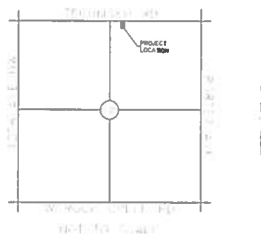


FINAL PLAT
OF
ALPINE MOTORSPORT ADDITION
BEING A PART OF THE NE/4 OF SECTION 18, T9N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTION 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 ALPINE MOTORSPORTS ADDITION TO THE CITY OF NORMAN; 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 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGAL DESCRIPTION

PART OF THE NORTH HALF (N/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 500 FEET S 89°47'15" E OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 18;
THENCE SOUTH 260.83;
THENCE N 89°47'15" W, A DISTANCE OF 167 FEET;
THENCE NORTH 260.83;
THENCE S 89°47'15" E, A DISTANCE OF 167 FEET TO THE POINT OR PLACE OF BEGINNING.
SAID TRACT CONTAINING AN AREA OF 0.999 ACRES MORE OR LESS.

REGISTERED LAND SURVEYOR

I, GREG P. SKINNER, a Registered Professional Land Surveyor in the State of Oklahoma, do hereby certify that the map shown hereon correctly represents the described property as determined by a survey made on the ground under my direction and supervision in May 2021 and that all corners are as shown.

STATE OF OKLAHOMA S.S.
COUNTY OF CLEVELAND

GREG P. SKINNER, Registered Land Surveyor No.1458

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2022, personally appeared GREG P. SKINNER, 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

Land
Surveyor
Seal

Notary
Seal

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That I, the undersigned, MICHAEL ROBERTS, owners, do hereby certify that I am 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 ALPINE MOTORSPORTS ADDITION, a subdivision of a part of the N.W. 1/4 of the N.E. 1/4 of Section 18, T9N, R2W, of the Indian Meridian 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 ALPINE MOTORSPORTS ADDITION, 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 have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstracter's Certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this _____ day of _____, 2022.

MICHAEL ROBERTS-OWNER

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 _____, 2022, personally appeared MICHAEL ROBERTS as OWNERS of _____ 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 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 ABSTRACTER'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 annexed plat of ALPINE MOTORSPORTS ADDITION, a subdivision of a part of the N.W. 1/4 of the N.E. 1/4, Section 18, T9N, R2W, of the I.M. to Norman, Cleveland County, Oklahoma appears to be vested in _____ on this _____ day of _____, 2009 unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this _____ day of _____, 2022.

Attest: _____
Secretary

Executive Vice President

CERTIFICATE OF APPROVAL

I, _____, Chairman of the Planning Commission of the City of Norman, Oklahoma, hereby certify that the said Development Committee approved the final plat of ALPINE MOTORSPORTS ADDITION, Norman, Oklahoma, this _____ day of _____, 2022.

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 ALPINE MOTORSPORTS ADDITION, Norman, Oklahoma are hereby accepted.
Signed by the Mayor of the City of Norman, Oklahoma this _____ day of _____, 2022.

ATTEST: _____
CITY CLERK, Brenda Hall

Mayor

CERTIFICATE OF CITY CLERK

I, Brenda Hall, 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 unimproved installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of ALPINE MOTORSPORTS ADDITION to the City of Norman, Oklahoma.
Signed by the City Clerk on this _____ day of _____, 2022

CITY CLERK, Brenda Hall

COUNTY TREASURER'S CERTIFICATE

of said County show all taxes paid for the year 2009 and all prior years on the land shown on the annexed plat of ALPINE MOTORSPORTS ADDITION, on 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 at Norman, Oklahoma on this _____ day of _____, 2022.

COUNTY TREASURER, Jim Reynolds

DRAWING TITLE: FINAL PLAT	CLIENT: MICHAEL ROBERTS
DOCUMENT TITLE: 2397 ALPINE MOTORSPORTS LLC	LOCATION: 520 W TECUMSEH RD NORMAN, OK 73069
DRAWN BY: LGS	SCALE: GRAPHIC
CHECKED BY: JWD	DATE: 05/09/2022
PROJ. NO: 2397	DWG NO: 1 of 1
CAD TITLE:	
(405) 321-4049 Exp. 6/30/2016	REVISED:

Dansby Engineering PLC
CIVIL & ENVIRONMENTAL ENGINEERS

2202 Westpark Dr. Suite B

Norman, OK 73069 C.A. No. 5351