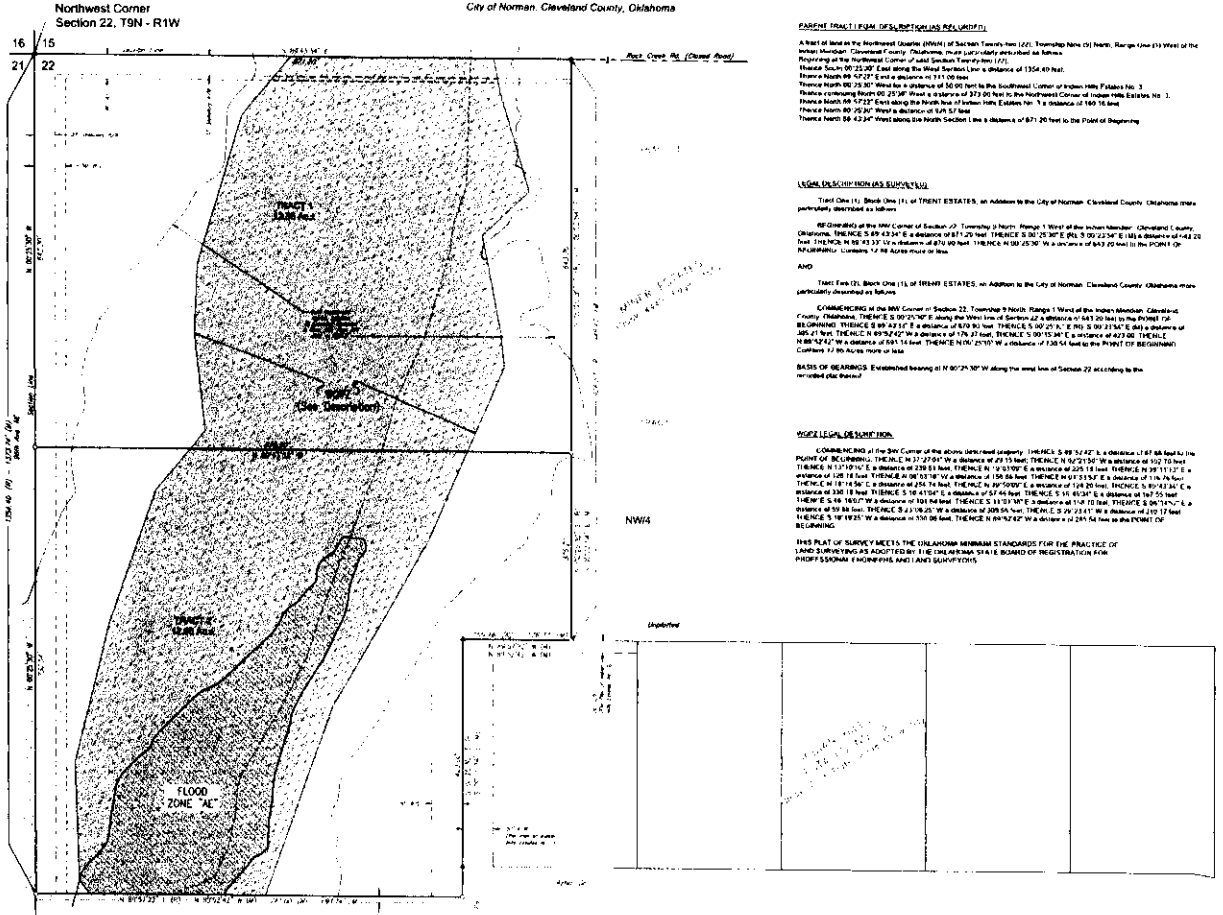
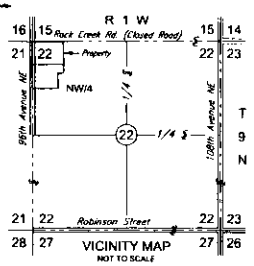
FINAL PLAT OF
TRENT ESTATES

A Subdivision of a part of the NW/4
Section 22, Township 9 North, Range 1 West, I.M
City of Norman, Cleveland County, Oklahoma





VICINITY MAP
NOT TO SCALE

CITY OF NORMAN
SURVEY CONTROL MONUMENT

PARENT TRACT (FOR DESCRIPTION AS REQUIRED)

A tract of land in the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Nine (9) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

Beginning at the Northwest Corner of said Section Twenty-two (22);
Thence South 00°25'30" East along the West Section Line a distance of 1354.49 feet;
Thence North 89°42'27" East a distance of 311.06 feet;
Thence North 00°25'30" West for a distance of 30.00 feet to the Southwest Corner of Indian Hills Estates No. 3;
Thence continuing North 00°25'30" West a distance of 373.00 feet to the Northwest Corner of Indian Hills Estates No. 3;
Thence North 89°42'27" East along the North line of Indian Hills Estates No. 3 a distance of 160.16 feet;
Thence North 00°25'30" West a distance of 978.57 feet;
Thence North 89°42'24" West along the North Section Line a distance of 871.20 feet to the Point of Beginning.

LEGAL DESCRIPTION (AS SURVEYED)

Tract One (1), Block One (1), of TRENT ESTATES, an Addition to the City of Norman, Cleveland County, Oklahoma more particularly described as follows:

BEGINNING at the NW Corner of Section 22, Township 9 North, Range 1 West of the Indian Meridian, Cleveland County, Oklahoma; THENCE S 89°42'24" E a distance of 871.20 feet; THENCE S 00°25'30" E (BL) S 00°23'54" E (M) a distance of 442.20 feet; THENCE N 90°43'33" W a distance of 870.90 feet; THENCE N 00°25'30" W a distance of 443.20 feet to the POINT OF BEGINNING. Contains 17.88 Acres more or less.

AND

Tract Two (2), Block One (1), of TRENT ESTATES, an Addition to the City of Norman, Cleveland County, Oklahoma more particularly described as follows:

COMMENCING at the NW Corner of Section 22, Township 9 North, Range 1 West of the Indian Meridian, Cleveland County, Oklahoma; THENCE S 00°25'30" E along the West line of Section 22 a distance of 442.20 feet to the POINT OF BEGINNING; THENCE S 89°42'27" E a distance of 870.90 feet; THENCE S 00°25'30" E (M) S 00°23'54" E (M) a distance of 385.21 feet; THENCE N 89°57'42" W a distance of 176.37 feet; THENCE S 00°15'34" E a distance of 423.00; THENCE N 89°57'42" W a distance of 691.14 feet; THENCE N 00°25'30" W a distance of 738.54 feet to the POINT OF BEGINNING. Contains 17.86 Acres more or less.

BASIS OF BEARINGS: Established bearing of N 00°25'30" W along the west line of Section 22 according to the recorded plat thereof.

WQPZ LEGAL DESCRIPTION

COMMENCING at the SW Corner of the above described property; THENCE S 89°57'42" E a distance of 67.66 feet to the POINT OF BEGINNING; THENCE N 37°27'04" W a distance of 29.15 feet; THENCE N 00°21'50" W a distance of 102.70 feet; THENCE N 17°10'16" E a distance of 239.83 feet; THENCE N 19°03'09" E a distance of 225.18 feet; THENCE N 39°11'37" E a distance of 125.18 feet; THENCE N 06°03'18" W a distance of 156.66 feet; THENCE N 01°33'57" E a distance of 176.76 feet; THENCE N 18°14'56" E a distance of 254.74 feet; THENCE N 39°50'00" E a distance of 124.20 feet; THENCE S 80°42'34" E a distance of 330.18 feet; THENCE S 18°41'04" E a distance of 57.46 feet; THENCE S 11°49'34" E a distance of 167.55 feet; THENCE S 46°16'07" W a distance of 101.84 feet; THENCE S 11°01'16" E a distance of 114.70 feet; THENCE S 06°14'17" E a distance of 59.86 feet; THENCE S 21°06'25" W a distance of 309.56 feet; THENCE S 79°23'41" W a distance of 210.17 feet; THENCE S 18°19'25" W a distance of 130.06 feet; THENCE N 89°57'42" W a distance of 284.54 feet to the POINT OF BEGINNING.

THIS PLAT OF 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.

FLOOD ZONE DESIGNATION

SUBJECT PROPERTY IS PARTIALLY LOCATED IN FLOOD ZONE "AE", ACCORDING TO FIRM MAP #40027C0310, DATED 09/25/08

Notes:

- A United States flowage easement has as a portion of this parcel. This flowage easement was recorded on December 7, 1962 at Book 382, Page 371 of the Deed Records of Cleveland County, Oklahoma. The flowage easement prohibits certain activities below elevation 1064.5 feet including construction of buildings used for human occupancy as well as other structures which would interfere with the operation of the Project for its primary purposes, and also prohibits artificial changes in topography except for terracing and soil conservation measures.
- (WQPZ) Indicates the Water Quality Protection Zone. There shall be no clearing, grading, construction or disturbance of vegetation in this area except as permitted by the Director of Public Works, unless such disturbance is done in accordance with 19-514E of the Norman City Code. The WQPZ is subject to protective covenants that may be found in the Land Records and that may restrict disturbance and use of these areas.

KNOW ALL MEN BY THESE PRESENTS:

That we the undersigned, BRENT TRENT A/K/A BRYCE P. TRENT and KATHERINE TRENT A/K/A KATHERINE J. TRENT, do hereby certify that we are the owners of and the only persons or persons, individuals or corporations having any right, title or interest in the land shown on the annexed plat of FINAL PLAT TRENT ESTATES, a subdivision of a part of the Northwest Quarter of Section 22, T. 9 N., R. 1 W., of the Indian Meridian in the City of Norman, Cleveland County, Oklahoma, and have caused the said portion 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 FINAL PLAT OF TRENT ESTATES, a subdivision. BRENT TRENT A/K/A BRYCE P. TRENT and KATHERINE TRENT A/K/A KATHERINE J. TRENT dedicate 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 Abstractor's Certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this _____ day of _____, 2021.

BRYCE P. TRENT
KATHERINE J. TRENT

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2021, personally appeared _____ to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed and as the free and voluntary act and deed of BRENT TRENT A/K/A BRYCE P. TRENT and KATHERINE TRENT A/K/A KATHERINE J. TRENT, 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 abstracter 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 FINAL PLAT OF TRENT ESTATES, a subdivision of a part of the Northwest Quarter of Section 22, T. 9 N., R. 1 W., of the I.M. in the City of Norman, Cleveland County, Oklahoma appears to be vested in BRENT TRENT A/K/A BRYCE P. TRENT and KATHERINE TRENT A/K/A KATHERINE J. TRENT, on this _____ day of _____, 2021 unencumbered by pending actions, judgements, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this _____ day of _____, 2021.

Cleveland County Abstract & Title Company, LLC

CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, _____, Chairman of the City of Norman Development Committee, certify that the public improvement plans and approved plat of FINAL PLAT OF TRENT ESTATES, a subdivision, comply with the standards and specifications of the City of Norman on this _____ day of _____, 202_.

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 FINAL PLAT OF TRENT ESTATES, a subdivision, in Norman, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Norman, Oklahoma this _____ day of _____, 2021.

ATTEST:

CITY CLERK

MAYOR

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 on assessed improvement districts have been paid in full and that there are no special assessment improvements now pending against the land on the annexed plat of FINAL PLAT OF TRENT ESTATES, a subdivision, in the City of Norman, Oklahoma.

CITY CLERK Brenda Hall

COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, hereby 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 20_____ and all prior to the land shown on the annexed plat of FINAL PLAT OF TRENT ESTATES, a subdivision, in 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 unpaid years taxes. In witness thereof said County Treasurer has caused this instrument to be executed at Norman, Oklahoma on this _____ day of _____, 2021.

COUNTY TREASURER Jim Reynolds

LICENSED PROFESSIONAL LAND SURVEYOR

I, D. Mike Dorsey, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Oklahoma, and that the annexed plat of FINAL PLAT OF TRENT ESTATES, a subdivision in the City of Norman, Oklahoma, consisting of one (1) sheet represents a survey under my supervision on the _____ day of _____, 2021, and that every marker shown thereon actually exist and their locations are correctly shown, that this 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 that said Final plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

CIMARRON SURVEYING & MAPPING
1589 SW 89th St Bldg 12
Oklahoma City, OK 73159
PH (405) 692-7148

D. Mike Dorsey, Licensed Professional Land Surveyor No. 1431
Oklahoma Certificate of Authorization No. 1780
(PLS) Expires June 30, 2022

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2021, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their 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

REGISTERED PROFESSIONAL LAND SURVEYOR
D. MIKE DORSEY
1431
OKLAHOMA

CIMARRON SURVEYING & MAPPING	SCALE: 1"=100'	SURV. BY: J.D	DWG. NO.: 211492 (OVERALL)							
	DATE: 10/22/21	DRAWN BY: T.A.W	AFE NO.:	1	Revised per client	12/01/21	T.A.W.	R.M.D		
	JOB NO: 211492	APPR BY: D.M.D	SHEET 1 OF 1	NO.	REVISION	DATE	BY	APPR.		

FINAL PLAT OF
TRENT ESTATES