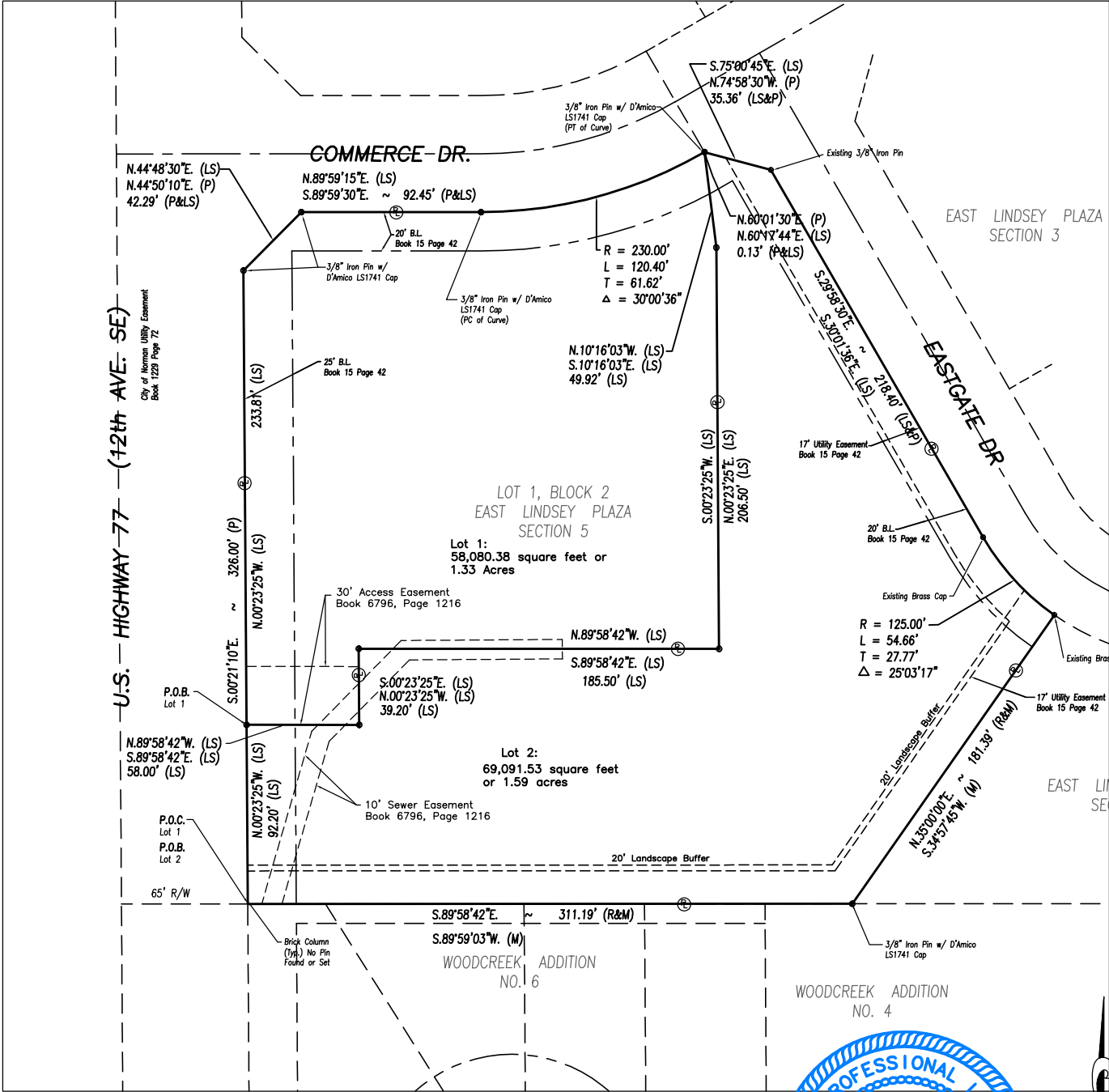


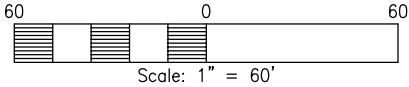
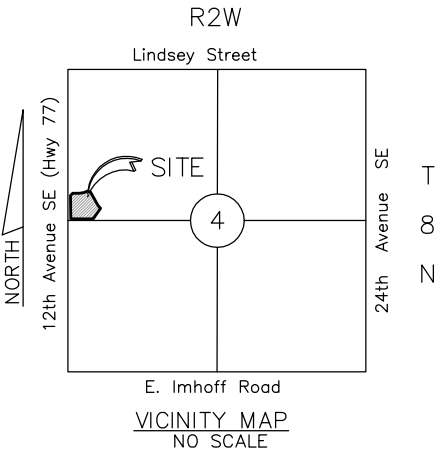
SHORT FORM PLAT - SFP-2425-3
LOTS 1 & 2 TFCU
LOT 1, BLOCK 2, EAST LINDSEY PLAZA SECTION 5

Part of the NW/4 of Section 4,
Township 8 North, Range 2 West of the
Indian Meridian, Norman, Cleveland County, Oklahoma



LEGEND

- - Set 3/8" Iron Pin w/ D'Amico LS1741 Cap
- - Found 3/8" I.P. (Iron Pin)
- (P) — - Property Boundary Line
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- P - Platted
- (LS) - Lot Split
- - - - - Easement Line



Prepared By:
FA Commercial Due Diligence Services Co.
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444

SHORT FORM PLAT - SFP-2425-3
LOTS 1 & 2 TFCU
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LEGAL DESCRIPTIONS

LEGAL DESCRIPTION (ORIGINAL PROPERTY)

Lot One (1), in Block Two (2), of EAST LINDSEY PLAZA SECTION 5, an Addition to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

LOT 1, BLOCK 2 - LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Southwest (SW) Corner of Lot 1, Block 2, EAST LINDSEY PLAZA, SECTION 5, North 00°23'25" West along the West Lot Line, said line also being the East Right of Way line of 12th Avenue SE a distance of 92.20 to the POINT OF BEGINNING; thence continuing North 00°23'25" West along the West Lot Line, said line also being the East Right of Way line of 12th Avenue SE a distance of 233.81 feet; Thence North 44°48'30" East a distance of 42.29 feet; Thence along the North line of Lot 1, Block 2 North 89°59'15" East a distance of 92.45 feet to a point on a curve to the left; said curve having an arc length of 120.40 and a radius of 230.00; said curve having a chord bearing of North 74°59'03" East and a chord length of 119.03 feet; Thence North 60°17'44" East a distance of 0.13 feet; Thence South 10°16'03" East a distance of 49.92 feet; Thence South 00°23'25" East a distance of 206.50 feet; Thence North 89°58'42" West a distance of 185.50 feet; Thence South 00°23'25" East a distance of 39.20 feet; Thence North 89°58'42" West a distance of 58.00 feet to a point on the West line of Lot 1, Block 2, said point also being on the East Right of Way line of 12th Avenue SE, to the POINT OR PLACE OF BEGINNING.

Said tract containing 58,080.38 square feet or 1.33 acres, more or less.

Basis of Bearings for this description:

The basis of bearing for said survey has been established by the West Line of the NW/4, Section 9, Township 26 North, Range 13 East, using a N.00°01'30"W. bearing.

LOT 2, BLOCK 1 - LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Four (4), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, and being more particularly described as follows:

BEGINNING at the Southwest (SW) Corner of Lot 1, Block 2, EAST LINDSEY PLAZA, SECTION 5, North 00°23'25" West along the West Lot Line, said line also being the East Right of Way line of 12th Avenue SE a distance of 92.00; Thence South 89°58'42" East a distance of 58.00 feet; Thence North 00°23'25" West and parallel to the West line of said Lot 1, Block 2 a distance of 39.20 feet; Thence South 89°58'42" East a distance of 185.50 feet; Thence North 00°23'25" West a distance of 206.50 feet; Thence North 10°16'03" West a distance of 49.92 feet to a point on the North Lot on Lot 1, Block 2, said point also being on the South Right of Way line of Commerce Drive; Thence South 75°00'45" East along the North line of said Lot 1, a distance of 35.36 feet; Thence South 30°01'36" East along the East line of said Lot 1, said line also being the West Right of Way line of Eastgate Drive, a distance of 218.42 feet to a point on a curve to the left with an arc length of 54.66 and a radius of 125.00 feet; said curve having a chord bearing of South 42°26'11" East with a chord length of 54.23 feet; Thence South 34°59'08" West along the West line of EAST LINDSEY PLAZA SECTION 3, said line also being the Southeasterly line of Lot 1, Block 2 EAST LINDSEY PLAZA, SECTION 5 a distance of 181.33 feet; Thence South 89°59'03" West along the South line of Lot 1, Block 2, said line also being the North line of WOODCREEK ADDITION NO. 6, a distance of 311.19 feet to the Southwest corner of said Lot 1, Block 2, said point also being located on the East Right of Way line of 12th Avenue SE to the POINT OR PLACE OF BEGINNING.

Said tract containing 69,091.53 square feet or 1.59 acres, more or less.

Basis of Bearings for this description:

The basis of bearing for said survey has been established by the West Line of the NW/4, Section 9, Township 26 North, Range 13 East, using a N.00°01'30"W. bearing.

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Indian Meridian, Norman, Cleveland County, Oklahoma

NORMAN PLANNING COMMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this _____ Day of _____, 2025.

Chairperson

State of Oklahoma
SS
County of Cleveland)

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 2025, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledgment to me that he executed the same as his free and voluntary act and deed.

Notary Public

LICENSED LAND SURVEYOR

I, Todd D. D'Amico, Licensed Professional Land Surveyor No. 1741 in the State of Oklahoma, hereby certify that a survey was performed under my supervision of the property described hereon. I furthers certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma Board of Licensure for Professional Engineers and Land Surveyors, in accordance with the Oklahoma Minimum Standards 245:15-13-2.

Todd D. D'Amico, PLS No. 1741



State of Oklahoma
SS
County of Cleveland)

Before me, a Notary Public, in and for said County and State, on this _____ day of _____, 2025, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledgment to me that he executed the same as his free and voluntary act and deed.

Notary Public

This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Licensed Professional Engineers and Land Surveyors for the State of Oklahoma.

Revision 1 – City Comments	12.23.2024
Revision 2–Recorded Easements	05.28.2025
Revision 3 – City Comments	06.04.2025

Prepared By:
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