FINAL PLAT
CROSSPOINTE ADDITION

A REPLAT OF LOT 1, BLOCK 5 OF PEBBLE BROOK ADDITION SECTION 2
A PART OF THE NW/4, SECTION 10, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

NOTES:

1. A SIDEWALK SHALL BE REQUIRED AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
2. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

BENCHMARK #1:
SCT BRASS CAP, T.C., NORTH SIDE OF OVERBROOK DR., ADJACENT TO EX. ELEC. TRANSFORMER
N. 674889.17
E. 2144718.93
ELEV. =

LEGAL DESCRIPTION

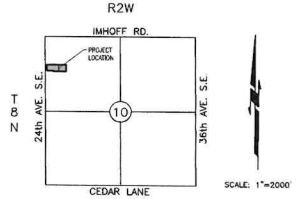
Being a tract of land lying in the Northwest Quarter (NW/4) of Section 10, Township 10 North (T10N), Range Two West (R2W), of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma, said tract also being all of Lot 1, Block 5 of the filed final plat of PEBBLE BROOK ADDITION SECTION 2 (as filed in Book 15 of Plats, Page 130), and being more particularly described as follows:

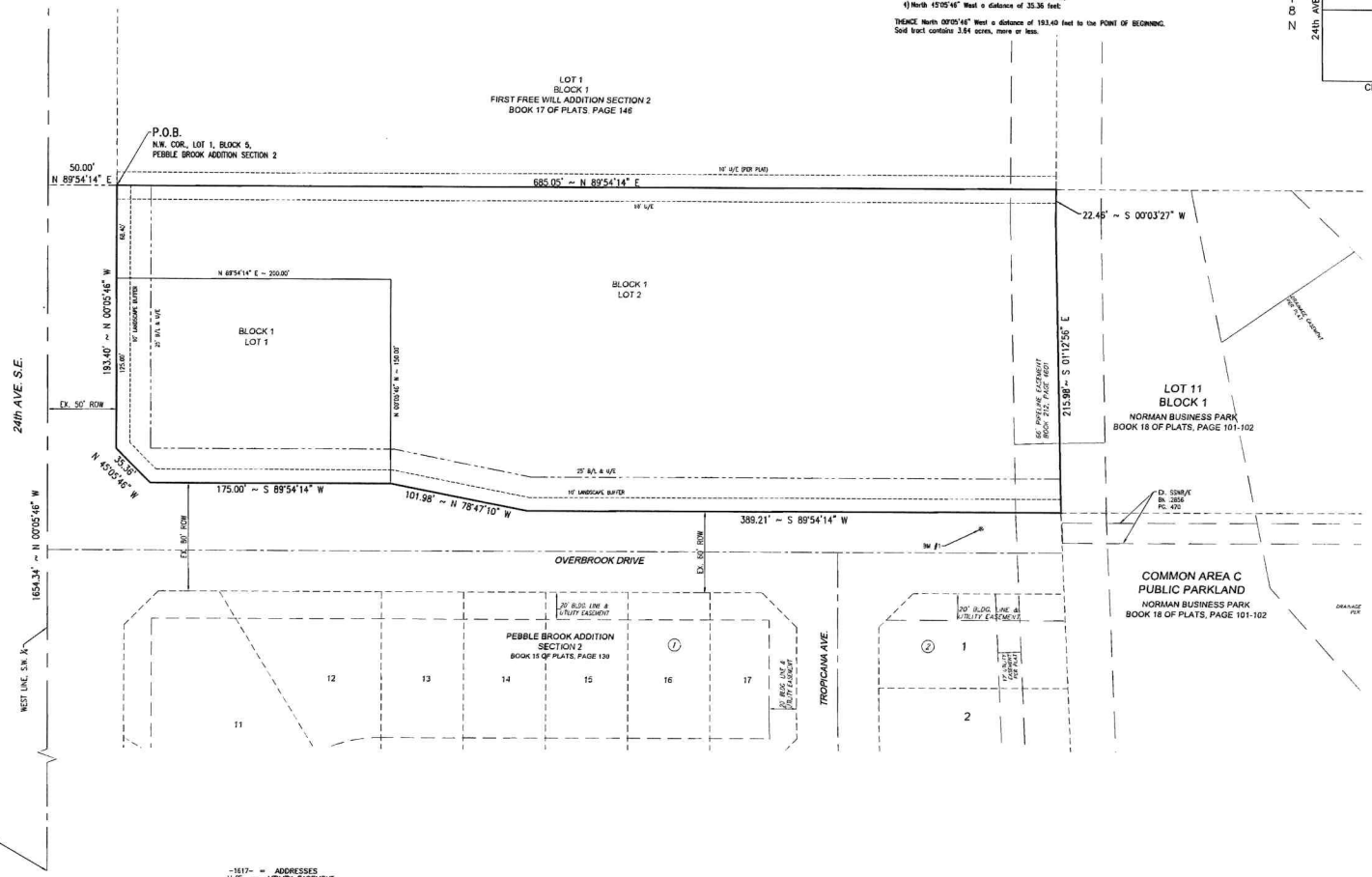
COMMENCING at the Southwest corner of said NW/4; THENCE North 00°05'46" West along the West line of said NW/4 a distance of 1654.34 feet; THENCE North 89°54'14" East a distance of 50.00 feet to the POINT OF BEGINNING, said point being the Northwest corner of said Lot 1, Block 5 of PEBBLE BROOK ADDITION SECTION 2;

THENCE continuing North 89°54'14" East a distance of 685.05 feet;
THENCE South 00°03'27" West a distance of 22.46 feet;
THENCE South 01°12'56" East a distance of 215.98 feet to a point on the North right-of-way line of Overbrook Drive;
THENCE along said North right-of-way line of Overbrooke Drive the following four (4) courses:

1) South 89°54'14" West a distance of 389.21 feet;
2) North 78°47'10" West a distance of 101.98 feet;
3) South 89°54'14" West a distance of 175.00 feet;
4) North 45°05'46" West a distance of 35.36 feet;

THENCE North 00°05'46" West a distance of 193.40 feet to the POINT OF BEGINNING. Said tract contains 3.64 acres, more or less.





SCALE: 1"= 40'

BASIS OF BEARING FOR THIS PLAT: N 00°05'46" W AS SHOWN ON WEST LINE OF SAID S.W. ¼ OF SEC. 10

TOTAL LOTS = 2

-1617- = ADDRESSES
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
P.O.B. = POINT OF BEGINNING
EASE. = EASEMENT
ROW = RIGHT-OF-WAY

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.

Date: September 22, 2025

SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
Ph.:(405)232-7715
Oklahoma CA #464 Exp. 6-30-2027