

# LEGAL DESCRIPTION

A tract of land lying in the West Half (W/2) of Section 2, Township 6 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

**COMMENCING** at the Southwest corner of the SW/4 of said Section 2; **THENCE** North 07°45'12" West along the West line of said SW/4 a distance of 475.70 feet to the POINT OF BEGINNING;

**THENCE** continuing North 07°45'12" West along said West line a distance of 2158.08 feet to the Northwest corner of said SW/4, said point also being the Southwest corner of the NW/4 of said Section 2;

**THENCE** North 07°42'34" West along said West line a distance of 314.28 feet;

**THENCE** South 72°05'47" East a distance of 294.79 feet;

**THENCE** South 64°20'02" East a distance of 221.51 feet;

**THENCE** South 0°55'07" East a distance of 206.70 feet;

**THENCE** South 89°14'48" West a distance of 222.88 feet;

**THENCE** South 07°45'12" East a distance of 1908.33 feet to the Southwest corner of Lot 1 Block 5 of the filed final plat of BELLATONA ADDITION SECTION 3 (as filed in Book 25 of Plats, Page 143);

**THENCE** North 89°51'58" West along the property line of said final plat a distance of 40.36 feet;

**THENCE** South 07°08'02" West along said property line a distance of 160.00 feet to a point on the North right-of-way line of Wood Valley Road, as shown on the filed final plat of SUMMIT VALLEY ADDITION (as filed in Book 20 of Plats, Page 170-171);

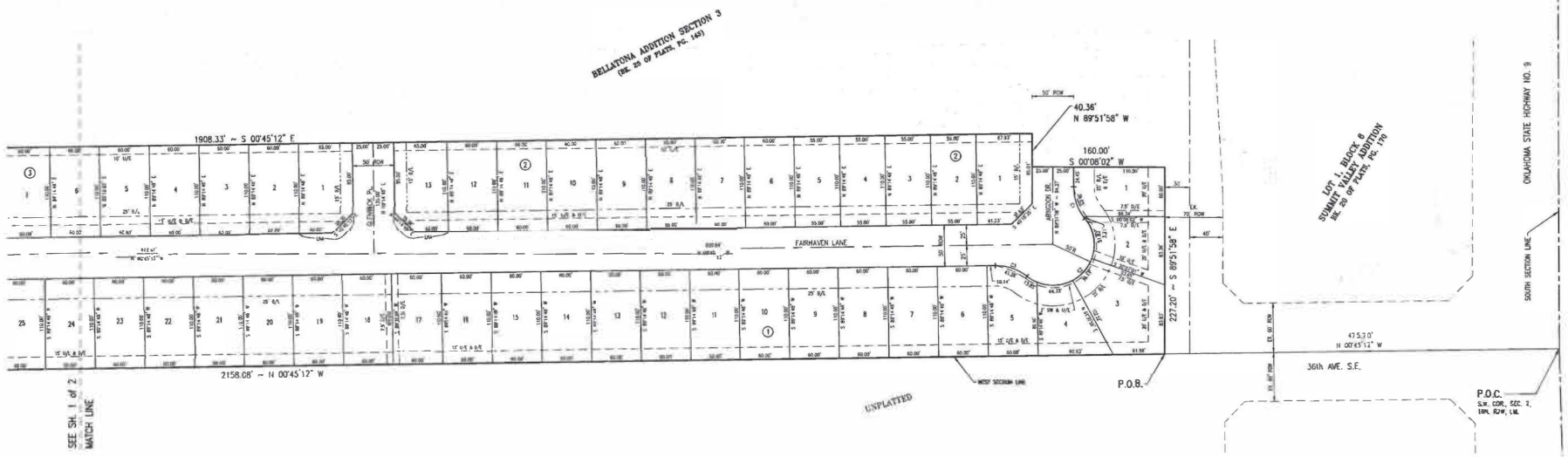
**THENCE** North 89°51'58" West a distance of 227.20 feet to the POINT OF BEGINNING.

Said tract contains 18.12 acres, more or less.

## FINAL PLAT BELLATONA ADDITION SECTION 5 A PART OF THE W. 1/2, SECTION 2, T8N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 60'  
THE BEARING OF N. 07°01'17" W. ON THE  
NORTH LINE OF SECTION 5 WAS USED AS THE  
BASE OF BEARING FOR THIS PLAT.  
82 SINGLE FAMILY RESIDENTIAL LOTS



### STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROMOTE 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 BELLATONA ADDITION. 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 CITY. THE CITY'S JURISDICTION WITH COSTS ASSESSED TO AND BORNE UPON SAID PROPERTY OWNERS ASSOCIATION. 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 OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENTS DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

### LINE TABLE

| LINE NO. | BEARING       | DISTANCE | AREA |
|----------|---------------|----------|------|
| 1        | N 07°45'12" W | 475.70   | 0.00 |
| 2        | N 07°45'12" W | 2158.08  | 0.00 |
| 3        | N 07°42'34" W | 314.28   | 0.00 |
| 4        | S 72°05'47" E | 294.79   | 0.00 |
| 5        | S 64°20'02" E | 221.51   | 0.00 |
| 6        | S 0°55'07" E  | 206.70   | 0.00 |
| 7        | S 89°14'48" W | 222.88   | 0.00 |
| 8        | S 07°45'12" E | 1908.33  | 0.00 |
| 9        | N 89°51'58" W | 40.36    | 0.00 |
| 10       | S 07°08'02" W | 160.00   | 0.00 |
| 11       | N 89°51'58" W | 227.20   | 0.00 |

### CURVE TABLE

| LINE NO. | BEARING       | DISTANCE | AREA |
|----------|---------------|----------|------|
| 1        | N 07°45'12" W | 475.70   | 0.00 |
| 2        | N 07°45'12" W | 2158.08  | 0.00 |
| 3        | N 07°42'34" W | 314.28   | 0.00 |
| 4        | S 72°05'47" E | 294.79   | 0.00 |
| 5        | S 64°20'02" E | 221.51   | 0.00 |
| 6        | S 0°55'07" E  | 206.70   | 0.00 |
| 7        | S 89°14'48" W | 222.88   | 0.00 |
| 8        | S 07°45'12" E | 1908.33  | 0.00 |
| 9        | N 89°51'58" W | 40.36    | 0.00 |
| 10       | S 07°08'02" W | 160.00   | 0.00 |
| 11       | N 89°51'58" W | 227.20   | 0.00 |

BENCHMARK (BM)  
BRASS CAP AT INTERSECTION OF  
LOGGERS LN. & WILTSPEE DR.  
ELEV. = 1111.11

D/E = DRAINAGE EASEMENT  
SW/E = SIDEWALK EASEMENT  
LMA = LIMITS OF NO ACCIDENTS  
U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
-10.00 = ADDRESS

- NOTES:
- UNLESS OTHERWISE NOTED, 1/4" W/CA 6333 CAPS WERE SET AT ALL PROPERTY CORNERS.
  - ROADWAY EASEMENT IN FAVOR OF THE STATE OF OKLAHOMA FOR A HIGHWAY, REDRAWN IN BOOK 368, PAGE 342, DOES NOT AFFECT THIS FINAL PLAT.

Date: January 5, 2026  
SAC Consulting Engineers, P.C.  
812 W. Main Street  
Oklahoma City, OK 73106  
PH: (405) 232-7715  
OKLAHOMA CA#464 Exp: 6-30-2027  
BELLATONA ADDITION SECTION 5  
FINAL PLAT  
SHEET 2 OF 2

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

FINAL PLAT  
**BELLATONA ADDITION SECTION 5**  
A PART OF THE W. 1/2, SECTION 2, T8N, R2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

CERTIFICATE OF CITY CLERK

I, \_\_\_\_\_, 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 unmatured installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plot of BELLATONA ADDITION SECTION 5 to the City of Norman, Oklahoma.

Signed by the City Clerk on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY CLERK,

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 years on the land shown on the annexed plot of BELLATONA ADDITION SECTION 5, an 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 \_\_\_\_\_, 20\_\_\_\_.

COUNTY TREASURER, Jim Reynolds

LICENSED LAND SURVEYOR

I, Doug R. Allard, do hereby certify that I am a Licensed Land Surveyor in the State of Oklahoma, and that the Final Plat of BELLATONA ADDITION SECTION 5, an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that monuments shown thereon actually exist and their positions are correctly shown, that 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, and that said Final Plat complies with the requirements of Title 11, SECTION 41-108 of the Oklahoma State Statutes.

ACCURATE POINTS SURVEYING, L.L.C.  
2119 Riverwalk Dr. #162  
Moore, OK 73160  
PH: (405) 735-2810

Doug R. Allard, LICENSED LAND SURVEYOR No. 1623  
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 4310 (LSD EXPIRES June 30, 2024)

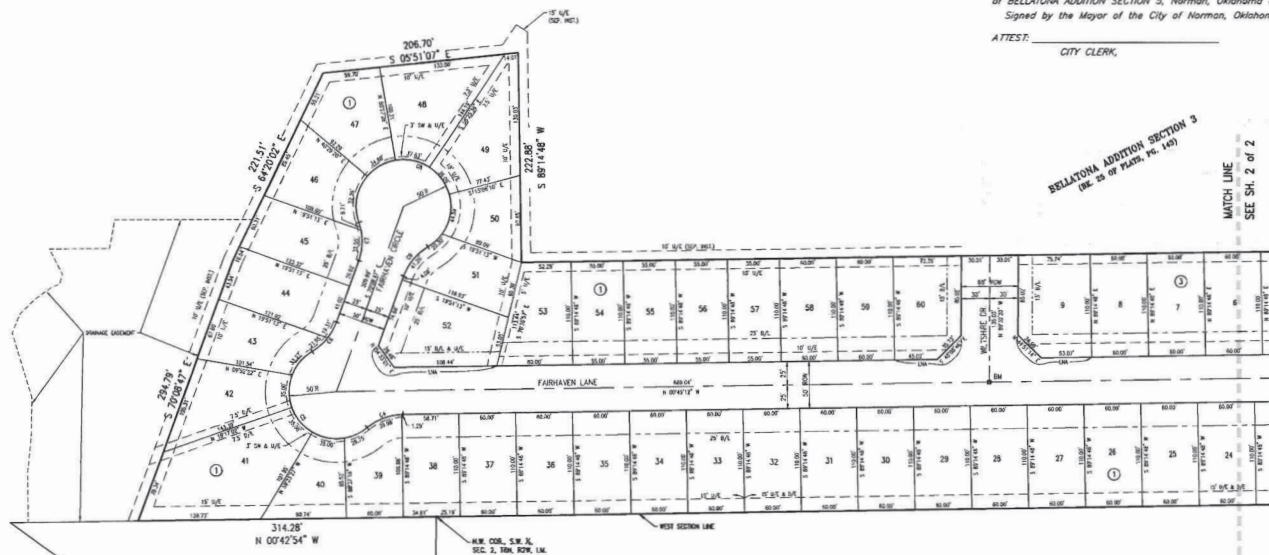
STATE OF OKLAHOMA, s.s.  
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared Doug R. Allard 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



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

That we the undersigned, FARZANEH DEVELOPMENT LLP, an Oklahoma Limited Liability Limited Partnership, do hereby certify that we are 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 plot of BELLATONA ADDITION SECTION 5 a subdivision of a part of the W. 1/2, Section 2, T8N, R2W, of the Indian Meridian to Norman, Cleveland County, Oklahoma, and have caused the said premises to be surveyed and plotted into lots, blocks, streets and easements as shown on said annexed plot, said annexed plot represents a correct survey of all property included therein and is hereby adopted as the plot of land under the name of BELLATONA ADDITION SECTION 5, FARZANEH DEVELOPMENT LLP, an Oklahoma Limited Liability Limited Partnership, dedicates all streets and easements shown on said annexed plot 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 \_\_\_\_\_, 20\_\_\_\_.  
FARZANEH DEVELOPMENT LLP,  
an Oklahoma Limited Liability Limited Partnership

Jalal Farzaneh, MANAGER

STATE OF OKLAHOMA, s.s.

COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared Evan Nixon, as President of Cies Properties, Inc., Manager of FARZANEH DEVELOPMENT LLP, an Oklahoma Limited Liability Limited Partnership, 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 as the free and voluntary act and deed of FARZANEH DEVELOPMENT LLP, an Oklahoma Limited Liability Limited Partnership, 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 plot of BELLATONA ADDITION SECTION 5, a subdivision of a part of the W. 1/2, Section 2, T8N, R2W, of the I.M. to Norman, Cleveland County, Oklahoma appears to be vested in FARZANEH DEVELOPMENT LLP, an Oklahoma Limited Liability Limited Partnership, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. First American Title Insurance Company

CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, \_\_\_\_\_, Chairman of the City of Norman Development Committee certify that the public improvement plans and final plat comply with the standards and specifications of the City of Norman on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Development Committee Chairman

ACCEPTANCE OF DEDICATIONS

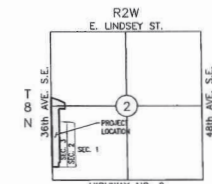
Be it resolved by the City Council of the City of Norman, Oklahoma that the dedications shown on the annexed plot of BELLATONA ADDITION SECTION 5, Norman, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Norman, Oklahoma this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

CITY CLERK,

MAYOR,



HIGHWAY NO. 9  
LOCATION MAP  
SCALE: 1" = 2000'

SCALE: 1" = 60'

THE BEARING OF N 02°45'11" W ON THE WEST LINE OF SECTION 1 WAS USED AS THE BASE OF BEARING FOR THIS PLAT.

BENCHMARK (BM):  
BRASS CAP AT INTERSECTION OF  
LOOKWOOD LN. & WILTSORE DR.  
ELEV. = \_\_\_\_\_

Date: January 5, 2026  
SAC Consulting Engineers, P.C.  
815 W. Main Street  
Oklahoma City, OK 73108  
PH: (405) 242-7715  
California CA#664 Exp: 6-30-2027  
BELLATONA ADDITION SECTION 5  
FINAL PLAT  
SHEET 1 OF 2