FINAL PLAT OF
LIAM'S CORNER

REPLAT OF LOT 1 BLOCK 5, PART OF LOT 2 BLOCK 5 AND PART OF BLOCK 6, LYDICK'S FIRST ADDITION IN THE SOUTHEAST 1/4 OF SECTION 36, T9N, R3W, I.M. CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

The undersigned, 1209 West Lindsey, LLC, does hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the surface rights to the land shown on the final plat of LIAM'S CORNER, a replat of part of Lydick's First Addition in the SE 1/4, Section 36, T9N, R3W, I.M., Cleveland County, Oklahoma, and does further certify:

1. That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to; oil, gas and mineral rights which have been, or are hereby reserved in their entirety; rights of oil, gas and mineral lessee's, present and future, which may include, among other rights, the right to lay pipe lines and build various appurtenances and structures necessary to remove oil, gas and minerals per terms of their lease agreements; easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstracter's Certificate, and

2. That the area indicated on said plat as Utility Easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi public utility function or service above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, operation and removal of any such public or quasi public utility, and

3. That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications.

State of Oklahoma)
1209 West Lindsey, an Oklahoma Limited Liability Company

By _____
Managing Member

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this day of 20 , personally appeared _____ to me known to be the identical persons who subscribed the name of the maker thereof to the above and foregoing instrument as its Managing Partner and acknowledged to me that they executed the same as the free and voluntary act and deed of said company for the uses and purposes thereon set forth.

My Commission Expires:

_____
Notary Public

SURVEYOR'S CERTIFICATE

I, Ryan R. Doudican, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of LIAM'S CORNER represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration 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.

_____
Ryan R. Doudican, R.P.L.S. OK # 1591

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this day of , 20 , personally appeared Ryan R. Doudican 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.

My Commission Expires:

_____ _____
Notary Public

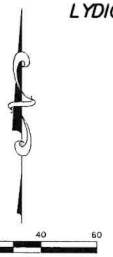
NOTES:
Basis of bearing, S 00°19'01" E along the East line of the recorded plat of Lydick's First Addition, Cleveland County, Oklahoma. State plane coordinate system, South Zone, NAD 83/2011.

WEST 0.43 AC. IS ZONED: C-2
EAST 0.45 AC. IS ZONED: C-1

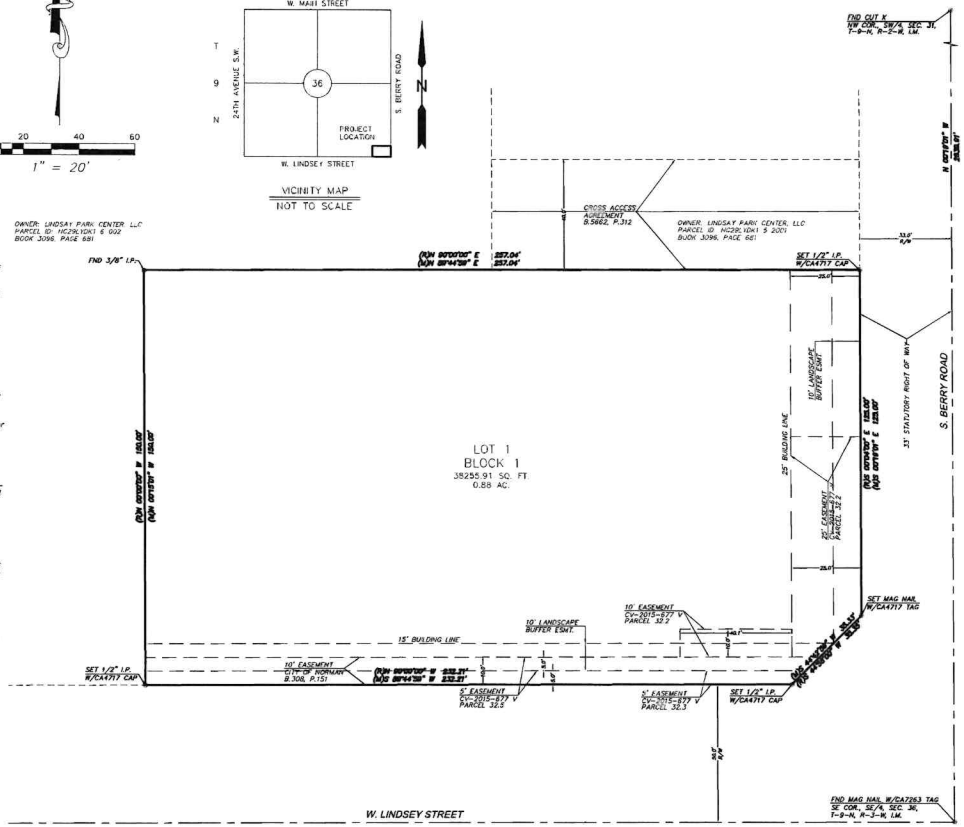
BENCHMARK:
CUT "X" TOP OF CURB, MID POINT OF NORTHEAST CORNER OF INTERSECTION OF S. BERRY RD. & W. LINDSEY ST.

N: 681236.601
E: 2130159.521
EL: 1143.83

LEGEND:
LNA=LIMITS OF NO ACCESS
U/E=UTILITY EASEMENT
B.L.=BUILDING LIMIT LINE
D.E.=DRAINAGE EASEMENT



VICINITY MAP
NOT TO SCALE



CITY CLERK'S CERTIFICATE

I, _____, City Clerk of the City of Norman, Oklahoma, hereby certify that I have examined the records of said City of Norman, and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of LIAM'S CORNER, an addition to the City of Norman, Oklahoma, on this day of , 20 .

_____
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Norman, Oklahoma, that the dedications shown on the annexed plat of LIAM'S CORNER, an addition to the City of Norman, Oklahoma is hereby accepted.

ADOPTED by the Council of the City of Norman, Oklahoma this day of , 20 .

APPROVED by the Mayor of the City of Norman, Oklahoma this day of , 20 .

Attest: _____ _____
Mayor

CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

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

_____
Development Committee Chairman

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected qualified and acting County Treasurer of Cleveland County, Oklahoma and that the tax records of said County show that all taxes are paid for the year and prior years on the land shown on the annexed plat of LIAM'S CORNER, an addition to the City of Norman, Oklahoma and 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 on this day of , 20 .

_____
Treasurer

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstractor of Titles in and for Cleveland County, State of Oklahoma, hereby certify that the records of proper officials of said County show that title to the land included in the annexed plat of LIAM'S CORNER, a subdivision of part of the SE/4, Section 36, T9N, R3W, I.M., an addition to the City of Norman, Cleveland County, Oklahoma, is vested in , an Oklahoma Limited Liability Company; and that on this day of , 20 , there are no actions pending or judgements of any nature in any court or on file with the Clerk of any court in said County and State, against said land or owners thereof; that the taxes are paid for the year 20 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat.

Attest: _____ _____
Secretary Title

State of Oklahoma)
County of Canadian) ss

Before me, the undersigned, a Notary Public in and for said County and State on this day of , 20 personally appeared _____ to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its _____ and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed and as the free and voluntary act and deed of said corporation, 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 NOTARY | CITY'S SEAL | Ryan R. Doudican 1591 OK | SURVEYOR NOTARY | TREASURER'S SEAL | ABSTRACTER'S SEAL | ABSTRACTER NOTARY

LEGAL DESCRIPTION

Lot One (1) and the South 40 feet of Lot Two (2), in Block Five (5), of LYDICK'S FIRST ADDITION, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

AND

A part of Block Six (6), of LYDICK'S FIRST ADDITION, to Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, further described as follows: Beginning at the Southeast Corner of said Block Six (6) and running thence West 125 feet; Thence North 150 feet; Thence East 125 feet; Thence South 150 feet to the point of beginning.

OKLAHOMA SURVEY COMPANY

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CERTIFICATE OF AUTHORIZATION #4717