

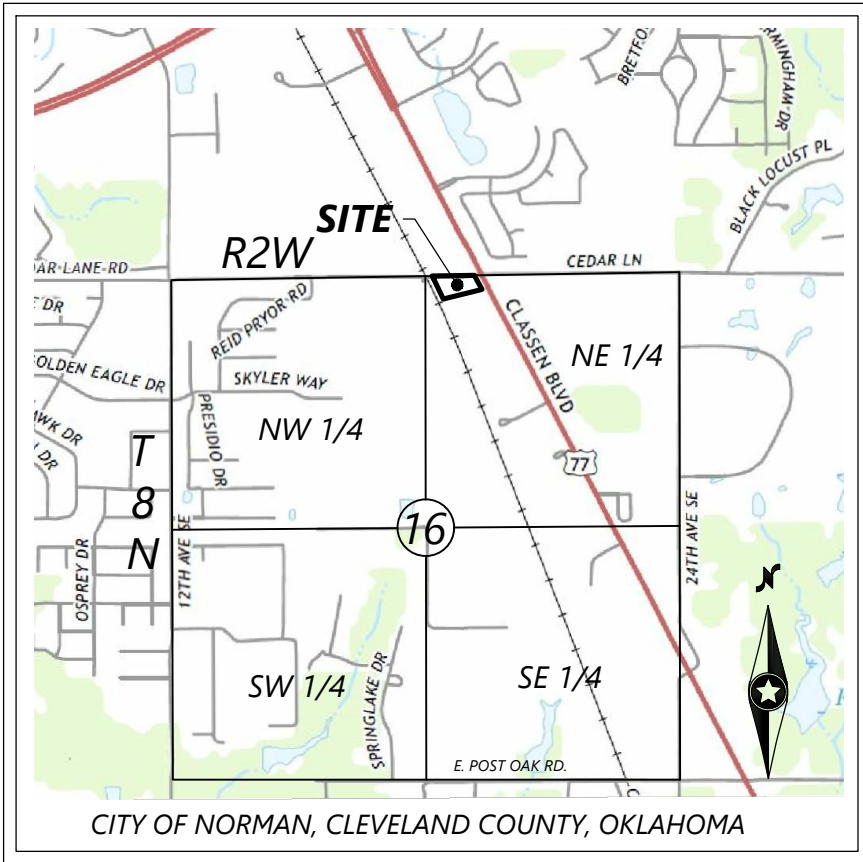
PROPERTY DESCRIPTION (PER DEED DOC. NO. R2021-10315 - BOOK 6207, PG. 1266)

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE S 89°55'08"W ON THE NORTH LINE OF SAID NE/4 FOR A DISTANCE OF 2133.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77; THENCE S 89°55'08" W ON THE NORTH LINE OF SAID NE/4 FOR A DISTANCE OF 442.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN-SANTA FE RAILROAD; THENCE S 26°57'54" E ON SAID EAST RIGHT-OF-WAY FOR A DISTANCE OF 35.54 FEET; THENCE SOUTHEASTERLY ON SAID EAST RIGHT-OF-WAY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 5779.65 FEET, A CHORD BEARING OF S 25°49'08" E FOR A CURVE DISTANCE OF 231.26 FEET; THENCE N 76°57'00" E FOR A DISTANCE OF 410.71 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77; THENCE N 26°48'00" W ON SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 165.47 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT

TAKE FIVE NORMAN
LOT 1, BLOCK 1
1.983 ACRES OUT OF THE NORTHEAST QUARTER (NE/4)
OF SECTION 16, TOWNSHIP 8 NORTH,
RANGE 2 WEST OF THE INDIAN MERIDIAN
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA
PAGE 1 OF 1

VICINITY MAP



PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, SCOTT R. BERGHERR, DO CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, AND THAT THE ANNEXED PLAT OF LOT 1, BLOCK 1, TAKE FIVE NORMAN, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, STATE OF OKLAHOMA, CONSISTING OF ONE (1) SHEET, REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION ON THE 11TH DAY OF JANUARY, 2022 AND THAT THE MONUMENTS NOTED HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN; AND THIS ORIGINAL 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, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11, SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

JM CIVIL ENGINEERING
1011 CENTRAL EXPRESSWAY SOUTH #215
ALLEN, TX 75013

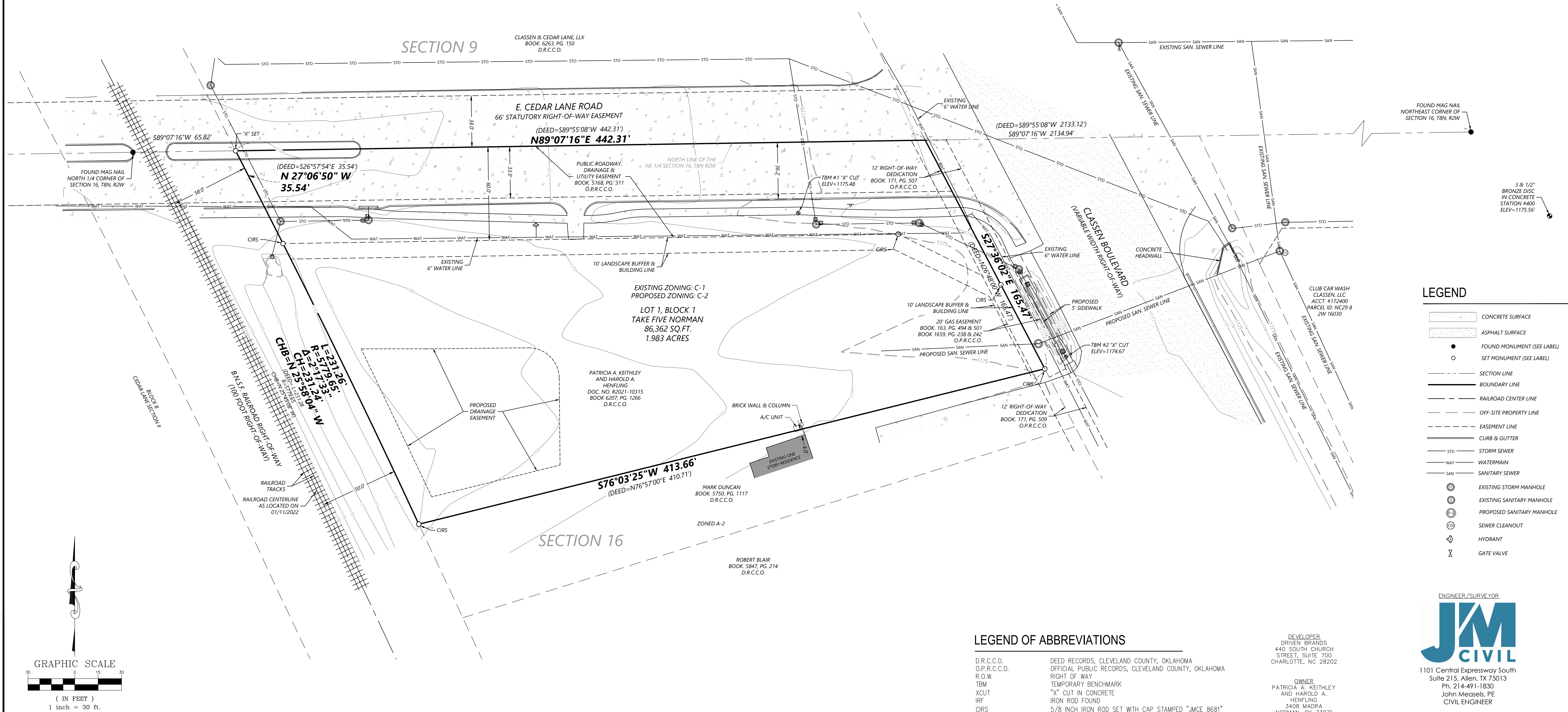
SCOTT BERGHERR, PLS DATE:
OK LICENSE NO. 1996
CERTIFICATE OF AUTHORIZATION NO. 8681

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

GENERAL NOTES

- SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 40027C0295 J, DATED FEBRUARY 20, 2013. (TABLE A, ITEM 3)
- BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT WITH A COMBINED SCALE FACTOR OF 1.00012.
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF NORMAN MONUMENT #400, BEING A 3 & 1/2 INCH BRONZE DISC SET IN CONCRETE WITH AN ELEVATION OF 1175.56 FEET.
- EASEMENTS DEDICATED PURSUANT TO THIS PLAT ARE ONLY THOSE THAT LIE WITHIN THE PLAT BOUNDARY.



X:\TAKE FIVE OLUM-TE021039 - NORMAN, OK SURVEY\TFO21039 - PRELIM PLAT.DWG 2/17/2022 9:35 AM EDDIE RODRIGUEZ