

FINAL PLAT
UNIVERSITY NORTH PARK SECTION XX
A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

#2
STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD
January 19, 2023 11:09:55am
Book 163 Page 163
By Tamy Beilinson County Clerk
By [Signature] Deputy

Doc # P2023-2 BT: P B: 26 P: 6 PL
01/19/2023 11:09:25 AM Pages: 3
Cleveland County Clerk, OK - Tamy Beilinson
File: 8-25-03
[Barcode]

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That University Town Center, LLC, an Oklahoma limited liability company hereby certifies it is the owner of, and the only person, firm, corporation, or entity having any ownership rights, title or interest in and to the land shown on the annexed plat of UNIVERSITY NORTH PARK XX, a planned unit development to Norman, Cleveland County, Oklahoma, and has caused the same to be platted into lots, blocks, streets, and easements as shown on said annexed plat.

University Town Center, LLC hereby dedicates all rights of way and easements as shown on said annexed plat to the public for streets, fire protection, utility and drainage easements, for itself, its successors and assigns forever and has caused the same to be released from all rights, easements and encumbrances except as noted on the Bonded Abstractor's Certificate.

Covenants, Conditions and Restrictions for the annexed plat may subsequently be filed under separate instrument.

In witness whereof the undersigned having caused this instrument to be executed this _____ day of _____, 2022.

University Town Center, LLC
an Oklahoma limited liability company

[Signature]
Bob Stearns, Manager

STATE OF OKLAHOMA SS:
COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said State, on the above stated date, personally appeared Bob Stearns, 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 said corporation for the uses and purposes therein set forth.

[Signature]
Notary Public

My Commission Expires: 09/16/23

My Commission Number: 11008471

CITY CLERK'S CERTIFICATE

I, Brenda Hall, City Clerk of the City of Norman, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat.

Signed by the City Clerk this 10th day of January, 2023

[Signature]
City Clerk

CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, Shawn O'Leary, Chairman of the City of Norman Development Committee certify that the public improvement plans and annexed plat of UNIVERSITY NORTH PARK XX, a Planned Unit Development, comply with the standards and specifications of the City of Norman on this 22nd day of November, 2022.

[Signature]
Development Committee Chairman

COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, hereby certify that I am the duly qualified and acting County Treasurer of Cleveland County, Oklahoma, that the tax records of said county show that all taxes for the year 2022, and prior years are paid on the property outline on the annexed plat and the required statutory security has been deposited in the offices of the Oklahoma County Treasurer guaranteeing the payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this 12 day of January, 2023

[Signature]
County Treasurer

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the City Council of the City of Norman, Oklahoma, the dedications shown on the annexed plat are hereby accepted.

Adopted by the Council of the City of Norman, this 10th day of January, 2023

[Signature] City Clerk [Signature] Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland County and State of Oklahoma, hereby certifies the records of said county show that title to the land shown on the annexed plat is vested in University Town Center, LLC on this 8th day of December, 2022, and there are no actions pending or judgments 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, and the taxes are paid for the year of 2022, and prior years, and there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any person, and there are no liens, or other encumbrances of any kind against the land included in the annexed plat, except, mortgages, rights of way, easements, and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 15th day of December, 2022.

[Signature]
By: Vice-President
Chicago Title Oklahoma, Co.

LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Randall A. Mansfield, a Licensed Professional Land Surveyor in the State of Oklahoma, certify the annexed plat consisting of two (2) sheets, represents a survey made under my supervision on the 14th day of December, 2022, and the monuments shown thereon exist and their positions are correctly shown, and 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 the original media of said annexed plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

[Signature]
Randall A. Mansfield, PLS No. 1613

STATE OF OKLAHOMA SS:
COUNTY OF OKLAHOMA

This instrument was acknowledged before me on the 14th day of December, 2022, by Randall A. Mansfield.

[Signature]
Notary Public

My Commission Expires: 10/10/2023

Commission Number: 19010230

LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter and the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of the Southeast Quarter of said Section 23;

THENCE South 89°24'39" West, along the south line of said Southeast Quarter, a distance of 1,114.88 feet to a point of intersection with the centerline of 24th Avenue NW as established by UNIVERSITY NORTH PARK SECTION I recorded in Book 21 of Plats, Page 7 and HIGHWAY EASEMENT recorded in Book 2552, Page 472;

THENCE along said centerline, the following Four (4) courses:

1. North 00°35'21" West a distance of 596.46 feet to a point of curvature;
2. Northerly along a curve to the left having a radius of 860.21 feet (said curve subtended by a chord which bears North 16°50'48" West a distance of 481.64 feet) for an arc distance of 488.16 feet;
3. North 33°06'14" West a distance of 200.00 feet to a point of curvature;
4. Northerly along a curve to the right having a radius of 2,002.19 feet (said curve subtended by a chord which bears North 10°38'08" West a distance of 1,530.37 feet) for an arc distance of 1570.30 feet;

THENCE South 78°33'01" East a distance of 60.00 feet to a point on a curve being on the easterly right of way line of said 24th Avenue NW and the POINT OF BEGINNING;

THENCE Northeasterly along said easterly right of way line on a non-tangent curve to the right having a radius of 1,942.19 feet (said curve subtended by a chord which bears North 23°23'56" East a distance of 778.03 feet) for an arc distance of 783.33 feet to the southwest corner of Lot 1, Block 1, UNIVERSITY NORTH PARK XVIII recorded in Book 25 of Plats, page 167;

THENCE South 58°00'19" East, along the south line of said Lot 1, a distance of 274.41 feet to the southeast corner of said Lot 1, also being a point on the west line of Common Area A of said plat;

THENCE South 17°23'52" West, along the west line of said Common Area A, a distance of 7.23 feet to the southwest corner of said Common Area A;

THENCE South 72°38'08" East, along the southerly line of said Common Area A, a distance of 50.00 feet to the southeast corner of said Common Area A and being a point on a curve;

THENCE Southerly along a non tangent curve to the left having a radius of 7,490.60 feet (said curve subtended by a chord which bears South 17°24'17" West a distance of 26.57 feet) for an arc distance of 26.57 feet;

THENCE South 17°23'52" West a distance of 253.61 feet to a point of curvature;

THENCE Southerly along a curve to the right having a radius of 525.00 feet (said curve subtended by a chord which bears South 21°38'35" West a distance of 77.73 feet) for an arc distance of 77.80 feet;

THENCE South 25°53'18" West a distance of 21.72 feet to a point of curvature;

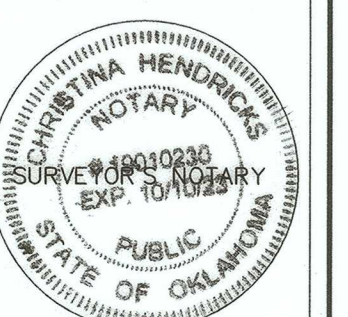
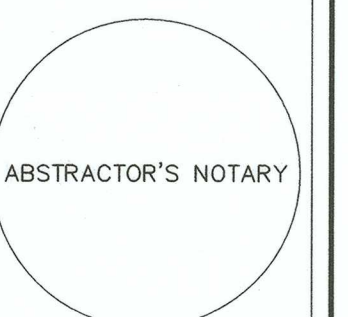
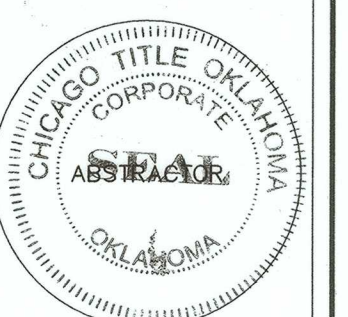
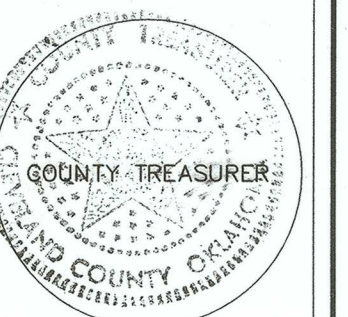
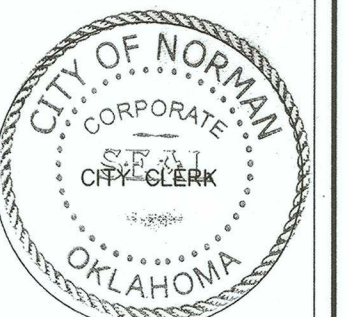
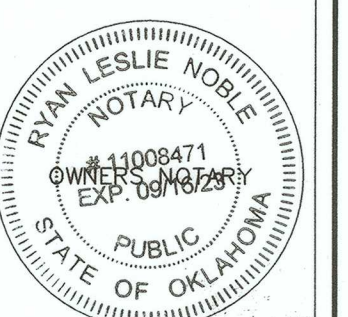
THENCE Southerly along a curve to the left having a radius of 475.00 feet (said curve subtended by a chord which bears South 19°38'50" West a distance of 103.28 feet) for an arc distance of 103.48 feet;

THENCE South 13°24'21" West a distance of 174.17 feet;

THENCE North 78°33'01" West a distance of 398.15 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 272,037 square feet or 6.2451 acres, more or less.

The basis of bearings for this legal description was South 89°24'39" West as the south line of the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian as shown on UNIVERSITY NORTH PARK REPLAT OF SECTION IV recorded in Book 22 of Plats, Page 82.



DODSON - THOMPSON - MANSFIELD, PLLC
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421
Surveying - Engineering - Earthwork
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2024

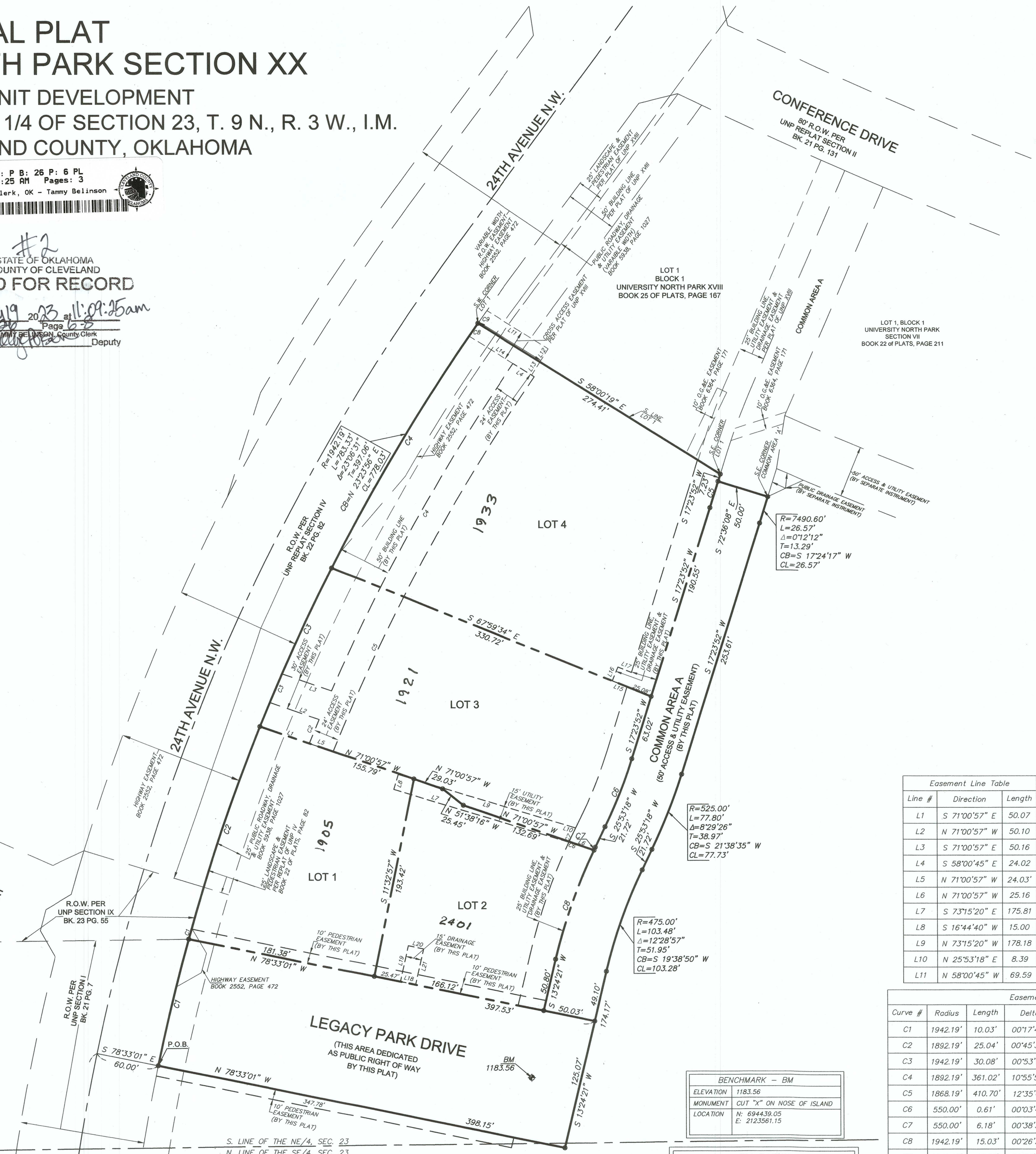
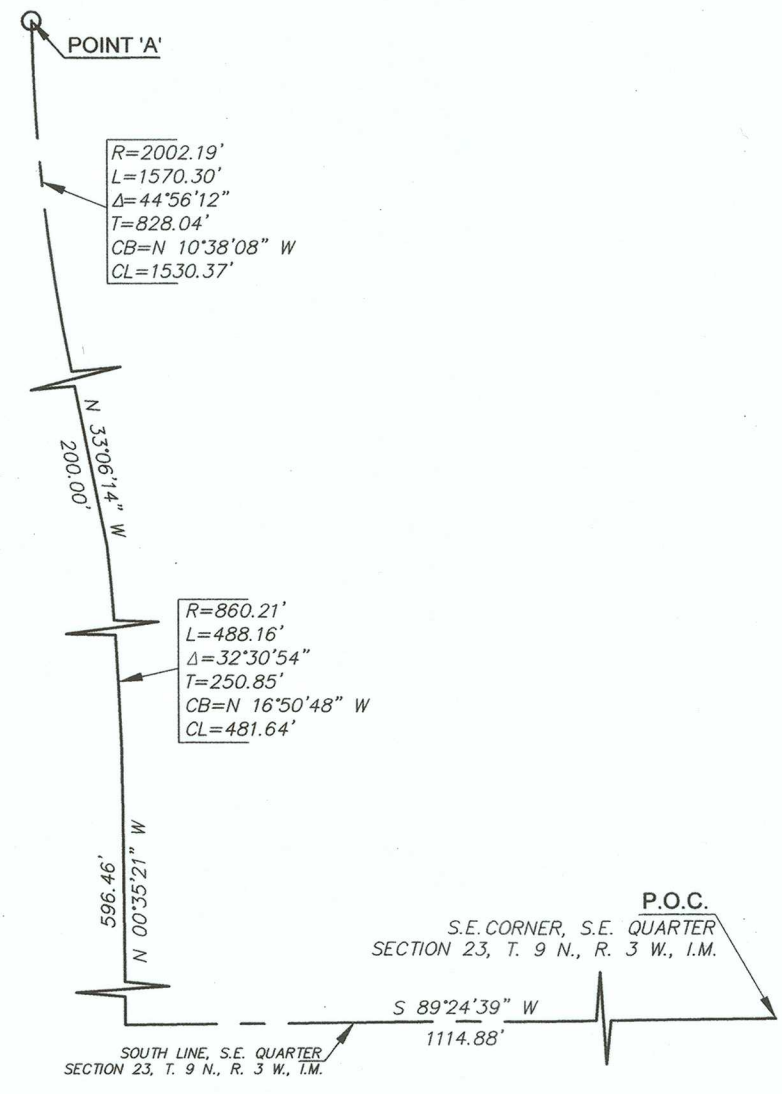
FINAL PLAT UNIVERSITY NORTH PARK SECTION XX

A PLANNED UNIT DEVELOPMENT
A PART OF THE N.E. 1/4 AND S.E. 1/4 OF SECTION 23, T. 9 N., R. 3 W., I.M.
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#2
STATE OF OKLAHOMA
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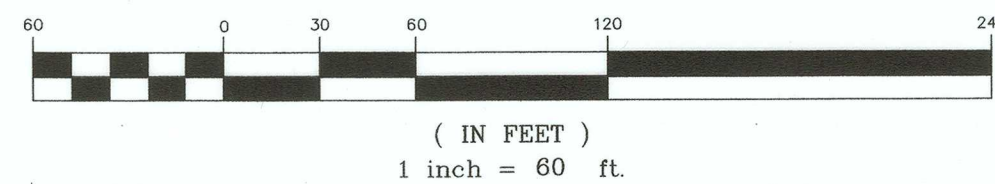
NOTES:

- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- ALL LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT OF WAY DEDICATED AS A PART OF THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED AS A PART OF THIS PLAT.
- UNLESS SHOWN OTHERWISE PROPERTY CORNERS ARE SET 12" IRON PINS WITH CA6391 CAPS OR SET MAG NAILS WITH CA6391 TAGS.

BENCHMARK - BM
ELEVATION 1183.56
MONUMENT CUT "X" ON NOSE OF ISLAND
LOCATION N: 694439.05
E: 2123561.15

BM DATUM
HORIZONTAL
OKLAHOMA STATE PLANE
COORDINATE SYSTEM (SOUTH ZONE)
NAVD 83
VERTICAL
NAVD 88
SOURCE
CITY OF NORMAN
GPS CONTROL MONUMENT 372

GRAPHIC SCALE



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THENCE South 17°23'52" West, along the west line of said Common Area A, a distance of 7.23 feet to the southwest corner of said Common Area A;

THENCE South 72°36'08" East, along the southerly line of said Common Area A, a distance of 50.00 feet to the southeast corner of said Common Area A and being a point on a curve;

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STORM DRAINAGE DETENTION FACILITY EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR 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 UNIVERSITY NORTH PARK XX. HOWEVER, 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 GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN 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 IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

Boundary and Lot Curve Table					
Curve #	Radius	Length	Delta	Tangent	Chord Bearing
C1	1942.19'	125.12'	03°41'28"	62.58'	N 13°41'25" E
C2	1942.19'	215.69'	06°21'47"	107.96'	N 18°43'02" E
C3	1942.19'	167.73'	04°56'54"	83.92'	N 24°22'22" E
C4	1942.19'	274.79'	08°06'23"	137.62'	N 30°54'00" E
C5	5886.23'	26.61'	00°15'33"	13.31'	S 17°24'17" W
C6	475.00'	70.39'	08°29'26"	35.26'	S 21°38'35" W
C7	525.00'	3.16'	00°20'41"	1.58'	S 25°42'57" W
C8	525.00'	111.22'	12°08'15"	55.82'	S 19°28'29" W

DODSON - THOMPSON - MANSFIELD, PLLC
20 NE 38th Street
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b6
b7c

January 14 2023 at 11:09:25 am
Book 916 Page 68
TAMMY BELINSON County Clerk
By Breck Holman Deputy

A graphic scale in feet showing 0, 20, 40, and 80 feet. Below the scale is a north arrow pointing towards the top-left, with the word "NORTH" written vertically inside the circle.

R.O.W. PER
UNP SECTION I
BK. 21 PG. 7

HIGHWAY EASEMENT
BOOK 2552, PAGE 472

R.O.W. PER
UNP REPLAT SECTION I
BK. 22 PG. 82

$R = 1942.19'$
 $L = 783.33'$
 $\Delta = 23^\circ 06' 31''$
 $T = 397.06'$
 $23^\circ 23' 56''$ E
 $CL = 778.03'$

VARIABLE WIDTH
R.O.W. EASEMENT
HIGHWAY EASEMENT
BOOK 2552, PAGE 472

CROSS ACCESS EASEMENT
(PER PLAT OF LUMP XVIII)

LOT 1
BLOCK 1
UNIVERSITY NORTH PARK XVIII
BOOK 25 OF PLATS, PAGE 167

LEGACY PARK DRIVE

LOT

LOT

LOT 4

PER PLAT)

25' B/L, U/D/E
(PER PLAT)

PUBLIC SANITARY
SEWER

S 72°36'08" E

COMMON AREA A
50' A/U/E PER PLAT

EA A
(PLAT)

R=7490.60"
L=26.57"
 $\Delta=0^{\circ}12'12''$
T=13.3.29'
CB=5 17'24.17" W
CL=26.57'

$R = 525.00'$
 $L = 77.80'$
 $\Delta = 829.26''$
 $T = 38.97'$
 $S = 21.3835''$ W

R=475.00'
L=103.48"
Δ=12.2857"
T=51.95'
CB=S 19°38'50" W
CL=103.28'

UNPLATTED

[illegible]

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

Kimley»»Horn

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4177 GALLARD PARKWAY, SUITE 250, OMAHA CITY, OK 73142
PHONE: 405-241-5424 FAX: 405-241-5425
WWW.KIMLEY-HORN.COM

PRELIMINARY
THIS DOCUMENT IS PRELIMINARY IN
NATURE AND IS NOT A FINAL, SIGNED AND
SEALED DOCUMENT
Kimley»Horn
Engineer STEVEN R. COCKSEY
P.E. No. 26161

KHA PROJECT 061313204	DATE NOVEMBER 21, 2022	SCALE AS SHOWN	DESIGNED BY JQP	DRAWN BY CMB	CHECKED BY SRC
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UTC AREA 5 INFRASTRUCTURE

SITE DEVELOPMENT PLAN

SHEET NUMBER
SDP-1

No.	REVISIONS	DATE	BY
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