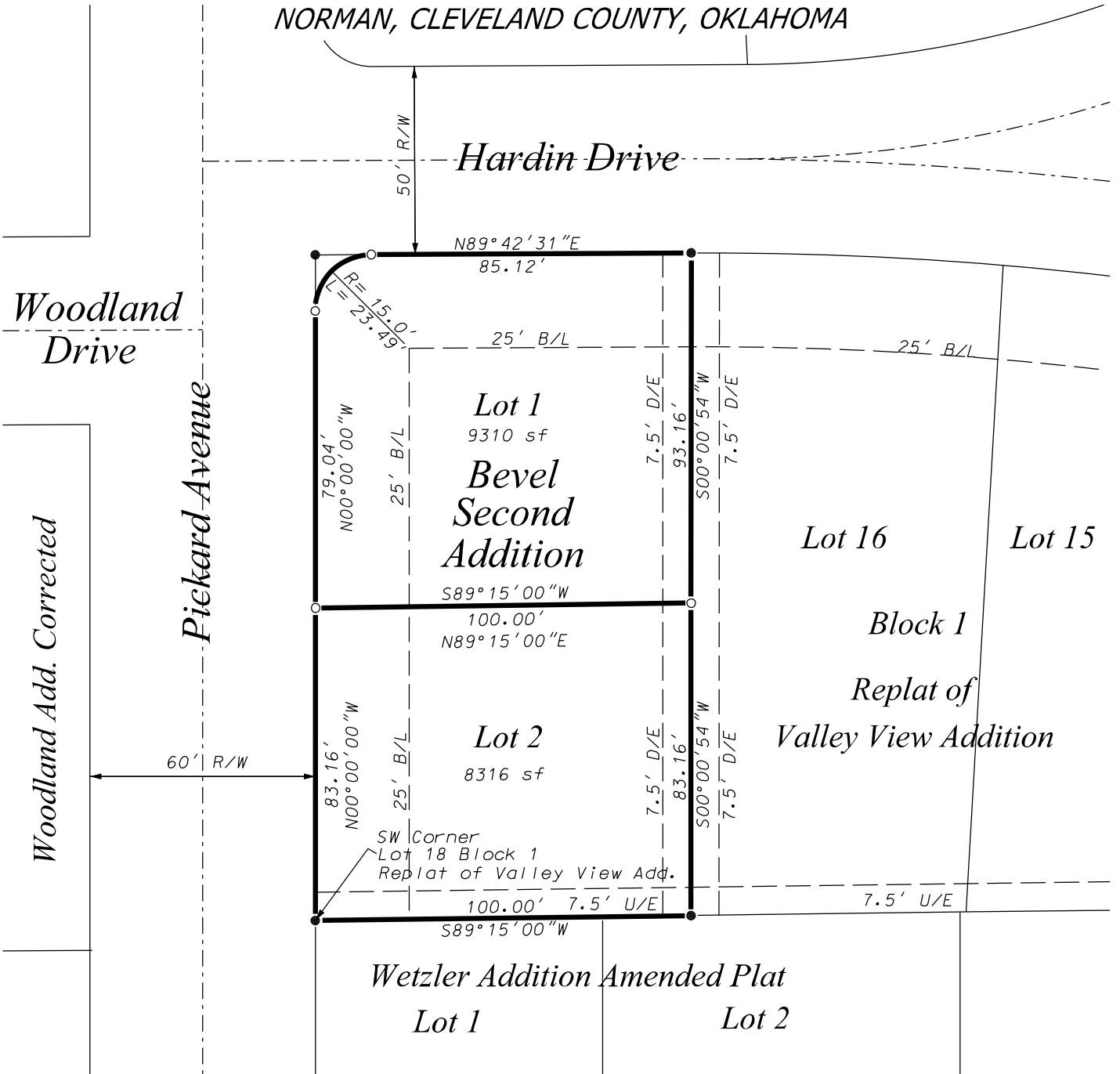


# SHORT FORM PLAT

## BEVEL SECOND ADDITION

LOT 18A OF BLOCK 1 OF THE REPLAT OF VALLEY VIEW ADDITION  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



Note: Bearings Are Based On A Plat Bearing of  $N00^{\circ}00'00''W$  Between Existing Monuments on the West Line of Lot 18A Block 1 of the Replat of Valley View Addition to Norman, Cleveland County, Oklahoma As Recorded in Plat Book 2 at Page 78 Dated July 14, 1954 in the Cleveland County Clerk's records.

(●) - Indicates Existing 3/8" Iron Pin or Monument As Noted

(○) - Indicates Set 1/2" Iron Pin With Plastic Cap Marked "PLS 1474"

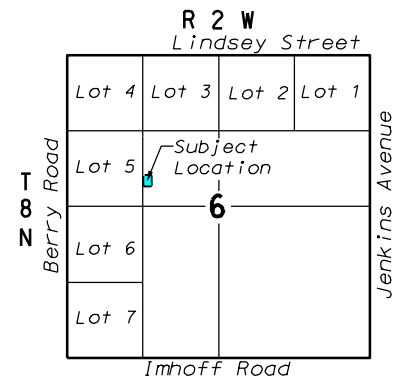
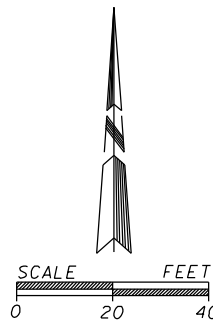
(D/E) - Indicates Platted Drainage Easement.

(U/E) - Indicates Platted Utility Easement.

(B/L) - Indicates Platted Building Line Set Back

(R/W) - Indicates Platted Street Right-of-way

According to the Flood Insurance Rate Map (FIRM) Community Panel Number 40027C0280J with an effective date of January 15, 2021. The subject tract is located in Zone "X". Zone "X", is defined as "Areas of Minimal Flood Hazards".



**LOCATION MAP**

<b>POLLARD &amp; WHITED SURVEYING, INC.</b> 2514 Tee Drive      Norman, OK 73069 405-366-0001 <small>CA 2380 exp.6-30-25      timepwsurveying.com</small>	Virgil and Elizabeth Bevel	
	Short Form Plat of Bevel Second Addition	
	Lot 18A Block 1 Replat of Valley View Add.	
	Norman, Cleveland County, Oklahoma	
	October 22, 2024	Drawn By: T. Pollard
File: Valley View Addition.dgn		Sheet 1 of 3

# **CERTIFICATE OF SURVEY**

I, Timothy G. Pollard, a Professional Land Surveyor, hereby certify that the attached drawing is a true and accurate representation of a survey of the described property.

I further certify that this survey meets or exceeds the current "Oklahoma Minimum Standards For The Practice Of Land Surveying" as adopted by the Oklahoma State Board Of Licensure For Professional Engineers and Land Surveyors.

## **LEGAL DESCRIPTION**

### **Lot 1 Bevel Second Addition Short Form Plat**

A tract of land being part of Lot Eighteen A (18A) of Block One (1) of the Replat of Valley View Addition to the City of Norman, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated October 22, 2024, using a Plat Bearing of N00°00'00"W on the West line of said Lot 18A as a Basis of Bearing, said tract further described as:

**COMMENCING** at the Southwest corner of said Lot 18A;

Thence N00°00'00"W, on the West line of said Lot 18A, for a distance of 83.16 feet to the **POINT OF BEGINNING**;

Thence N00°00'00"W, on said West line, for a distance of 79.04 feet;

Thence Northeasterly, on a curve to the right, having a radius of 15.00 feet, a chord of N44°51'15"E 21.16 feet, for an arc distance of 23.49 feet to the North line of said Lot 18A;

Thence N89°42'31"E, on the North line of said Lot 18A, for a distance of 85.12 feet to the Northeast corner of said Lot 18A;

Thence S00°00'54"W, on the East line of said Lot 18A, for a distance of 93.16 feet;

Thence S89°15'00"W for a distance of 100.00 feet to the **POINT OF BEGINNING**.

### **Lot 2 Bevel Second Addition Short Form Plat**

A tract of land being part of Lot Eighteen A (18A) of Block One (1) of the Replat of Valley View Addition to the City of Norman, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated October 22, 2024, using a Plat Bearing of N00°00'00"W on the West line of said Lot 18A as a Basis of Bearing, said tract further described as:

**BEGINNING** at the Southwest corner of said Lot 18A;

Thence N00°00'00"W, on the West line of said Lot 18A, for a distance of 83.16 feet;

Thence N89°15'00"E for a distance of 100.00 feet to the East line of said Lot 18A;

Thence S00°00'54"W, on the East line of said Lot 18A, for a distance of 83.16 feet to the Southeast corner of said Lot 18A;

Thence S89°15'00"W, on the South line of said Lot 18A, for a distance of 100.00 feet to the **POINT OF BEGINNING**.

## **NOTES**

(1) The attached boundary survey was made to establish the boundary locations as shown hereon as Bevel Second Addition, a Norman Short Form Plat, and is based upon the deed of record as shown in Warranty Deed filed in Book 6638 at Page 85 in the Cleveland County Clerk's records and supplied to the undersigned. Further, this survey is based on the recorded plat of the Replat of Valley View Addition to Norman, Cleveland County, Oklahoma as filed in Plat Book 2 at Page 78, dated July 14, 1954, in the Cleveland County Clerk's records. Additionally, the creation of Lot 18A was done by Lot Line Adjustment as approved and filed of record in Book 3407 at page 1218 in the Cleveland County Clerk's records

(2) This does not represent a complete search of the County Clerk's records to determine ownership. No courthouse research was made by the undersigned for additional deeds or easement information, except as noted hereon. The undersigned has not abstracted the subject property.

(3) This survey should be filed with the Cleveland County Clerk and referred to by any deeds, conveyances or other instruments made in connection with the subject property.

(4) No excavations were made during the progress of this Survey to locate underground utilities and facilities. Contact OKIE 811 or the owners of underground facilities to have them marked before any excavation.

(5) Except as specifically stated or shown this Survey does not reflect any easements, rights-of-way, building lines, restrictive covenants, subdivision restrictions, zoning or other land use regulations. Further this Survey does not show any other facts which an accurate and current title search would disclose. The undersigned has not abstracted the subject property.

(6) Bearings are given to show the angle relationship between lines. Bearings are not necessarily geodetic. The basis of bearings for this survey is stated on the attached drawing.



## **NOTARY**

State Of Oklahoma )  
County Of Cleveland) SS

Before me, a Notary Public, in and for said County and State, on this 24th day of October 2024, personally appeared, Timothy G. Pollard, to me known to be the identical person who executed the within and foregoing instrument and

**NORMAN PLANNING COMMISSION**

Accepted by the City of Norman, Oklahoma, Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_ ,  
20\_\_\_\_.

\_\_\_\_\_  
Chairperson

**NOTARY**

State Of Oklahoma )  
County Of Cleveland) SS

Before me, 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 executed the within and foregoing instrument and acknowledged to me that they  
executed the same as their free and voluntary act and deed.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public