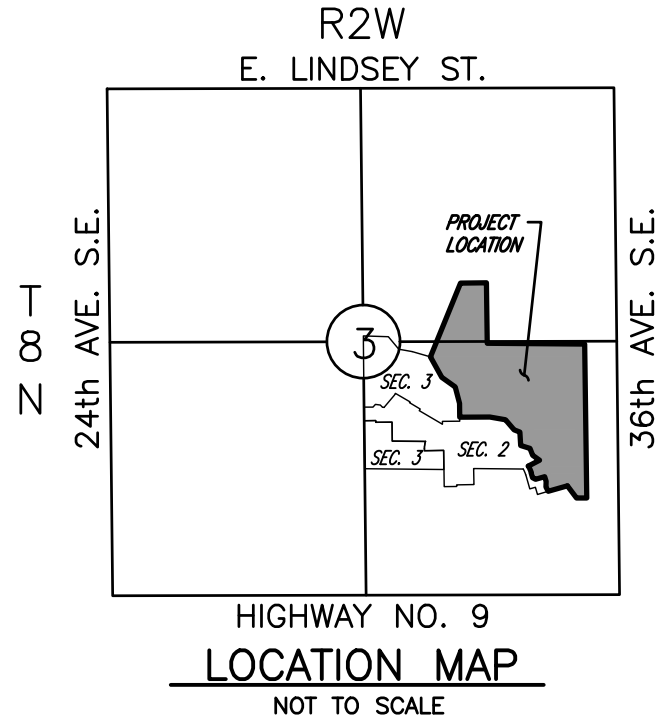


FINAL PLAT
SUMMIT VALLEY ADDITION SECTION 4
A PART OF THE E/2, SECTION 3, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



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

That we the undersigned, SUMMIT VALLEY DEVELOPMENT, LLC, an Oklahoma Limited Liability Company, by CIES PROPERTIES, INC., Manager, 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 final plat of SUMMIT VALLEY ADDITION SECTION 4 a subdivision of a part of the E/2, Section 3, T8N, R2W, of the Indian Meridian to Norman, Cleveland County, Oklahoma, and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements as shown on said final plat, said final plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of SUMMIT VALLEY ADDITION SECTION 4. SUMMIT VALLEY DEVELOPMENT, LLC, an Oklahoma Limited Liability Company, dedicates all streets and easements shown on said final plat 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 Abstractor's Certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this _____ day of _____, 20____.

SUMMIT VALLEY DEVELOPMENT, LLC, an Oklahoma Limited Liability Company
By: CIES PROPERTIES, INC., Manager

Evan Nixon, PRESIDENT

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 SUMMIT VALLEY DEVELOPMENT, LLC, an Oklahoma Limited Liability Company, 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 by SUMMIT VALLEY DEVELOPMENT, LLC, an Oklahoma Limited Liability Company 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

Notary Seal

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the final plat of SUMMIT VALLEY ADDITION SECTION 4, a subdivision of a part of the E/2, Section 3, T8N, R2W, of the I.M. to Norman, Cleveland County, Oklahoma appears to be vested in SUMMIT VALLEY DEVELOPMENT, LLC, an Oklahoma Limited Liability Company, 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 final plat of SUMMIT VALLEY ADDITION SECTION 4, Norman, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Norman, Oklahoma this _____ day of _____, 20____.

ATTEST: _____

CITY CLERK,

MAYOR,

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 final plat of SUMMIT VALLEY ADDITION SECTION 4 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 final plat of SUMMIT VALLEY ADDITION SECTION 4, 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, _____, do hereby certify that I am a Licensed Land Surveyor in the State of Oklahoma, and that the Final Plat of SUMMIT VALLEY ADDITION SECTION 4, 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.

sURVEYOR

...., OK

PH: (405)

_____, LICENSED LAND SURVEYOR No. _____
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. _____ (LS) EXPIRES June 30, 2026

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 _____ 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

Notary Seal

Date: July 3, 2025

SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
Ph.: (405) 232-7715
Oklahoma CA#464 Exp.: 6-30-2027

LEGAL DESCRIPTION:

A tract of land lying in the East Half (E/2) of Section Three (3), Township Eight North (T8N), Range Two West (R2W), of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of the SE/4 of said Section 3; THENCE North 00°44'08" West along the East line of said SE/4 a distance of 475.69 feet to a point on the property line of the filed final plat of SUMMIT VALLEY ADDITION (as filed in Book 20 of Plats, Page 170-171); THENCE along the boundary of said final plat the following two (2) courses;

- 1) North 89°26'49" West a distance of 330.26 feet;
- 2) North 00°44'46" West a distance of 554.88 feet to the POINT OF BEGINNING;

THENCE continuing along said boundary the following three (3) courses:

- 1) North 89°59'49" West a distance of 106.42 feet;
- 2) North 36°51'02" West a distance of 159.27 feet;
- 3) South 73°51'25" West a distance of 207.79 feet to the Southeast corner of Lot 1, Block 8 of the filed final plat of SUMMIT VALLEY ADDITION SECTION 2 (as filed in Book 24 of Plats, Page 32-33);

THENCE along the boundary of said final plat the following sixteen (16) courses:

- 1) North 26°32'48" West a distance of 51.14 feet;
- 2) North 01°07'05" East a distance of 58.89 feet;
- 3) North 16°08'35" West a distance of 50.00 feet;
- 4) South 73°51'25" West a distance of 99.66 feet;
- 5) North 61°08'35" West a distance of 35.36 feet;
- 6) North 16°08'35" West a distance of 48.21 feet to a point of curvature;
- 7) Around a curve to the left having a radius of 330.00 feet (said curve subtended by a chord which bears North 23°06'36" West, a distance of 80.06 feet) and an arc length of 80.26 feet;
- 8) North 61°52'08" East a distance of 132.90 feet;
- 9) North 54°09'34" East a distance of 87.15 feet;
- 10) North 21°33'36" West a distance of 77.31 feet;
- 11) North 73°19'49" East a distance of 101.08 feet;
- 12) North 03°17'43" West a distance of 141.14 feet;
- 13) North 69°08'37" West a distance of 65.15 feet;
- 14) North 40°32'49" West a distance of 137.36 feet;
- 15) North 80°14'53" West a distance of 166.36 feet;
- 16) South 89°56'27" West a distance of 312.83 feet to a point on the East boundary line of the filed final plat of SUMMIT VALLEY ADDITION SECTION 3 (as filed in Book 25 of Plats, Page 245);

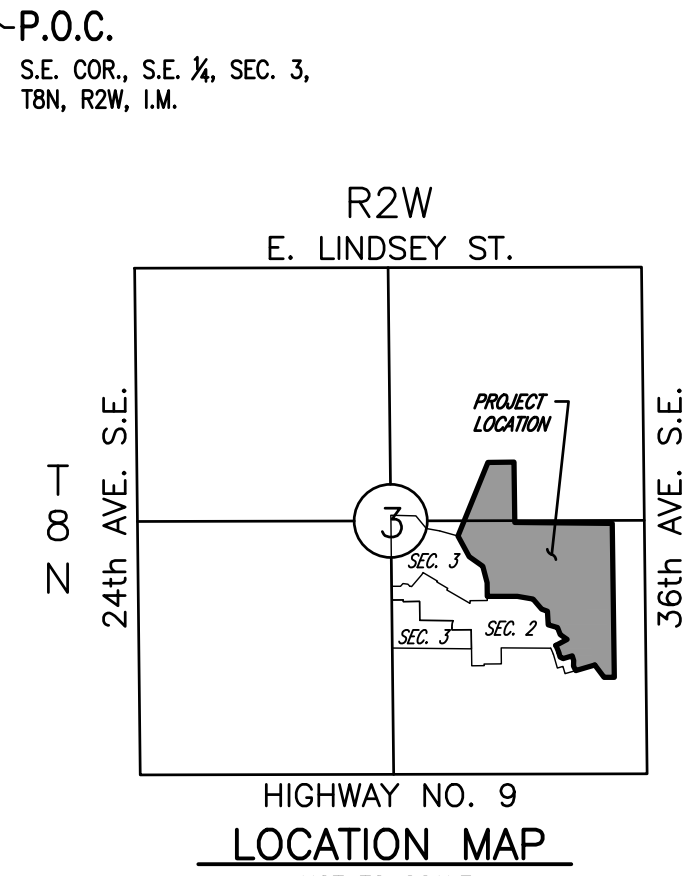
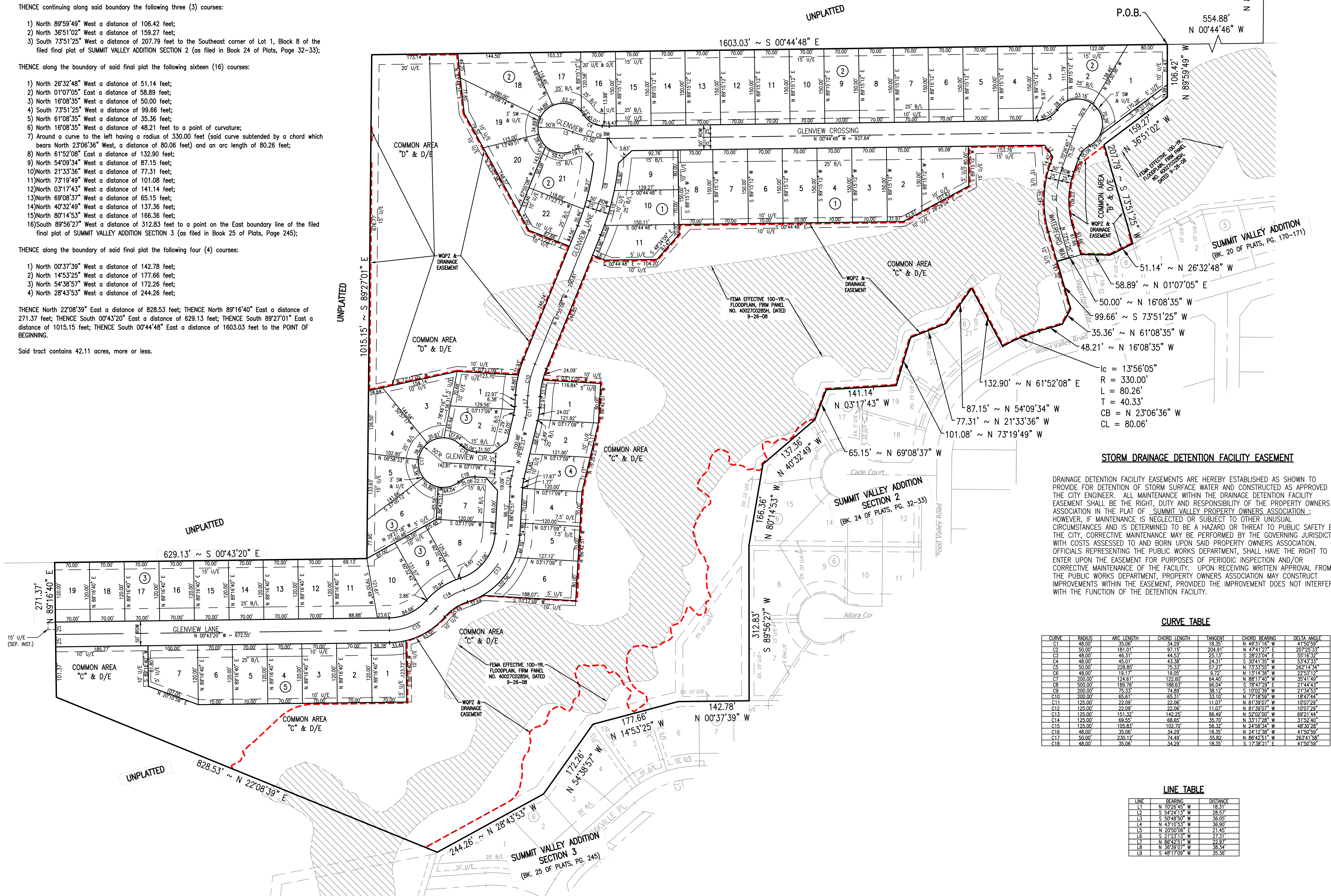
THENCE along the boundary of said final plat the following four (4) courses:

- 1) North 00°37'39" West a distance of 142.78 feet;
- 2) North 14°53'25" West a distance of 177.66 feet;
- 3) North 54°38'57" West a distance of 172.26 feet;
- 4) North 28°43'53" West a distance of 244.26 feet;

THENCE North 22°08'39" East a distance of 828.53 feet; THENCE North 89°16'40" East a distance of 271.37 feet; THENCE South 00°43'20" East a distance of 629.13 feet; THENCE South 89°27°01" East a distance of 1015.15 feet; THENCE South 00°44'48" East a distance of 1603.03 feet to the POINT OF BEGINNING.

Said tract contains 42.11 acres, more or less.

FINAL PLAT
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A PART OF THE E/2, SECTION 3, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA



SCALE: 1" = 100'
A assumed bearing of North 89° 38' 34" East on the North line of the S.W. 1/4, per Oklahoma State Plain Grid South was used as the basis of bearing for this survey. Basis of Bearing for this plot is different than the Basis of Bearing for Summit Valley Addition Sections 1 and 2.

SINGLE FAMILY RESIDENTIAL LOTS = 65

(WQP2) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-514(e) OF THE NORMAN CITY CODE.

NOTE: THE WQP2 IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

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 'SUMMIT VALLEY PROPERTY OWNERS ASSOCIATION.' 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.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	YANGENT	CHORD BEARING
C1	48.00'	34.29'	34.29'	18.35'	N 49°31'18" W
C2	50.00'	181.01'	97.15'	204.91'	N 47°41'27" E
C3	48.00'	46.31'	44.53'	25.13'	S 28°23'04" E
C4	48.00'	45.01'	43.38'	24.31'	S 32°41'35" W
C5	50.00'	228.85'	75.33'	57.57'	N 73°33'55" W
C6	48.00'	19.17'	19.05'	8.72'	N 13°14'36" W
C7	200.00'	124.61'	122.66'	64.40'	N 88°17'40" W
C8	500.00'	189.76'	188.63'	96.04'	S 78°47'29" E
C9	200.00'	75.33'	74.89'	36.72'	S 10°02'59" W
C10	200.00'	65.61'	65.31'	33.10'	N 77°18'59" W
C11	125.00'	22.09'	22.06'	11.07'	N 81°38'07" W
C12	125.00'	22.09'	22.06'	11.07'	N 81°38'07" W
C13	125.00'	151.32'	142.25'	88.49'	N 52°02'00" W
C14	125.00'	69.55'	68.62'	35.70'	N 33°17'26" W
C15	125.00'	109.63'	109.20'	56.32'	N 24°58'34" W
C16	48.00'	35.06'	34.29'	18.35'	N 24°12'38" W
C17	50.00'	230.12'	74.49'	55.62'	N 86°42'51" W
C18	48.00'	35.06'	34.29'	18.35'	S 17°38'21" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 70°28'45" W	18.31'
L2	S 54°24'15" W	28.57'
L3	S 50°48'50" W	36.00'
L4	N 43°10'53" W	36.90'
L5	N 20°58'08" W	45.45'
L6	N 21°23'15" W	23.31'
L7	N 86°42'51" W	22.97'
L8	S 35°18'19" W	16.14'
L9	S 48°17'09" W	35.36'

Date: July 3, 2025

SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
Ph.: (405)232-7715
Oklahoma CA#464 Exp.: 6-30-2027

SUMMIT VALLEY ADDITION SECTION 4
FINAL PLAT
SHEET 2 OF 2

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