



4/27/2023

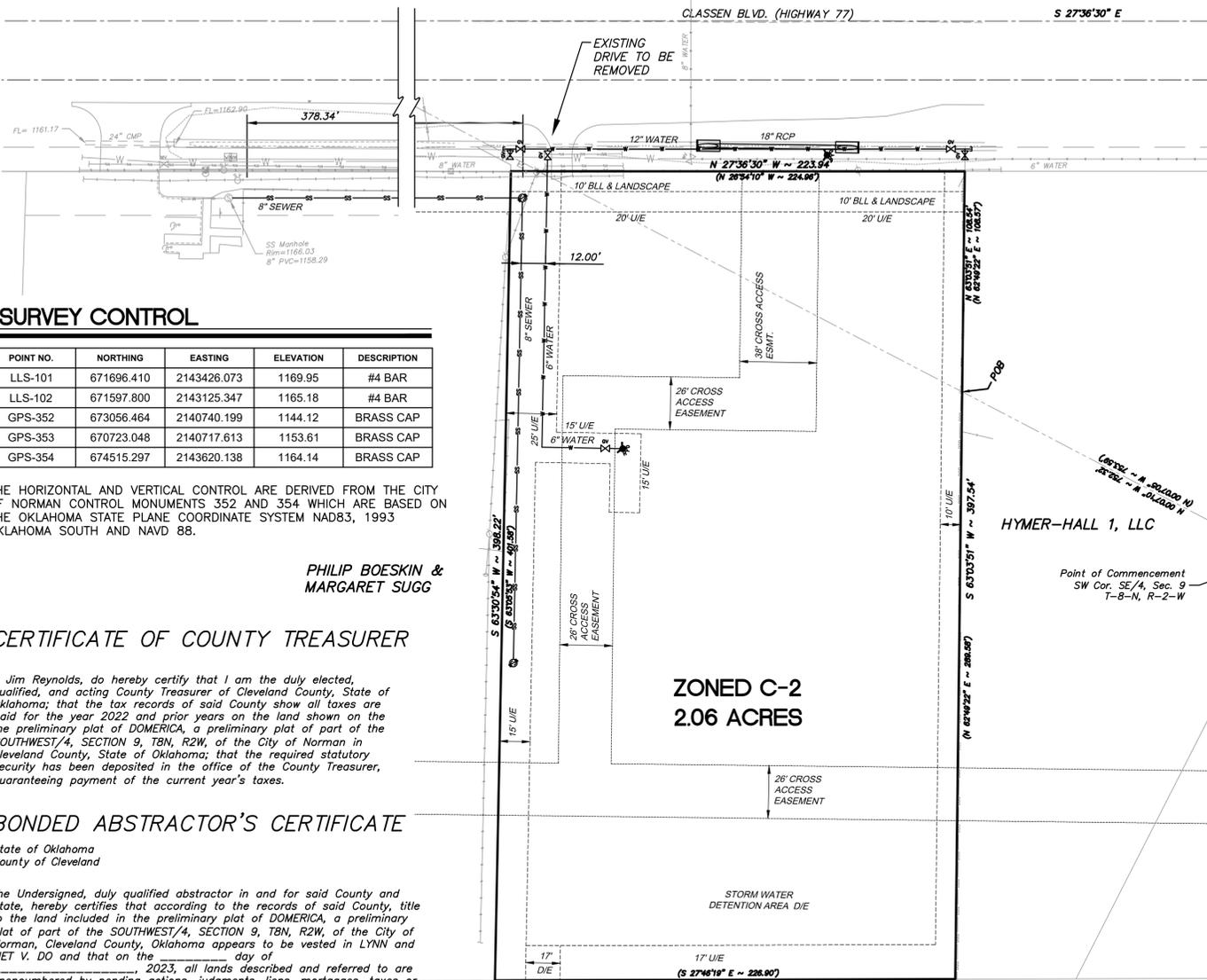
Parkhill.com

DOMERICA PRELIMINARY PLAT CLASSEN BLVD. AND SOUTH LAKE BLVD.

PRELIMINARY PLAT OF DOMERICA A PART OF THE SOUTHWEST/4, SECTION 9, T8N, R2W, I.M. Norman, Cleveland County, Oklahoma

Table with 4 columns: DESCRIPTION, #, ACRES, LOT #. Row 1: COMMERCIAL, 1, 2.06, 1, Block 1

DEVELOPER: PHAM DO 2908 TWIN LAKES DRIVE MOORE, OKLAHOMA 73165



SURVEY CONTROL

Table with 5 columns: POINT NO., NORTHING, EASTING, ELEVATION, DESCRIPTION. Lists control points LLS-101 through GPS-354.

THE HORIZONTAL AND VERTICAL CONTROL ARE DERIVED FROM THE CITY OF NORMAN CONTROL MONUMENTS 352 AND 354 WHICH ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83, 1993 OKLAHOMA SOUTH AND NAVD 88.

PHILIP BOESKIN & MARGARET SUGG

CERTIFICATE OF COUNTY TREASURER

I, Jim Reynolds, do hereby certify that I am the duly elected, qualified, and acting County Treasurer of Cleveland County, State of Oklahoma; that the tax records of said County show all taxes are paid for the year 2022 and prior years on the land shown on the preliminary plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, of the City of Norman in Cleveland County, State of Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

BONDED ABTRACTOR'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 included in the preliminary plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, of the City of Norman, Cleveland County, Oklahoma appears to be vested in LYNN and LIET V. DO and that on the ___ day of ___, 2023, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances for the year 2023 and prior years; that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person except mortgages of record.

EXECUTED at Norman, Cleveland County, Oklahoma, on this ___ day of ___, 2023. ATTEST: CLEVELAND COUNTY ABSTRACT COMPANY Secretary Vice President

IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at Norman in Cleveland County, State of Oklahoma, this ___ day of ___, 2023. County Treasurer - Jim Reynolds

SURVEYOR'S CERTIFICATE

I, Kelly J. Henderson, Professional Land Surveyor No. 1395 in the State of Oklahoma, hereby certify that the preliminary plat of DOMERICA, a part of the SOUTHWEST/4, SECTION 9, T8N, R2W, of Norman, Cleveland County, Oklahoma, represents a careful survey thereof made under my supervision on the 4th day of April, 2023, and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Kelly J. Henderson, PLS #1395 Lemke Land Surveying, Inc.

County of Cleveland Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of ___, 2023, personally appeared ___ as Vice President of Cleveland County Abstract Company to me known to be the identical person who executed the within and foregoing instrument and they acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written. My Commission Expires the ___ day of ___, 2023. Notary Public

CITY PLANNING COMMISSION APPROVAL

I, ___, Chairman of the Norman Planning Commission certify that the Commission duly approved this plat on the ___ day of ___, 2023.

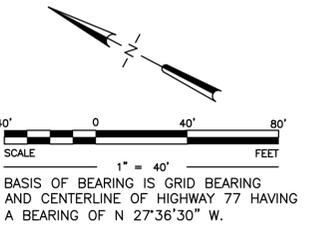
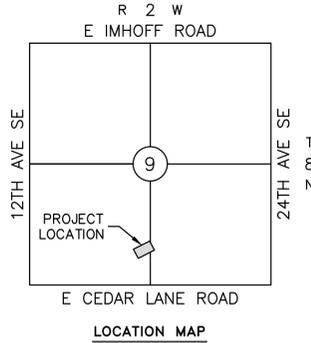
Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Norman, Oklahoma, that the dedications shown on the preliminary plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, are hereby accepted.

Approved by the Council of the City of Norman, Oklahoma, this ___ day of ___, 2023. ATTEST: CITY OF NORMAN, OKLAHOMA

Attest City Clerk - Brenda Hall Mayor - Larry Heikkila



LEGEND

- ~1234~ PHYSICAL STREET ADDRESS
● PROPERTY CORNER FOUND
○ PROPERTY CORNER SET (Set 1/2" Iron Rod unless otherwise noted)
EASEMENT LINE
LOT LINE
PROPERTY LINE
BUILDING LIMIT LINE
LONA LIMITS OF NO ACCESS

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 OWNER(S) IN THE PLAT OF DOMERICA. 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE ENGINEERING DIVISION, 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 ENGINEERING DIVISION, PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE A.T.&S.F. RIGHT-OF-WAY 2040.8 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY AND THE NORTH LINE OF SAID QUARTER SECTION;

THENCE SOUTHEASTERLY (RECORD) SOUTH 27°46'19" EAST (MEASURED) ALONG SAID RIGHT-OF-WAY 226.9 FEET;

THENCE NORTH 62°50' EAST (RECORD) NORTH 62°49'22" EAST (MEASURED) FOR A DISTANCE OF 285.65 FEET (RECORD) 289.58 FEET (MEASURED);

THENCE NORTH 253 FEET (RECORD);

THENCE WESTERLY (RECORD) SOUTH 63°05'53" WEST (MEASURED) TO THE PLACE OF BEGINNING.

AND

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 737.12 FEET (RECORD) 753.59 (MEASURED) NORTH (RECORD) NORTH 00°07'05" WEST (MEASURED) OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE/4);

THENCE NORTH 269.98 FEET (RECORD) TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #77;

THENCE IN A SOUTHEASTERLY DIRECTION (RECORD) SOUTH 26°54'10" EAST (MEASURED) ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 240 FEET (RECORD) 224.96 FEET (MEASURED);

THENCE SOUTH 62°50' WEST (RECORD) SOUTH 62°49'22" WEST (MEASURED) A DISTANCE OF 125 FEET (RECORD) 108.5 FEET (MEASURED) TO THE PLACE OF BEGINNING.

THE ABOVE TWO (2) TRACTS OF LAND ALSO BEING DESCRIBED AS A SINGLE PARCEL AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, BEING ASSUMED TO BEAR NORTH 89°06'44" EAST, AND BEING MONUMENTED BY A PK NAIL FOR THE SOUTHWEST CORNER AND A 3" O.D.O.T. BRASS CAP FOR THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;

COMMENCING AT PK NAIL FOR THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°07'05" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 753.59 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 62°49'22" EAST, A DISTANCE OF 108.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77 TO NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1445";

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 26°54'10" WEST, A DISTANCE OF 224.96 FEET TO NO. 3 REBAR;

THENCE, SOUTH 63°05'53" WEST, A DISTANCE OF 401.58 FEET TO A NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1445"; SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE A.T.&S.F. RAILROAD;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTH 27°46'19" EAST, A DISTANCE OF 226.90 FEET TO A NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1445";

THENCE NORTH 62°49'22" EAST, A DISTANCE OF 289.58 FEET TO THE POINT OF BEGINNING.

In witness whereof we, the undersigned have cause this instrument to be executed this ___ day of ___, 2023.

ATTEST: PHAM DO

State of Oklahoma County of Cleveland The foregoing instrument was acknowledged before me this ___ day of ___, 2023, by LYNN DO. Witness my hand and notarial seal the day and year last above written.

My commission expires: ___ Notary Public

State of Oklahoma County of Cleveland The foregoing instrument was acknowledged before me this ___ day of ___, 2023, by LIET V. DO. Witness my hand and notarial seal the day and year last above written.

My commission expires: ___ Notary Public

CLIENT PHAM DO

3360 Classen Blvd. NORMAN, OKLAHOMA 73072

PROJECT NO. 07043 4/27/2023 PRELIMINARY PLAT APPLICATION

DATE DESCRIPTION

H:\07043\CE\DATA\WORKING\2023 PRELIMINARY PLAT - RENEW EXPIRED PRELIM07043 - PRELIMINARY PLAT - SUNNYSIDEUP - REVISED.DWG - 4/26/2023 4:40:35 PM - T:agold