FINAL PLAT

of

2880 CLASSEN BLVD.

A SIMPLE PLANNED UNIT DEVELOPMENT

A Replat of Lot One (1), of Block One (1), Monroe Addition, and a subdivision of a part of West Half (W/2) of the Northwest Quarter (NW/4), Section Nine (9), Township Eight (8) North Range Two (2) West of the Indian Meridian, to the City of Norman, Cleveland County, Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

_____, hereby certify that they are the record owners of, and the only persons, firm or corporation having title to (ownership in and to the land shown on the annexed Plat of 2880 CLASSEN BLVD. A SIMPLE PLANNED UNIT DEVELOPMENT, and that the Plat represents a correct survey of the above described property made with consent, and that we hereby dedicate to the Public use of the streets as shown on said annexed plat, that the easements as shown on the annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated (with no liens, but liens or assessments and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

Subscribed this ___ day of _____, 20___.

Manager:

STATE OF _____)
) SS:
COUNTY OF _____)

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 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.

Notary Public

My Commission Number is _____.

My Commission Expires the ___ day of _____, 20___.

LEGAL DESCRIPTION

Tract #1
A part of the West Half (W/2) of the Northwest Quarter (NW/4) of Section NINE (9), Township EIGHT (8) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, described as follows:

BEGINNING at the Northwest corner of the Northwest Quarter (NW/4) of Section 9;

THENCE North 88°14'28" East a distance of 7.83 feet to the right-of-way line of the AT & SF Railroad;

THENCE South 2°04'21" East a distance of 1180.06 feet for a POINT OF BEGINNING;

THENCE North 34°47'49" East a distance of 341.15 feet to the right of way line of said State Highway No. 77;

THENCE South 27°25'51" East a distance of 198.84 feet;

THENCE South 48°17'37" West a distance of 349.55 feet;

THENCE North 27°04'21" West a distance of 320.80 feet to the POINT OF BEGINNING.

AND

Tract #2
Lot ONE (1), of Block ONE (1), in MONROE ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Containing 170,131.13 Square Feet or 3.755 AMES, more or less.

ACCEPTANCE OF DEDICATION

Be it resolved by the Council of the City of Norman, Oklahoma, that the dedication shown on the annexed plat are hereby accepted, adopted by the Council of the City of Norman, Oklahoma, this ___ day of _____, 20___.

ATTEST:

CITY CLERK

MAYOR

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 the ___ day of _____, 20___.

Development Committee Chairman

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, 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 20___ and prior years on the land shown on the annexed plat of 2880 CLASSEN BLVD. A SIMPLE PLANNED UNIT DEVELOPMENT, in Cleveland County, Oklahoma and that the required statutory security has been deposited in the office of the Oklahoma County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed at Cleveland, Oklahoma, on this ___ day of _____, 20___.

County Treasurer
Cleveland County, Oklahoma.

LEGEND

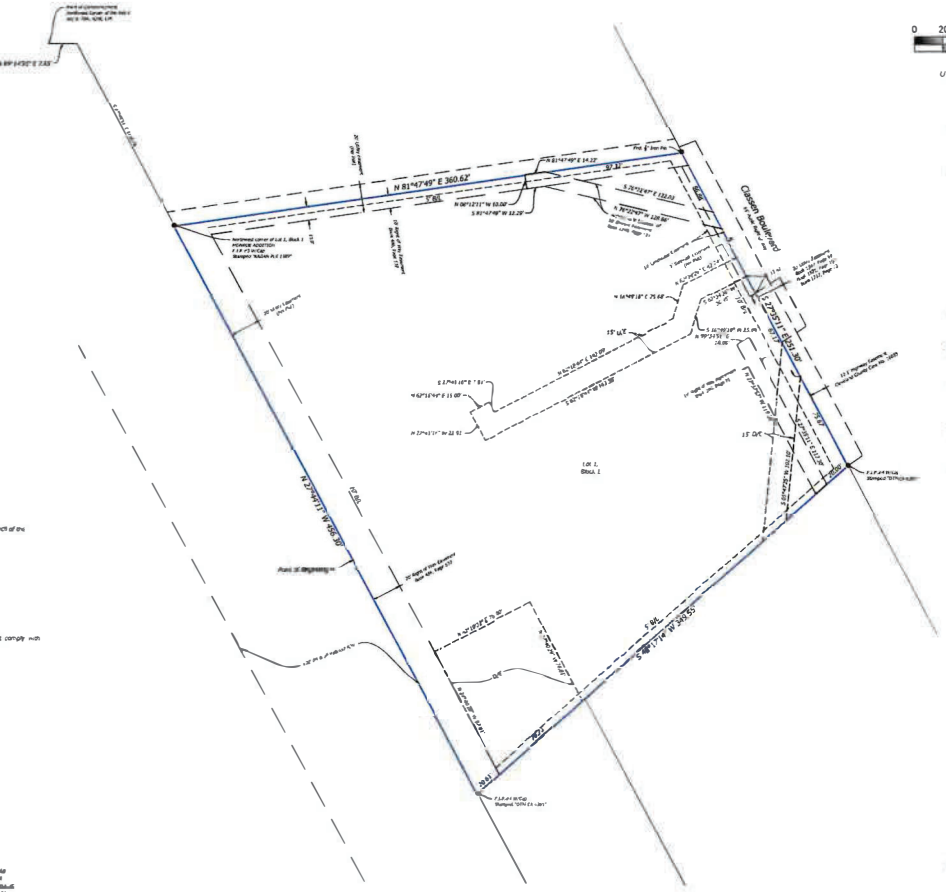
- Section Corner
- Quarter Corner
- Set 1/2" Iron Rod
- Set MAG Nail
- Plat Boundary Line
- Lot Line (This Plat)
- Easement (This Plat)
- Building Line Line (This Plat)
- Existing Lot Line
- Existing Easement
- Existing Building Line
- U/E - Utility Easement
- B/L - Building Line
- R/W - Right of Way

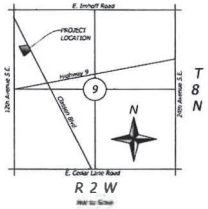
BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and bonded abstractor of title in and for Cleveland County and State of Oklahoma, hereby certifies that the records of said county show that the Title to the land shown on the plat of 2880 CLASSEN BLVD. A SIMPLE PLANNED UNIT DEVELOPMENT, an addition in Cleveland County, Oklahoma, is vested in New Prague Ventures LLC, on the ___ day of _____, 20___, free and no adverse 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 owner(s) thereof, that the taxes are paid for the year of _____ and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person. That there are no liens, of when circumstances of any kind against the land included in the Plat of 2880 CLASSEN BLVD. A SIMPLE PLANNED UNIT DEVELOPMENT, except mortgages, rights of way, easements and matters of contemporary record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this ___ day of _____, 20___.

BY: _____
Title





CERTIFICATE OF CITY CLERK

I, _____, City Clerk of Norman, Oklahoma, hereby certify that I have examined the records of said City and find that all defined dedications and improvement have been paid in full and that there is no special improvement procedure now pending against the land on the said annexed plat in the City of Norman, Oklahoma.

Signed by the City Clerk on this ___ day of _____, 20___.

City Clerk

ACCEPTANCE OF DEDICATION CLEVELAND COUNTY

Be it resolved by the Board of Commissioners, the County of Cleveland, that the dedications shown on the attached plat of 2880 CLASSEN BLVD. A SIMPLE PLANNED UNIT DEVELOPMENT, are hereby approved.

Adopted by the Board of Commissioners, the County of Cleveland. This ___ day of _____, 20___.

Chairman Member Member

ATTEST:

County Clerk

SURVEYOR'S CERTIFICATE

I, Troy Dee, a Licensed Professional Land Surveyor No. 1745 do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of 2880 CLASSEN BLVD. A SIMPLE PLANNED UNIT DEVELOPMENT, an addition in Cleveland County, Oklahoma, consisting of two sheets, represents a survey made under my supervision, and that the monuments shown thereon actually exist and their positions are correctly shown.

Troy Dee

Troy Dee
Licensed Professional Land Surveyor Oklahoma No. 1745
4131 N.W. 122nd Street Suite #100 Oklahoma City, OK 73120
(405) 842-9863

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on the 13th day of October, 2025, personally appeared Troy Dee, 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.

WITNESS my hand and notarial seal the day and year last above written.

Stephen Dunaway
Notary Public

My Commission Number is 20013172

My Commission Expires the 23rd day of OCTOBER, 2024

NOTES

1. This plat of 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 Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.
2. Monuments set for Lot Corners and the Road Center Line shall be as follows:
   Paved surface - A Perpendicular nail with a Washer Marked "GOLDEN CA 7263"
   Unpaved surfaces - A 1/2" Iron Rod with a Plastic Cap Stamped "GOLDEN CA 7263"
3. The proposed roadways shown on this plat will adhere to the county standard road specifications.

Owner's Notary | County Treasurer | Department of Environmental Quality | City Clerk/Seal | County Clerk | Land Surveyor | Surveyor's Notary

Prepared By
GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com

Job No. 241178 Sheet 1 Of 1