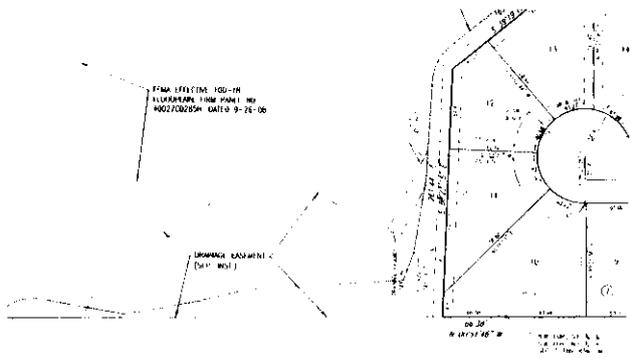
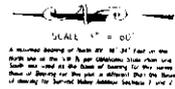
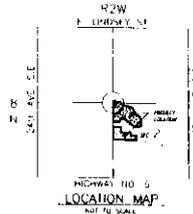


**FINAL PLAT**  
**SUMMIT VALLEY ADDITION SECTION 3**

A PART OF THE E 1/2 SECTION 3, T8N, R2W, 1.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 parties of persons, corporations having any right, title or interest in the land shown on the annexed plat of SUMMIT VALLEY ADDITION SECTION 3 a subdivision of a part of the E 1/2, section 3, T8N, R2W, of the 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 annexed plat, and annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of record under the name of SUMMIT VALLEY DEVELOPMENT, LLC, an Oklahoma Limited Liability Company, articles of streets and easements shown on said annexed plat to the public for public highways, streets and easements, for themselves, their successors and assigns forever and have caused the same to be recorded in the public records of Cleveland County, Oklahoma, in Book 1245, Page 1082.

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

STATE OF OKLAHOMA s s  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_, who is known to be the person or persons who executed the within and foregoing instrument and acknowledged to me that he executed the same as a valid instrument 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

**BONDED ABSTRACTER'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 annexed plat of SUMMIT VALLEY ADDITION SECTION 3, a subdivision of a part of the E 1/2, section 3, T8N, R2W, of the 1st T8N, R2W, Meridian to Norman, Cleveland County, Oklahoma appears to be vested in SUMMIT VALLEY DEVELOPMENT, LLC, an Oklahoma Limited Liability Company, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, unincumbered by pending actions, judgments, liens, taxes or other encumbrances except interests previously conveyed and mortgages of record.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

First American Title & Insurance Company

**CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE**

The members 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**

It is resolved by the City Council of the City of Norman, Oklahoma that the dedications shown on the annexed plat of SUMMIT VALLEY ADDITION SECTION 3, Norman, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Norman, Oklahoma this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY CLERK

**CERTIFICATE OF CITY CLERK**

I, the undersigned, City Clerk of the City of Norman, Oklahoma, hereby certify that I have examined the records of said City and find that all delinquent payments on unperfected instruments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of SUMMIT VALLEY ADDITION SECTION 3 in the City of Norman, Oklahoma.

Signed by the City Clerk on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CITY CLERK

**COUNTY TREASURER'S CERTIFICATE**

I, the undersigned, 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 past years on the land shown on the annexed plat of SUMMIT VALLEY ADDITION SECTION 3 as an addition to the City of Norman, Cleveland County, Oklahoma that the required statutory liability has been deposited in the office of the County Treasurer, guaranteeing payment of current year's taxes on WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at Norman, Oklahoma on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

COUNTY TREASURER (see signature)

**LICENSED LAND SURVEYOR**

I, the undersigned, hereby certify that I am a Licensed Land Surveyor in the State of Oklahoma, and that the final plat of SUMMIT VALLEY ADDITION SECTION 3, as 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 instruments 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 Professional Engineers and Land Surveyors, and that said final plat complies with the requirements of Title 11, SECTION 41 SUB D of the Oklahoma State Statutes.

Golden Land Surveying  
7104 NW 28th St., Suite 20  
Edmond, OK 73012  
PH: (405) 802-7883

By the LICENSED LAND SURVEYOR NO. 1245  
OKLAHOMA (REVISED BY AUTHORIZATION NO. 041615) (FORM) APR 26, 2002

STATE OF OKLAHOMA s s  
COUNTY OF OKLAHOMA

I, the undersigned, a Notary Public, in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_, who is known to be the 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



Date: May 11, 2022  
C&E Consulting Engineers, P.C.  
915 W Main Street  
Oklahoma City, OK 73106  
PH: (405) 252-7710  
Oklahoma Chamber of Commerce, Exp. 6/30/2023

**STORM DRAINAGE DETENTION FACILITY EASEMENT**

THE USE OF DETENTION FACILITY EASEMENTS AND RIGHTS OF FIRST REFUSAL SHALL BE LIMITED TO THE PURPOSES SET FORTH IN THIS INSTRUMENT. THE EASEMENTS AND RIGHTS OF FIRST REFUSAL SHALL NOT BE CONSIDERED AS A WAIVER OF ANY RIGHTS OR INTERESTS OF ANY PARTY. THE EASEMENTS AND RIGHTS OF FIRST REFUSAL SHALL NOT BE CONSIDERED AS A WAIVER OF ANY RIGHTS OR INTERESTS OF ANY PARTY. THE EASEMENTS AND RIGHTS OF FIRST REFUSAL SHALL NOT BE CONSIDERED AS A WAIVER OF ANY RIGHTS OR INTERESTS OF ANY PARTY.



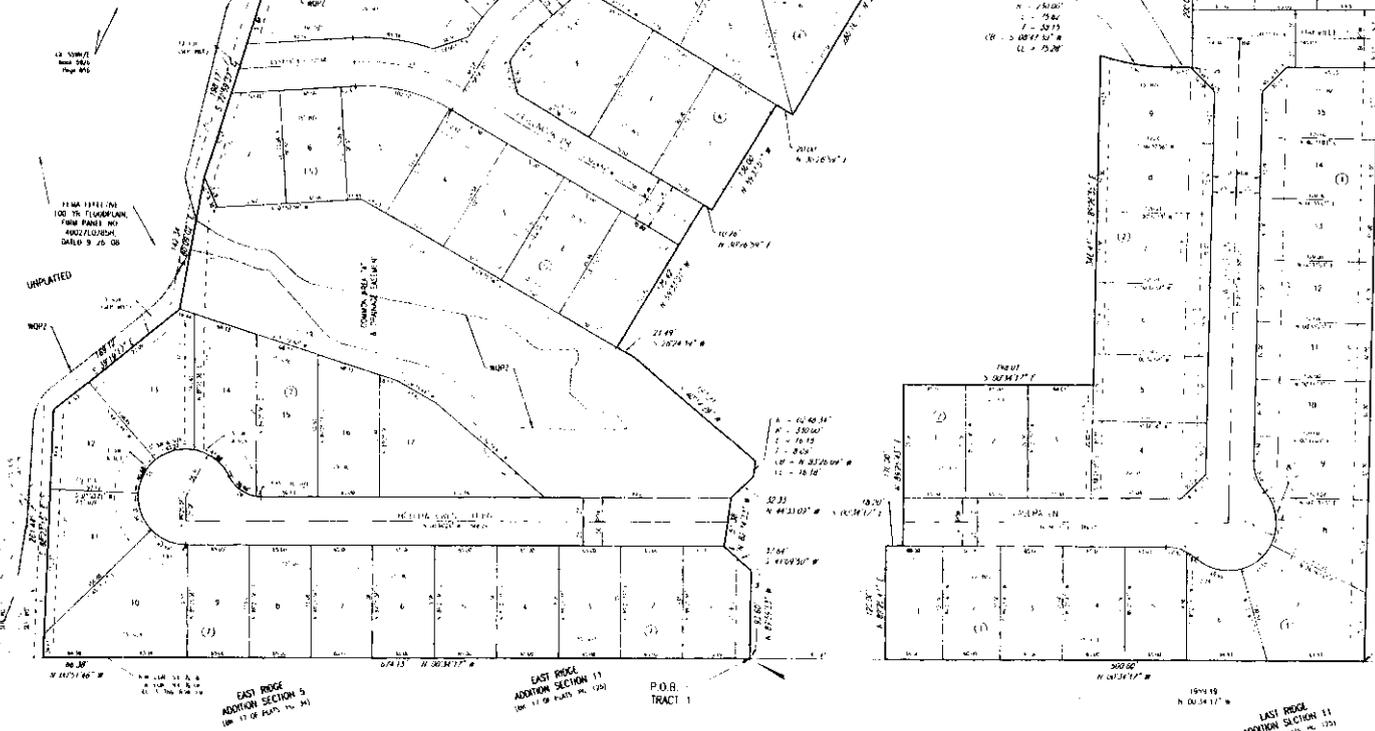
SCALE 1" = 60'

A measured distance of 100.00' ± shall be used as the basis for determining the location of the boundary line for the storm drainage detention facility easement. The survey shall be conducted in accordance with the provisions of the Oklahoma Statutes relating to land surveying.

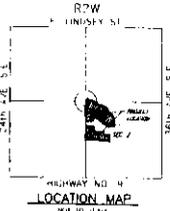
SINGLE FAMILY RESIDENTIAL LOTS = 66

**CURVE TABLE**

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1+00.00	N 89° 51' 16" W	159.9116'	159° 51' 16"	159.9116'
1+100.00	S 89° 51' 16" E	159.9116'	89° 51' 16"	159.9116'
1+200.00	S 00° 00' 00" E	159.9116'	00° 00' 00"	159.9116'
1+300.00	N 89° 51' 16" E	159.9116'	89° 51' 16"	159.9116'
1+400.00	N 00° 00' 00" E	159.9116'	00° 00' 00"	159.9116'



**FINAL PLAT**  
**SUMMIT VALLEY ADDITION SECTION 3**  
A PART OF THE E. 1/2, SECTION 3, T8N, R2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



**LEGAL DESCRIPTION**  
A part of the land being in the East 1/2 of Section 3, Township 8N, Range 2W, I.M., Norman, Cleveland County, Oklahoma, being more particularly described as follows:

- TRACT 1
- COMMENCING at the Southeast corner of the S 1/2 of said Section 3, Thence N 89° 51' 16" E along the West line of said S 1/2 for a distance of 159.9116 feet to the Northwest corner of said S 1/2, Thence S 89° 51' 16" E along the North line of said S 1/2 for a distance of 159.9116 feet to the Point of Beginning, Thence S 00° 00' 00" E along the East line of said S 1/2 for a distance of 159.9116 feet to the Point of Beginning.
- 1. TRACT 100117176 of a distance of 159.9116 feet.
  - 2. TRACT 100117176 of a distance of 159.9116 feet.
  - 3. TRACT 100117176 of a distance of 159.9116 feet.
  - 4. TRACT 100117176 of a distance of 159.9116 feet.
  - 5. TRACT 100117176 of a distance of 159.9116 feet.
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  - 11. TRACT 100117176 of a distance of 159.9116 feet.
  - 12. TRACT 100117176 of a distance of 159.9116 feet.
  - 13. TRACT 100117176 of a distance of 159.9116 feet.
  - 14. TRACT 100117176 of a distance of 159.9116 feet.
  - 15. TRACT 100117176 of a distance of 159.9116 feet.
  - 16. TRACT 100117176 of a distance of 159.9116 feet.
  - 17. TRACT 100117176 of a distance of 159.9116 feet.
  - 18. TRACT 100117176 of a distance of 159.9116 feet.
  - 19. TRACT 100117176 of a distance of 159.9116 feet.
  - 20. TRACT 100117176 of a distance of 159.9116 feet.

- TRACT 2
- COMMENCING at the Southeast corner of the S 1/2 of said Section 3, Thence N 89° 51' 16" E along the West line of said S 1/2 for a distance of 159.9116 feet to the Northwest corner of said S 1/2, Thence S 89° 51' 16" E along the North line of said S 1/2 for a distance of 159.9116 feet to the Point of Beginning, Thence S 00° 00' 00" E along the East line of said S 1/2 for a distance of 159.9116 feet to the Point of Beginning.
- 1. TRACT 100117176 of a distance of 159.9116 feet.
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  - 14. TRACT 100117176 of a distance of 159.9116 feet.
  - 15. TRACT 100117176 of a distance of 159.9116 feet.
  - 16. TRACT 100117176 of a distance of 159.9116 feet.
  - 17. TRACT 100117176 of a distance of 159.9116 feet.
  - 18. TRACT 100117176 of a distance of 159.9116 feet.
  - 19. TRACT 100117176 of a distance of 159.9116 feet.
  - 20. TRACT 100117176 of a distance of 159.9116 feet.

**U.S. POSTAL SERVICE**

**P.O.B. TRACT 2**

**P.O.C.**

151666  
N 00° 34' 17" W  
150.0000'

WEST LANE, S 1/2

U/S = EASEMENT EASEMENT  
L/A = RIGHTS UP NO ADDRESS  
L/C = UTILITY EASEMENT  
B/L = BLUE CHALK LINE  
S/L = ADDRESS

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

SUMMIT VALLEY ADDITION SECTION 3  
FINAL PLAT  
SHEET 2 OF 2