FINAL PLAT
of
WYNN-WYNN

BEING A PART OF THE NORTHEAST QUARTER (NE/4), OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

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

THAT WYNN-WYNN LLC, HEREBY CERTIFIES THAT IT IS THE OWNER OF, AND THE ONLY PERSON, FIRM OR CORPORATION HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF WYNN-WYNN, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA. IT HAS CAUSED THE SAME TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THE PLAT AND PLATTED INTO A LOT AND BLOCK, AS SHOWN ON SAID FINAL PLAT, WHICH SAID FINAL PLAT REPRESENTS A CAREFUL SURVEY OF ALL PROPERTY INCLUDED THEREIN UNDER THE FINAL PLAT OF WYNN-WYNN, AN ADDITION TO THE CITY OF NORMAN, BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST, OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA.

IT DOES HEREBY DEDICATE ALL EASEMENTS AS SHOWN ON SAID FINAL PLAT TO THE PUBLIC FOR UTILITY PURPOSES FOR ITS SUCCESSORS AND ASSIGNS FOREVER AND HAS CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES TO BE EXECUTED.

SIGNED BY THE OWNER THIS _____ DAY OF _____, 20___

WYNN-WYNN LLC

_____
GEOFF WYNN, MANAGER/MEMBER

WYNN-WYNN LLC

_____
KAREN WYNN, MANAGER/MEMBER

STATE OF OKLAHOMA)
) SS:
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 20___ PERSONALLY APPEARED GEOFF WYNN & KAREN WYNN, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS MANAGER/MEMBERS AND DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH CORPORATION AND LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20___

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

_____
NOTARY PUBLIC

CERTIFICATION OF CITY OF NORMAN DEVELOPMENT COMMITTEE:

I, _____, CHAIRMAN OF THE CITY OF NORMAN DEVELOPMENT COMMITTEE, CERTIFY THAT THE FINAL PLAT COMPLIES WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF NORMAN ON THIS _____ DAY OF _____, 20___

_____
DEVELOPMENT COMMITTEE CHAIRMAN

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 UN-MATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF WYNN-WYNN, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS _____ DAY OF _____, 20___

_____
CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORMAN THAT THE DEDICATION SHOWN ON THE FINAL PLAT OF WYNN-WYNN, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, IS HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF NORMAN THIS _____ DAY OF _____, 20___

_____
CITY CLERK

_____
MAYOR

COUNTY TREASURER'S CERTIFICATE:

I, _____ DO HEREBY CERTIFY THAT I AM THE DULY QUALIFIED COUNTY TREASURER OF CLEVELAND COUNTY AND THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES FOR THE YEAR 20___ AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF WYNN-WYNN, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICES OF THE COUNTY TREASURER GUARANTEEING THE CURRENT YEAR'S TAXES.

IN WITNESS THEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20___

_____
COUNTY TREASURER

DEVELOPER:
WYNN-WYNN LLC
3650 CLASSEN BLVD
NORMAN, OK 73071-1506

ENGINEER:
GRUBBS CONSULTING, LLC
1600 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 293-0841

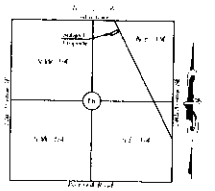
SUBDIVISION CONTAINS:
GROSS SUBDIVISION AREA = 1.07 ACRES
NUMBER OF LOTS = 1
CURRENT ZONING = I-1

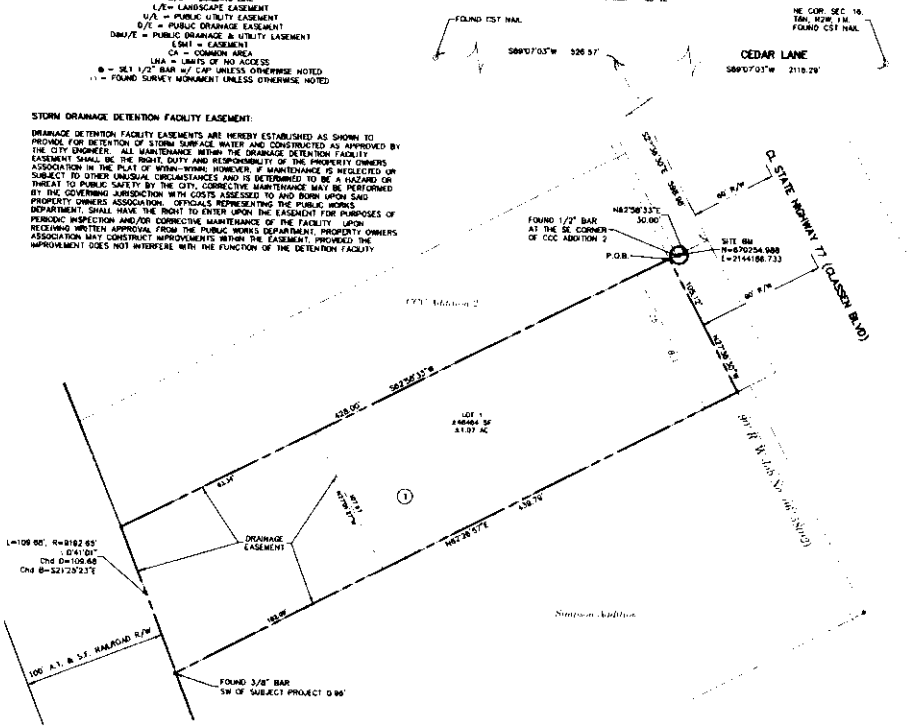
BASIS OF BEARING:

THE BASIS OF BEARING IS STATE PLANE COORDINATES, OKLAHOMA SOUTH ZONE

LEGEND

B/L = BUILDING LINE
L/E= LANDSCAPE EASEMENT
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
E&M = EASEMENT
CA = COMMON AREA
LNA = LIMITS OF NO ACCESS
● = SET 1/2" BAR w/ CAP UNLESS OTHERWISE NOTED
○ = FOUND SURVEY MONUMENT UNLESS OTHERWISE NOTED





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 WYNN-WYNN; 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.

BONDED ABSTRACTOR'S CERTIFICATE:

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR CLEVELAND COUNTY AND STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF WYNN-WYNN, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, IS VESTED IN WYNN-WYNN LLC, THE _____ DAY OF _____, 20___; THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT ON FILE WITH THE CLERK THEREOF, THAT THE TAXES ARE PAID FOR THE YEAR 20___ 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, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE FINAL PLAT, EXCEPT MORTGAGES, RIGHTS-OF-WAY, EASEMENTS, AND MINERAL CONVEYANCES OF RECORD.

IN WITNESS THEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20___

CLEVELAND COUNTY ABSTRACT COMPANY

_____
JACK DeARMON, PRESIDENT

ATTEST:

_____
ASSISTANT SECRETARY

STATE OF OKLAHOMA)
) SS:
COUNTY OF CLEVELAND)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 20___ PLERSONALLY APPEARED JACK DeARMON, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS PRESIDENT AND DULY 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 SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20___

MY COMMISSION EXPIRES: _____

MY COMMISSION NO. _____

_____
NOTARY PUBLIC

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, JAMES L. BUCKLEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF WYNN-WYNN, AN ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, CONSISTING OF 1 SHEET, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE 1ST DAY OF NOVEMBER, 2020, AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS.

I FURTHER CERTIFY THAT 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.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20___

_____
JAMES L. BUCKLEY, P.L.S., NO. 1582
SOSSORTIAN LAND SURVEY, LLC
CERTIFICATE OF AUTHORIZATION NO. 7471
EXPIRATION DATE: JUNE 30, 2021

STATE OF OKLAHOMA)
) SS.
COUNTY OF CANADIAN)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAMON K. DURHAM, 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.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20___

MY COMMISSION EXPIRES: _____

MY COMMISSION NO.: _____

_____
NOTARY PUBLIC

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, NORMAN, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE S89°07'03"W A DISTANCE OF 2118.29 FEET; THENCE S27°36'30"E A DISTANCE OF 598.98 FEET; THENCE S82°58'33"W A DISTANCE OF 30.00 FEET TO A POINT ON THE PRESENT RIGHT OF WAY OF STATE HIGHWAY 77 AND BEING THE POINT OF BEGINNING; THENCE S82°58'33"W A DISTANCE OF 438.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF THE RAILROAD; THENCE ON A NON-TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 109.88', A RADIUS OF 9192.65', A CHORD BEARING OF S21°25'23"E AND A CHORD LENGTH OF 109.88'; THENCE N82°26'57"E A DISTANCE OF 438.79 FEET; THENCE N27°36'30"W A DISTANCE OF 105.12 FEET BACK TO THE POINT OF BEGINNING. THIS DESCRIPTION CONTAINS 46,463 SQUARE FEET OR 1.07 ACRES MORE OR LESS.

OWNER'S SEAL | OWNER'S NOTARY | CITY CLERK'S SEAL | COUNTY TREASURER'S SEAL | ABSTRACTOR'S SEAL | ABSTRACTOR'S NOTARY | SURVEYOR'S SEAL | SURVEYOR'S NOTARY

Sossortian Land Survey, LLC
[illegible]

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
[illegible]

DATE OF PREPARATION: 4/14/2021