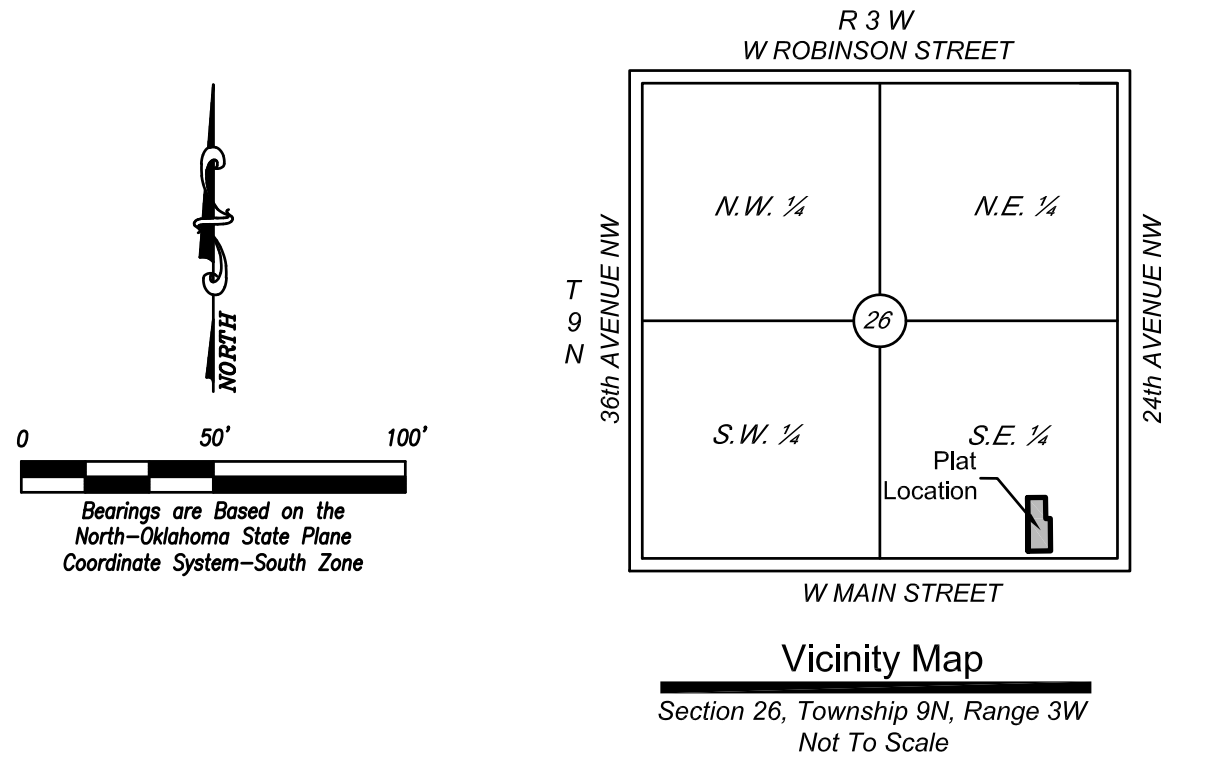
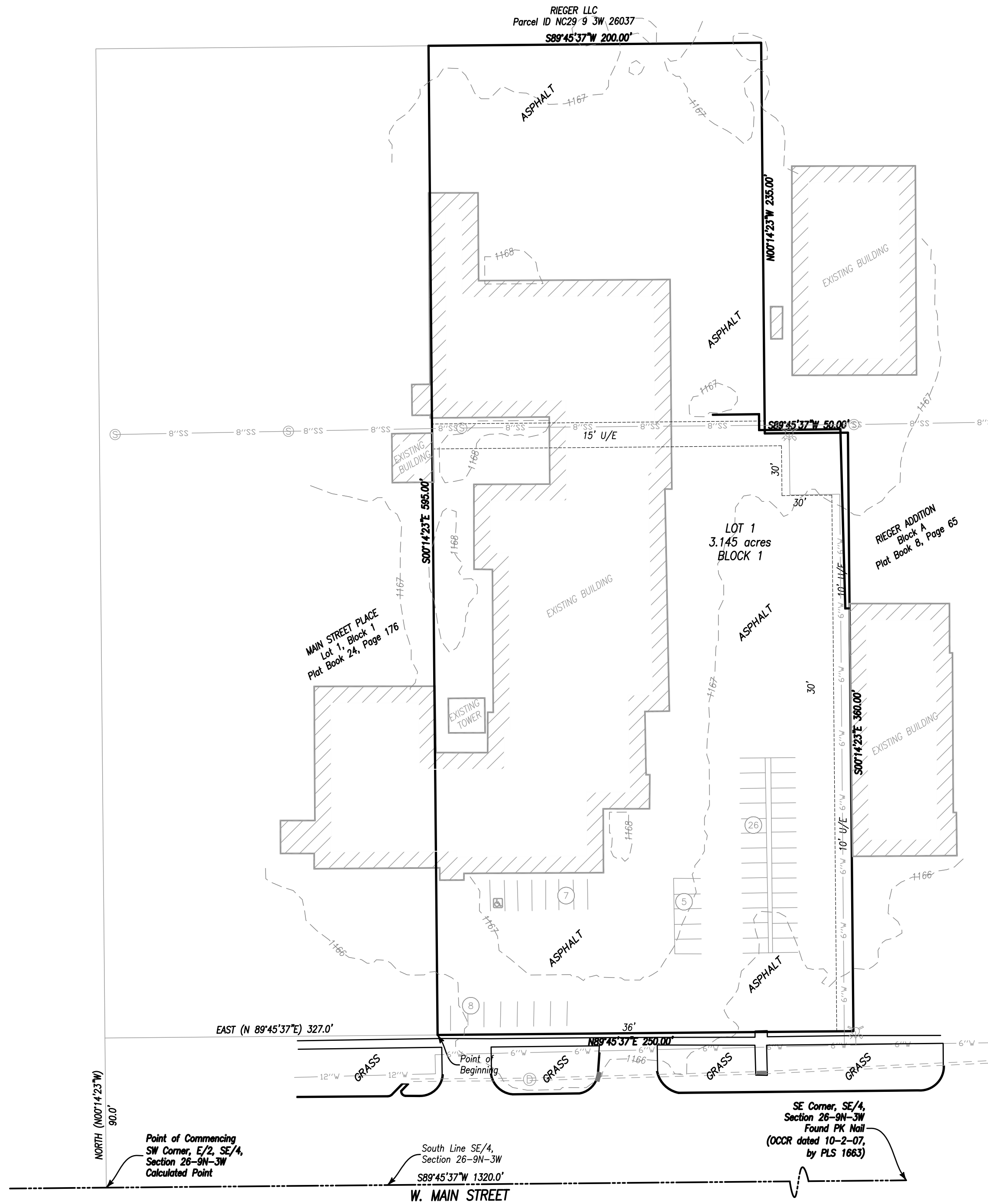


EXISTING SITE PLAN OF:
REPLAT OF SALYER ADDITION
PART OF THE EAST HALF, SOUTHEAST QUARTER,
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

Lot 1 in Block 1 of SALYER ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 12 of Plats, Page 143:
A part of the East Half of the Southeast Quarter of Section 26, Township 26, Township 9 North, Range 3 West, of the Indian Meridian, more particularly described as follows: BEGINNING at a point 90.0 feet North and 327.0 feet East of the Southwest corner of the East Half of said Southeast Quarter; THENCE North 89°45'37" East, parallel with the South line of the East Half of said Southeast Quarter, a distance of 250.00 feet; THENCE North 00°14'23" West a distance of 360.00 feet; THENCE South 89°45'37" West a distance of 50.00 feet; THENCE North 00°14'23" West a distance of 235.00 feet; THENCE South 89°45'37" West a distance of 200.00 feet; THENCE South 00°14'23" East a distance of 595.00 feet to the POINT OF BEGINNING.

LEGEND

- | | | | |
|-------|---|-----------|------------------------------|
| ● | SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137" | — 8"SS — | EXISTING SANITARY SEWER LINE |
| ⊙ | SET MAG NAIL WITH SHINER "MACBAX CA 8137" | — — — — — | PROPOSED STORM SEWER LINE |
| ▲ | SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137" | — W — W — | EXISTING WATER LINE |
| * | FOUND MAG NAIL WITH FOUND IRON PIN | -o-o-o-o- | FENCE |
| ◇ | FOUND PLSS MONUMENT | ===== | CURB AND GUTTER |
| ⊕ | SANITARY SEWER MANHOLE | ---- | SECTION LINE |
| ⊗ | STORM SEWER MANHOLE | - - - - - | QUARTER SECTION LINE |
| ■ | CURB INLET | ===== | BOUNDARY LINE |
| ⚡ | FIRE HYDRANT | ===== | LOT LINES |
| ===== | STORM SEWER PIPE | ----- | EASEMENT LINES |
| | | UE = | UTILITY EASEMENT |
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| | | BL = | BUILDING LIMIT LINE |
| | | LNA = | LIMITS OF NO ACCESS |
| | | ROW = | RIGHT OF WAY |

LAND SURVEYORS:

MBLS
MacBax Land Surveying, PLLC
civil engineering & land surveying
5744 Huettner Court, Ste. 100
Norman, OK 73069
Telephone: (405) 872-7594
Email: kent@mbls.us

Certificate of
Authorization
No. 8137

DATE PREPARED:

2/7/2024

OWNERS:

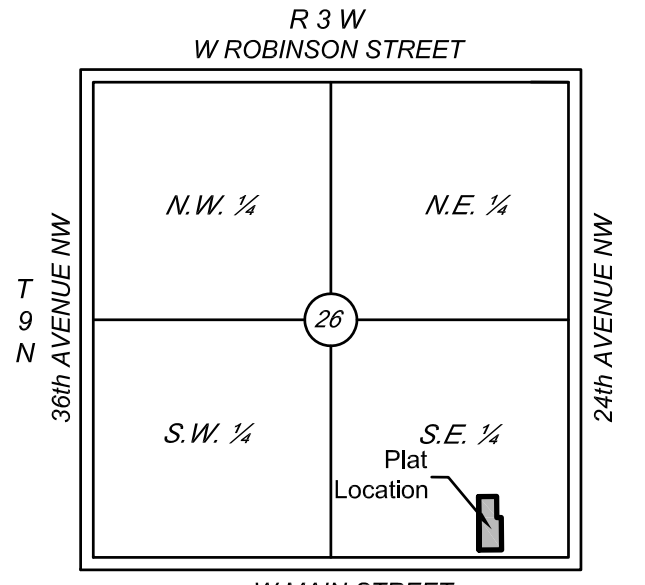
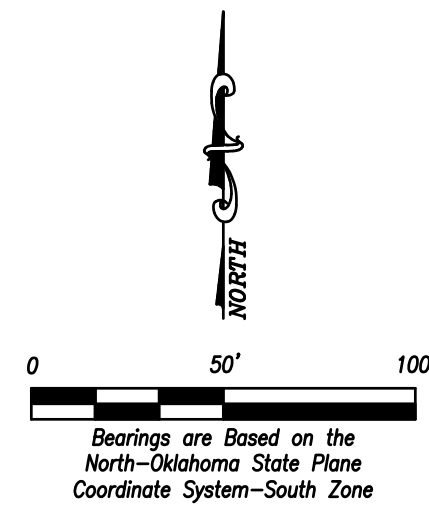
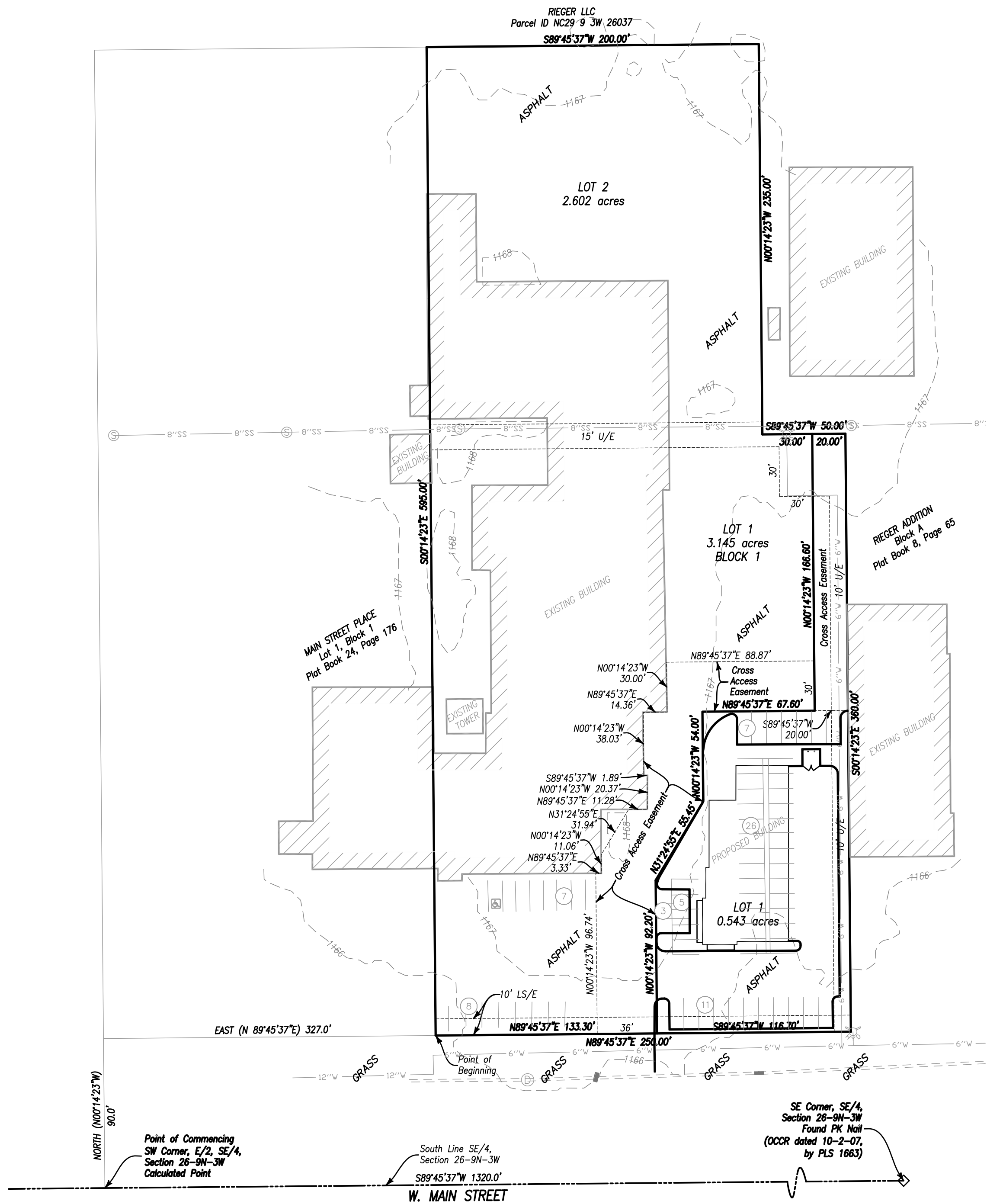
NYSSA RAATKO L.L.C.
131 NW 32nd
Newcastle, Oklahoma 73065

SITE INFORMATION

TOTAL SITE AREA	3.145 acres	137,007.87 sf
EXISTING BUILDINGS	0.961 acres	41,875.56 sf
ASPHALT PAVEMENT	2.184 acres	95,132.31 sf
UNIMPROVED AREAS	0.000 acres	0.00 sf

REGULAR MARKED PARKING SPACES	45
ACCESSIBLE SPACES	1

PRELIMINARY DEVELOPMENT PLAN OF:
REPLAT OF SALYER ADDITION
PART OF THE EAST HALF, SOUTHEAST QUARTER,
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



Vicinity Map
Section 26, Township 9N, Range 3W
Not To Scale

LEGAL DESCRIPTION

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LEGEND

●	SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"	— 8" SS —	EXISTING SANITARY SEWER LINE
⊙	SET MAG NAIL WITH SHINER "MACBAX CA 8137"	— W — W —	PROPOSED STORM SEWER LINE
▲	SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137"	— O — O — O —	EXISTING WATER LINE
*	FOUND MAG NAIL WITH	— — — — —	FENCE
○	FOUND IRON PIN	— — — — —	CURB AND GUTTER
◇	FOUND PLSS MONUMENT	— — — — —	SECTION LINE
⊕	SANITARY SEWER MANHOLE	— — — — —	QUARTER SECTION LINE
⊖	STORM SEWER MANHOLE	— — — — —	BOUNDARY LINE
■	CURB INLET	— — — — —	LOT LINES
⊕	FIRE HYDRANT	— — — — —	EASEMENT LINES
— — — — —	STORM SEWER PIPE	— — — — —	UE = UTILITY EASEMENT
			DE = DRAINAGE EASEMENT
			PDE = PRIVATE DRAINAGE EASEMENT
			GS = GREENSPACE
			BL = BUILDING LIMIT LINE
			LNA = LIMITS OF NO ACCESS
			ROW = RIGHT OF WAY

LAND SURVEYORS:

MBLS
MacBax Land Surveying, PLLC
civil engineering & land surveying
5744 Huettner Court, Ste. 100
Norman, OK 73069
Telephone: (405) 872-7594
Email: kent@mbls.us

DATE PREPARED:

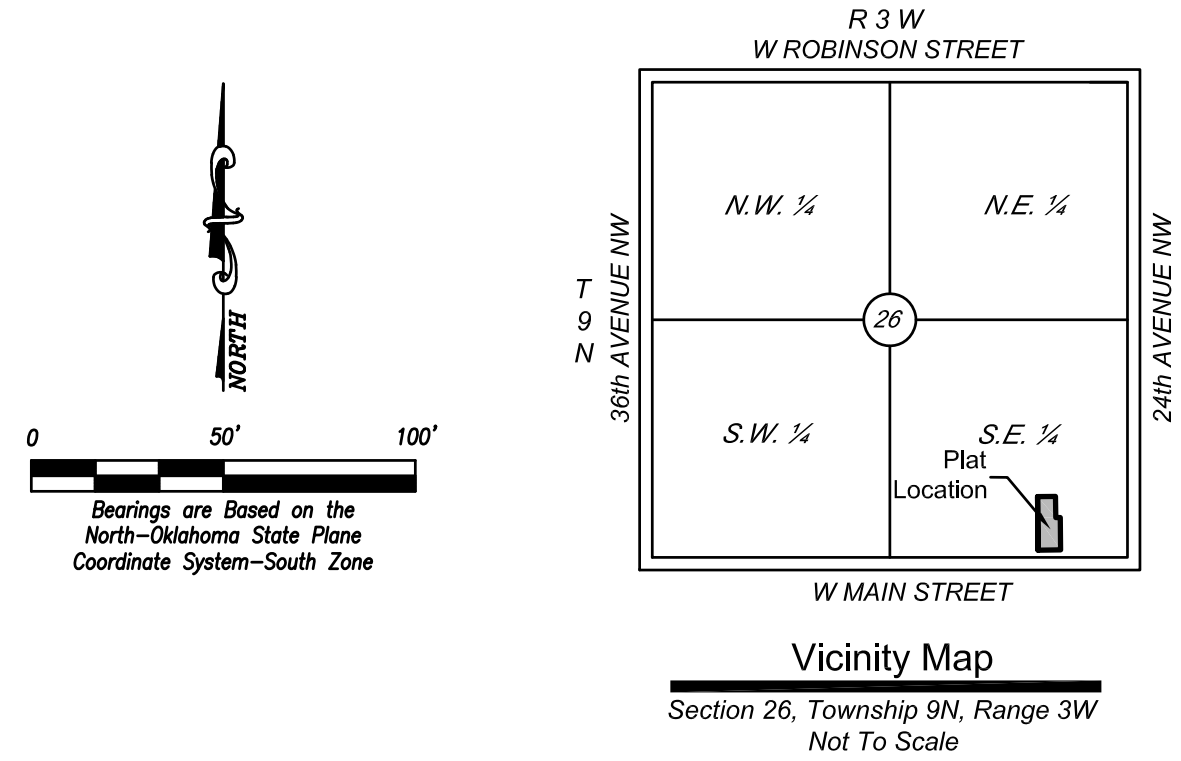
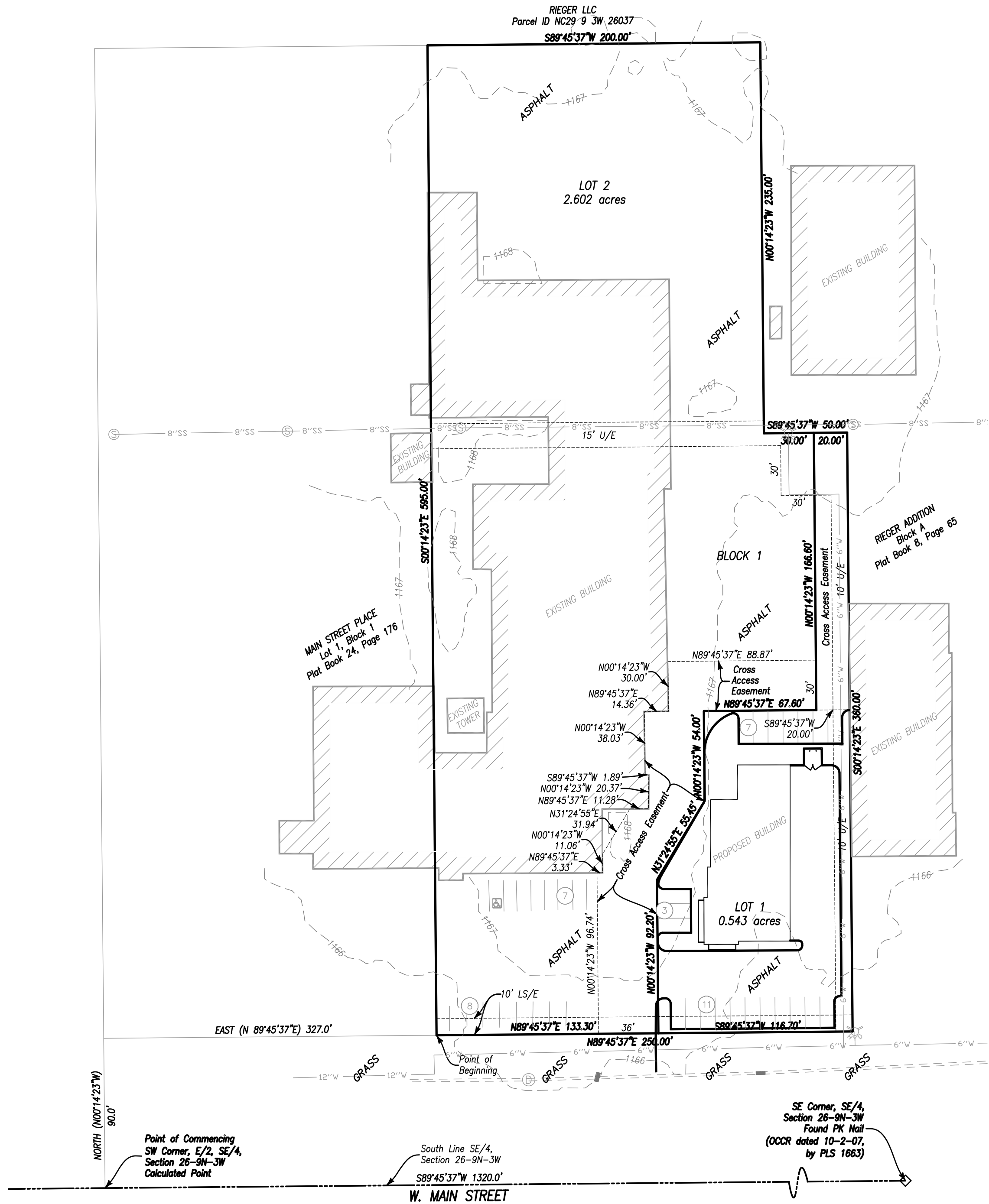
2/7/2024

OWNERS:

NYSSA RAATKO L.L.C.
131 NW 32nd
Newcastle, Oklahoma 73065

Certificate of
Authorization
No. 8137

PROPOSED SITE PLAN OF:
REPLAT OF SALYER ADDITION
PART OF THE EAST HALF, SOUTHEAST QUARTER,
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION

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LEGEND

- | | | | |
|-------------|---|---------------------------------|------------------------------|
| ● | SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137" | — 8" SS — | EXISTING SANITARY SEWER LINE |
| ⊙ | SET MAG NAIL WITH SHINER "MACBAX CA 8137" | — W — W — | PROPOSED STORM SEWER LINE |
| ▲ | SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137" | — F — F — F — F — | EXISTING WATER LINE |
| * | FOUND MAG NAIL WITH FOUND IRON PIN | — C — C — C — C — | FENCE |
| ◇ | FOUND PLSS MONUMENT | — S — S — S — S — | CURB AND GUTTER |
| ⊕ | SANITARY SEWER MANHOLE | — Q — Q — Q — Q — | SECTION LINE |
| ⊖ | STORM SEWER MANHOLE | — Q — Q — Q — Q — | QUARTER SECTION LINE |
| ■ | CURB INLET | — B — B — B — B — | BOUNDARY LINE |
| ⊕ | FIRE HYDRANT | — L — L — L — L — | LOT LINES |
| — = = = = — | STORM SEWER PIPE | — E — E — E — E — | EASEMENT LINES |
| | | UE = UTILITY EASEMENT | |
| | | DE = DRAINAGE EASEMENT | |
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| | | ROW = RIGHT OF WAY | |

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DATE PREPARED:

2/7/2024

OWNERS:

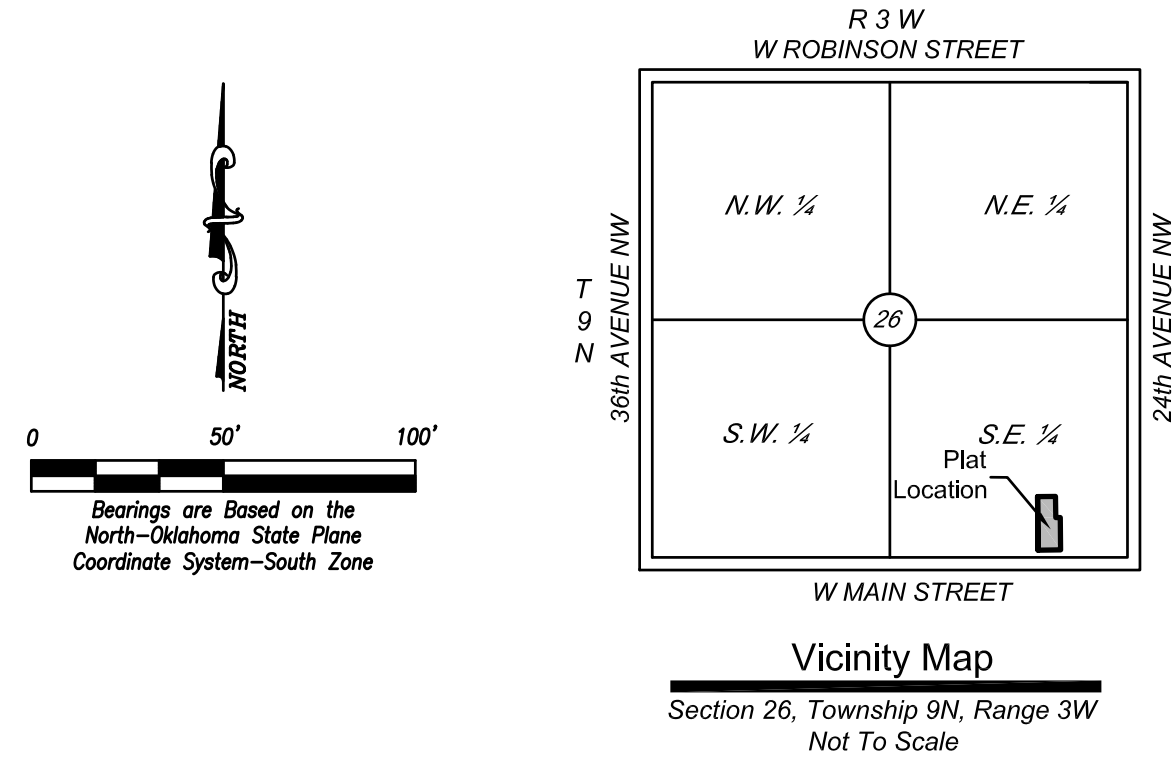
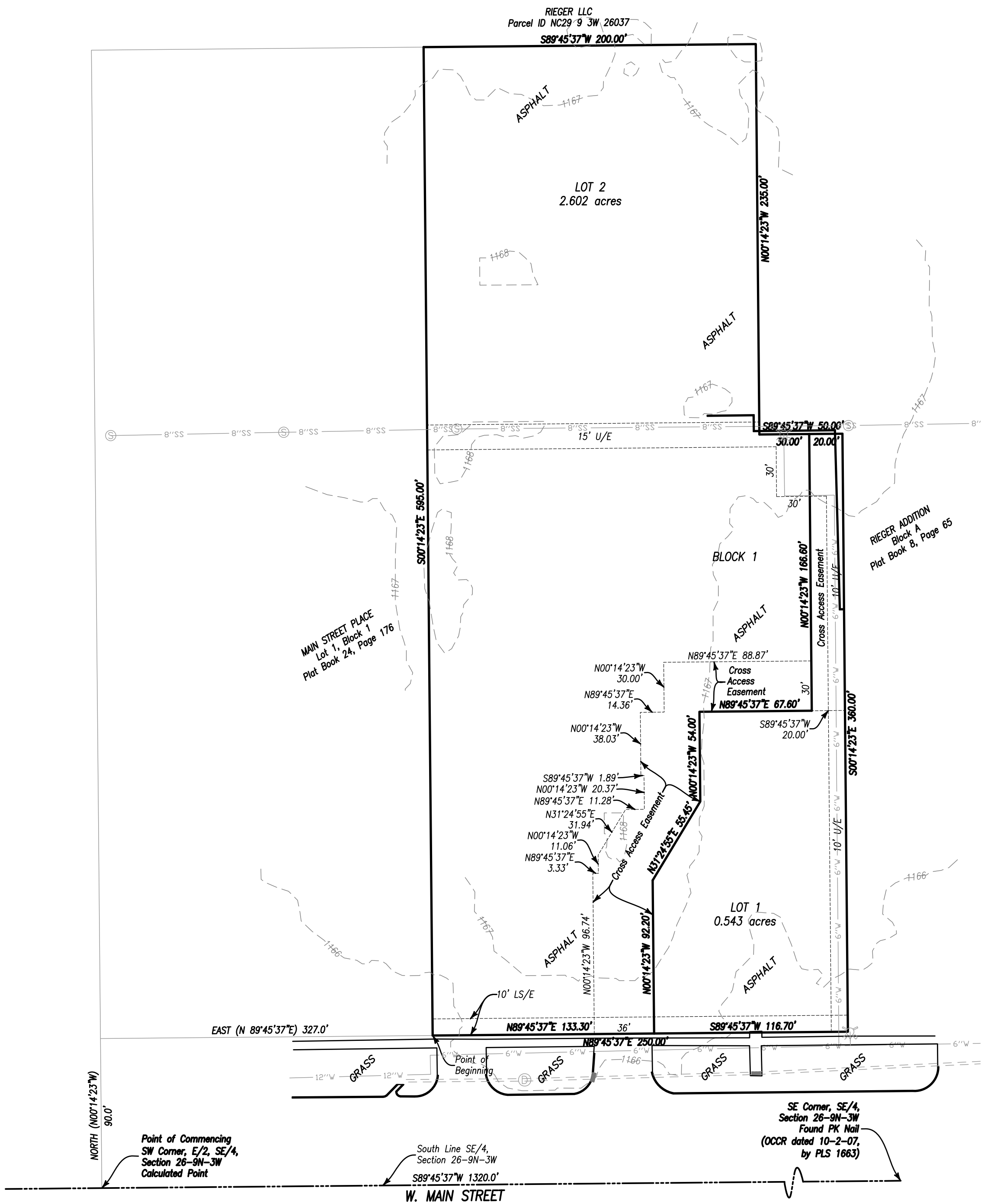
NYSSA RAATKO L.L.C.
131 NW 32nd
Newcastle, Oklahoma 73065

SITE INFORMATION

TOTAL SITE AREA	3.145 acres	137,007.87 sf
EXISTING BUILDING	0.961 acres	41,875.56 sf
PROPOSED BUILDINGS	0.113 acres	4,908 sf
ASPHALT PAVEMENT	0.118 acres	5,137 sf
UNPAVED AREA	0.108 acres	4,709.80 sf

REGULAR PARKING SPACES	35
ACCESSIBLE SPACES	1

PRELIMINARY PLAT OF:
REPLAT OF SALYER ADDITION
PART OF THE EAST HALF, SOUTHEAST QUARTER,
SECTION 26, TOWNSHIP 9 NORTH, RANGE 3 WEST, I.M.,
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



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DATE PREPARED:

2/7/2024

OWNERS:

NYSSA RAATKO L.L.C.
131 NW 32nd
Newcastle, Oklahoma 73065

LAND SURVEYORS:

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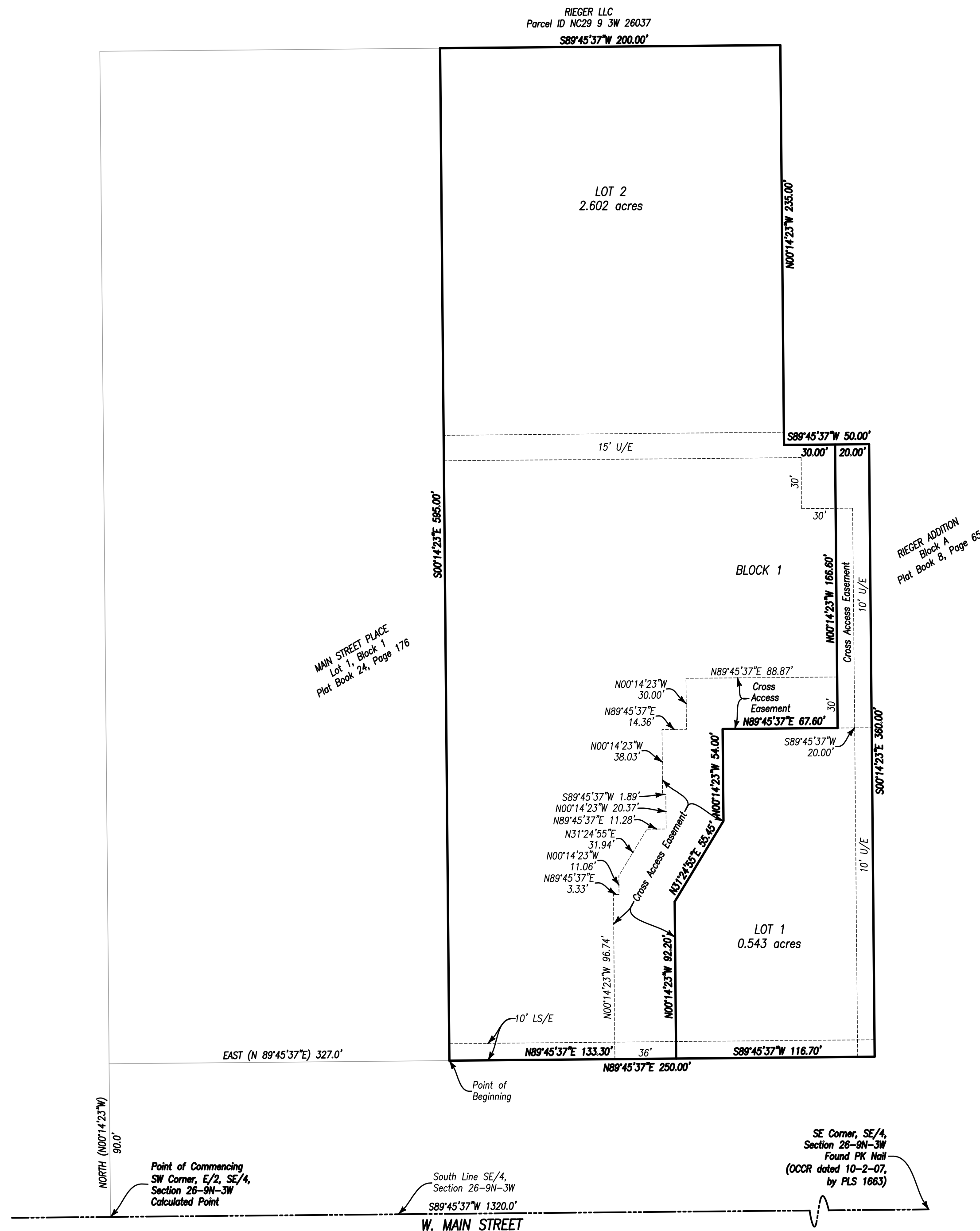
Certificate of
Authorization
No. 8137

LEGEND

●	SET 1/2" IRON PIN WITH CAP "MACBAX CA 8137"	— 8" SS —	EXISTING SANITARY SEWER LINE
⊙	SET MAG NAIL WITH SHINER "MACBAX CA 8137"	— W — W —	PROPOSED STORM SEWER LINE
▲	SET COTTON SPINDLE WITH SHINER "MACBAX CA 8137"	— O — O — O —	EXISTING WATER LINE
*	FOUND MAG NAIL WITH	— — — — —	FENCE
○	FOUND IRON PIN	— — — — —	CURB AND GUTTER
◇	FOUND PLSS MONUMENT	— — — — —	SECTION LINE
⊕	SANITARY SEWER MANHOLE	— — — — —	QUARTER SECTION LINE
⊗	STORM SEWER MANHOLE	— — — — —	BOUNDARY LINE
■	CURB INLET	— — — — —	LOT LINES
⚡	FIRE HYDRANT	— — — — —	EASEMENT LINES
— — — — —	STORM SEWER PIPE	UE =	UTILITY EASEMENT
		DE =	DRAINAGE EASEMENT
		PDE =	PRIVATE DRAINAGE EASEMENT
		GS =	GREENSPACE
		BL =	BUILDING LIMIT LINE
		LNA =	LIMITS OF NO ACCESS
		ROW =	RIGHT OF WAY

Vicinity Map

Section 26, Township 9N, Range 3W
Not To Scale



OWNERS:

NYSSA RAATKO L.L.C.
131 NW 32nd
Newcastle, Oklahoma 73065

LAND SURVEYORS:

MBLS

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Certificate of
Authorization
No. 8137

LEGEND

■	PERMANENT MONUMENT-SET 5/8"	—○—○—○—	FENCE
	IRON PIN WITH ALUMINUM CAP	— — — — —	SECTION LINE
●	SET 1/2" IRON PIN WITH	— · — · — · —	QUARTER SECTION LINE
	CAP "MACBAX CA 8137"	=====	BOUNDARY LINE
⊙	SET MAG NAIL WITH	=====	LOT LINES
	SHINER "MACBAX CA 8137"	-----	EASEMENT LINES
▲	SET COTTON SPINDLE WITH		
	SHINER "MACBAX CA 8137"	U/E = UTILITY EASEMENT	
✳	FOUND MAG NAIL WITH	D/E = DRAINAGE EASEMENT	
○	FOUND IRON PIN	L/E = LANDSCAPE EASEMENT	
◇	FOUND PLSS MONUMENT	PED/E = PEDESTRIAN EASEMENT	
~1000-	ADDRESS	B/L = BUILDING LINE	
		ROW = RIGHT OF WAY	

KNOW ALL MEN BY THESE PRESENTS

THAT NYSRA RAATKO L.L.C., an Oklahoma Domestic Limited Liability Company does hereby certify that it is the owner of the and only person, firm, or corporation having any right, title or interest in and to the land shown on the final plat of REPLAT OF SALTER ADDITION, to the City of Norman, Cleveland County, Oklahoma and that it has caused the same to be surveyed and platted, and that it hereby dedicates all the streets and utility easements shown herein to the public for the purposes of streets and utilities, for their heirs, executors, administrators, successors and assign forever, and have caused the same to be released from all 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 _____, 2024. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

STATE OF OKLAHOMA, COUNTY OF CLEVELAND §

Before me, the undersigned a notary public, in and for said County and State, on this ____ day of _____, 2024, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument on behalf of said company, 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 said company, for the purposes herein set forth.

My Commission Expires _____ Notary Public _____

I, _____, Chairman of the City of Norman Development Committee, certify that the improvement plans and final plat comply with the approved standards and specifications on this _____ day of _____, 2024.

Chairman

I, Brenda Hall, 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 REPLAT of SAYER ADDITION, to the City of Norman, Cleveland County, Oklahoma.

Signed by the City Clerk on this _____ day of _____, 2024.

City Clerk

Be it resolved by the Council of the City of Norman, Oklahoma that the dedications of streets and utility easements shown on the final plat of REPLAT TO SALYER ADDITION, to the City of Norman, Cleveland County, Oklahoma are hereby accepted. Adopted by the Council of the City of Norman, Oklahoma on this _____ day of _____, 2024.

City Clerk _____ Mayor _____

Lot 1 in Block 1 of SALTERY ADDITION, to the City of Norman, Cleveland County, Oklahoma, according to the plat recorded in Book 12 of Plats, Page 143:

A part of the East Half of the Southeast Quarter of Section 26, Township 26, Township 9 North, Range 3 West of the Indian Meridian, more particularly described as follows: BEGINNING at a point 90.0 feet North and 327.0 feet East of the Southwest corner of the East Half of said Southeast Quarter, THENCE North 89°45'37" East, parallel with the South line of the East Half of said Southeast Quarter, a distance of 250.00 feet; THENCE North 00°14'23" West a distance of 360.00 feet; THENCE South 89°45'37" West a distance of 50.00 feet; THENCE North 00°14'23" West a distance of 235.00 feet; THENCE South 89°45'37" West a distance of 200.00 feet; THENCE South 00°14'23" East a distance of 595.00 feet to the POINT OF BEGINNING.

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 _____ and prior years on the land shown on the final plat of REPLAT OF SALYER ADDITION, to the City of Norman, Cleveland County, Oklahoma that the required statutory security has been deposited in the office of County Treasurer guaranteeing payment of the current years taxes. In witness where, said County Treasurer has caused this instrument to be executed on this _____ day of _____, 2024.

County Treasurer

The undersigned, a duly qualified and lawfully Bonded Abstractor of titles in and for the County of Cleveland, State of Oklahoma, hereby certifies that the records for said County show that the land shown on the final plat of REPLAT OF SALTER ADDITION, to the City of Norman, Cleveland County, Oklahoma is vested in NYSSA RAAFTO L.L.C., an Oklahoma Domestic Limited Liability Company and that on the ____ day of _____, 2024 there are no actions pending or judgments of any nature against said land or the owner thereof that would affect the title and prior sales. That there are no outstanding tax sales certificates against said land and no tax deeds are issued to any persons; that there are no liens, mortgages, or encumbrances of any kind against the land included in the annexed plat except mortgages, rights-of-way, easements and mineral conveyances of record.

Executed this _____ day of _____, 2024

Vice President

for _____
Chicago Title Oklahoma Co,

I, Kent Mace, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and the final plat of REPLAT of SLYER addition, to the City of Norman, Cleveland County, Oklahoma, represents a survey made under my supervision on the ____ day of _____, 2024, and the monuments shown thereon exist and their positions are correctly shown, and this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying 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 Statute.

Kent Mace, PE, LS - LS #1873

STATE OF OKLAHOMA, COUNTY OF CLEVELAND §

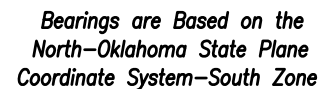
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kent Mace, to me know to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Given under my hand and seal the ____ day
of _____, 2024.

My Commission Expires _____ Notary Public _____

CITY OF NORMAN,
CLEVELAND COUNTY, OKLAHOMA

LOCATION MAP



No. 8137