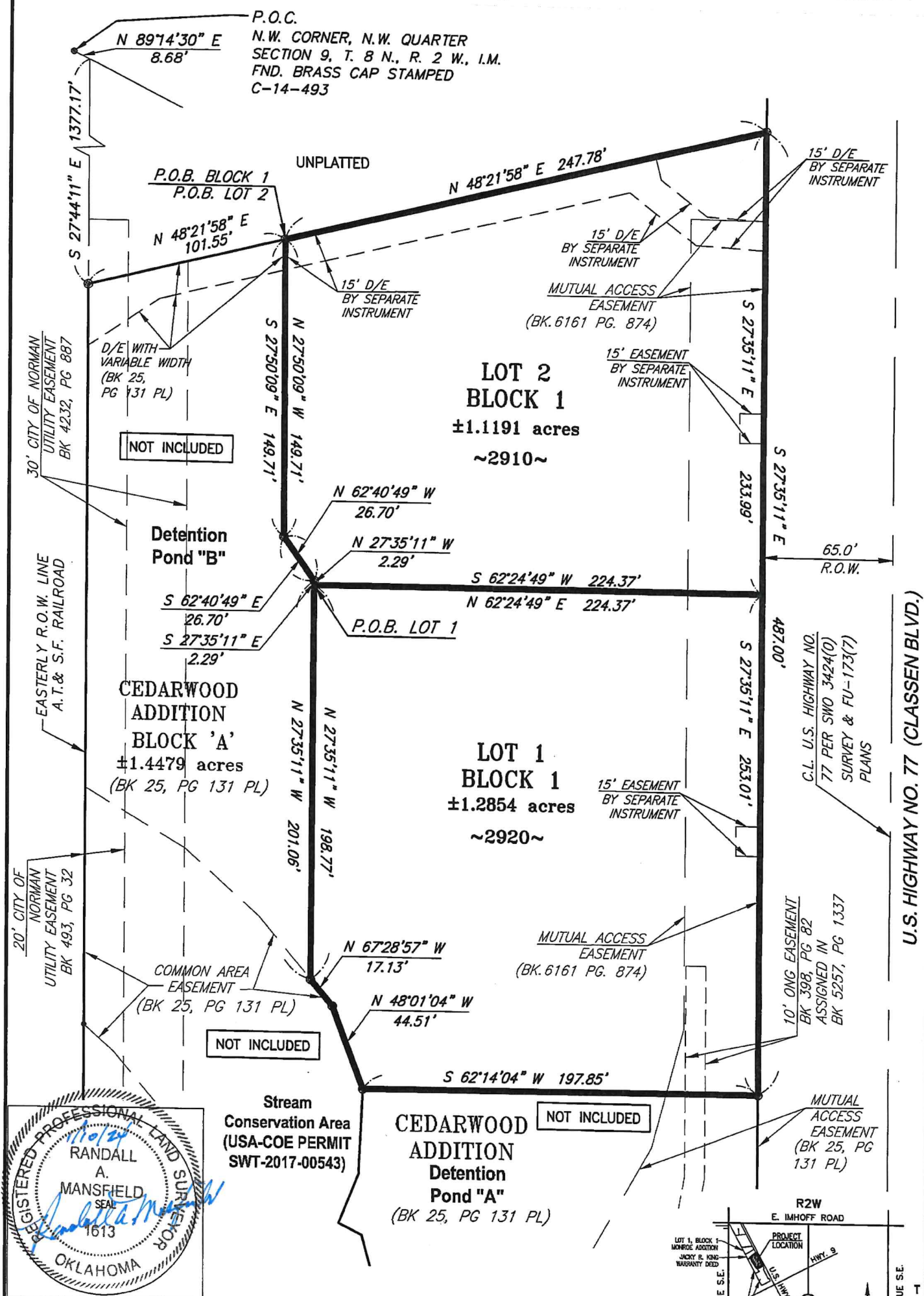


## CEDARWOOD ADDITION SECTION 2

Fee: \$ 24.00



### LEGEND

R.O.W. = RIGHT OF WAY  
D/E = DRAINAGE EASEMENT  
U/E = UTILITY EASEMENT  
C.A. = COMMON AREA  
~2920~ = ADDRESS  
~2910~ = ADDRESS

PREPARED BY:

**RANDALL A. MANSFIELD,**  
**PROFESSIONAL LAND SURVEYOR NO. 1613**

COWAN GROUP ENGINEERING

7100 N. CLASSEN, SUITE 500 - OKLAHOMA CITY, OK 73116  
Engineering - Surveying  
CERTIFICATE OF AUTHORIZATION NO. 6414  
EXPIRES JUNE 30, 2024



NORTH  
SCALE: 1"=60'

**SHEET 1 OF 4**

**SHORT FORM PLAT – SFP-2324-9**

**LOTS 1 & 2, BLOCK 1**

**CEDARWOOD ADDITION SECTION 2**

A PART OF THE N.W. 1/4 OF SECTION 9, T 8N, R 2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

**BLOCK 1 - LEGAL DESCRIPTION:**

A tract of land lying in the Northwest Quarter of Section 9, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter;

THENCE North 89°14'30" East, along the north line of said Northwest Quarter, a distance of 8.68 feet to a point on the easterly right of way line of the A.T.& S.F. Railroad right of way;

THENCE South 27°44'11" East, along said easterly right of way line, a distance of 1,377.17 feet;

THENCE North 48°21'58" East a distance of 101.55 feet to the POINT OF BEGINNING;

THENCE continuing North 48°21'58" East a distance of 247.78 feet to a point on the westerly right of way line of U.S. Highway 77 (Classen Boulevard) as established by Report of Commissioners Case No. 19,758 in the District Court of Cleveland County, recorded in Book 295, Page 207 and Order Approving and Confirming Report of Commissioners recorded in Book 348, Page 338;

THENCE South 27°35'11" East, along said westerly right of way line, a distance of 487.00 feet;

THENCE South 62°14'04" West a distance of 197.85 feet;

THENCE North 48°01'04" West a distance of 44.51 feet;

THENCE North 67°28'57" West a distance of 17.13 feet;

THENCE North 27°35'11" West a distance of 201.06 feet.

THENCE North 62°40'49" West a distance of 26.70 feet;

THENCE North 27°50'09" West a distance of 149.71 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 104,739 square feet or 2.4045 acres, more or less.

The Oklahoma State Plane Coordinate System (South Zone) using North 89°14'30" East as the north line of the Northwest Quarter of Section 9, Township 8 North, Range 2 West of the Indian Meridian and as shown on the plat of Cedarwood Addition recorded in Book 25 of Plats, Page 131 was used as the basis of bearings for this survey.

**NOTES :**

1. ITEMS SHOWN HEREON AS "PER PLAT" WERE CREATED & DEDICATED BY THE FINAL PLAT OF CEDARWOOD ADDITION, BOOK 25 OF PLATS, PAGE 131.
2. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN HEREON FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS SHORT FORM PLAT.
3. THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINALE PLAT IS FEET.
4. THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) USING NORTH 89°14'30" EAST AS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN AND AS SHOWN ON THE PLAT OF CEDARWOOD ADDITION RECORDED IN BOOK 25 OF PLATS, PAGE 131 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**PREPARED BY:**

RANDALL A. MANSFIELD,  
PROFESSIONAL LAND SURVEYOR NO. 1613

**GOWAN GROUP ENGINEERING**

7100 N. CLASSEN, SUITE 500 – OKLAHOMA CITY, OK 73116  
Engineering - Surveying  
CERTIFICATE OF AUTHORIZATION NO. 6414  
EXPIRES JUNE 30, 2024

**SHORT FORM PLAT – SFP-2324-9**

**LOTS 1 & 2, BLOCK 1**

**CEDARWOOD ADDITION SECTION 2**

A PART OF THE N.W. 1/4 OF SECTION 9, T 8N, R 2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

**LOT 1, BLOCK 1 - LEGAL DESCRIPTION:**

A tract of land lying in the Northwest Quarter of Section 9, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter;

THENCE North 89°14'30" East, along the north line of said Northwest Quarter, a distance of 8.68 feet to a point on the easterly right of way line of the A.T. & S.F. Railroad right of way;

THENCE South 27°44'11" East, along said easterly right of way line, a distance of 1,377.17 feet;

THENCE North 48°21'58" East a distance of 101.55 feet;

THENCE South 27°50'09" East a distance of 149.71 feet;

THENCE South 62°40'49" East a distance of 26.70 feet;

THENCE South 27°35'11" East a distance of 2.29 feet to the POINT OF BEGINNING;

THENCE North 62°24'49" East a distance of 224.37 feet to a point on the westerly right of way line of U.S. Highway 77 (Classen Boulevard) as established by Report of Commissioners Case No. 19,758 in the District Court of Cleveland County, recorded in Book 295, page 207 and Order Approving and Confirming Report of Commissioners recorded in Book 348, Page 338;

THENCE South 27°35'11" East, along said westerly right of way line, a distance of 253.01 feet;

THENCE South 62°14'04" West a distance of 197.85 feet;

THENCE North 48°01'04" West a distance of 44.51 feet;

THENCE North 67°28'57" West a distance of 17.13 feet;

THENCE North 27°35'11" West a distance of 198.77 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 55,991 square feet or 1.2854 acres, more or less.

**LOT 2, BLOCK 1 - LEGAL DESCRIPTION:**

A tract of land lying in the Northwest Quarter of Section 9, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter;

THENCE North 89°14'30" East, along the north line of said Northwest Quarter, a distance of 8.68 feet to a point on the easterly right of way line of the A.T. & S.F. Railroad right of way;

THENCE South 27°44'11" East, along said easterly right of way line, a distance of 1,377.17 feet;

THENCE North 48°21'58" East a distance of 101.55 feet to the POINT OF BEGINNING;

THENCE continuing North 48°21'58" East a distance of 247.78 feet to a point on the westerly right of way line of U.S. Highway 77 (Classen Boulevard) as established by Report of Commissioners Case No. 19,758 in the District Court of Cleveland County, recorded in Book 295, Page 207 and Order Approving and Confirming Report of Commissioners recorded in Book 348, Page 338;

THENCE South 27°35'11" East, along said westerly right of way line, a distance of 233.99 feet;

THENCE South 62°24'49" West a distance of 224.37 feet;

THENCE North 27°35'11" West a distance of 2.29 feet;

THENCE North 62°40'49" West a distance of 26.70 feet;

THENCE North 27°50'09" West a distance of 149.71 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 48,748 square feet or 1.1191 acres, more or less.

PREPARED BY:

RANDALL A. MANSFIELD,  
PROFESSIONAL LAND SURVEYOR NO. 1613

COWAN GROUP ENGINEERING

7100 N. CLASSEN, SUITE 500 – OKLAHOMA CITY, OK 73116  
Engineering - Surveying  
CERTIFICATE OF AUTHORIZATION NO. 6414  
EXPIRES JUNE 30, 2024



SHORT FORM PLAT - SFP-2324-9

LOTS 1 & 2, BLOCK 1

CEDARWOOD ADDITION SECTION 2

A PART OF THE N.W. 1/4 OF SECTION 9, T 8N, R 2W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LICENSED LAND SURVEYOR

I, Randall A. Manasfield, Licensed Professional Land Surveyor No. 1613 in the State of Oklahoma, hereby certify that a survey was performed under my supervision of the property described hereon. I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma Board of Licensure for Professional Engineers and Land Surveyors, in accordance with Oklahoma Minimum Standards 245:15-13-2.

*Randall A. Manasfield*

Randall A. Manasfield, PLS No. 1613



STATE OF OKLAHOMA

SS

COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this 10 day, of January, 2024, personally appeared Randall A. Mansfield 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.

*Christina Hendricks*

NOTARY PUBLIC



NORMAN PLANNING COMISSION

Accepted by the City of Norman, Oklahoma, Planning Commission on this 11<sup>th</sup> day of January 2024.

ATTEST:

*Erica Bird*  
CHAIRMAN

STATE OF OKLAHOMA

SS

COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this 11<sup>th</sup> day, of January, 2024, personally appeared Erica Bird 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.

*Rone N. Tromble*



PREPARED BY:

RANDALL A. MANSFIELD,  
PROFESSIONAL LAND SURVEYOR NO. 1613

COWAN GROUP ENGINEERING

7100 N. CLASSEN, SUITE 500 - OKLAHOMA CITY, OK 73116

Engineering - Surveying

CERTIFICATE OF AUTHORIZATION NO. 6414  
EXPIRES JUNE 30, 2024