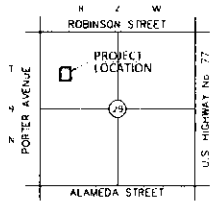
FINAL PLAT

NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 1

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.W. 1/4, SECTION 29, T9N, R2W, I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA



LOCATION MAP
1" = 2000'

LEGAL DESCRIPTION:

A tract of land being part of Lot 5A, LOT LINE ADJUSTMENT NO. 1103 recorded in Book 3168, Page 421 of Block 4 AND all of Lots 1 and 2, Block 4 AND part of Lot 22, all of Lots 23 and 24, Block 1, NORMAN HIGH SCHOOL ADDITION recorded in Book 1 of Plats, Page 32(57) AND all of Lots 1 through 17, part of Lots 11 through 24, Block 1, NORTHEAST ADDITION recorded in Book 1 of Plats, Page 92, together with part of the east-west alley lying in said Blocks as vacated by JOURNAL ENTRY OF JUDGEMENT Case No. C-68-19688 AND part of Rich Street as vacated by JOURNAL ENTRY OF JUDGEMENT Case No. CJ-2000-935-RH recorded in Book 3189, Page 918 and JOURNAL ENTRY OF JUDGEMENT Case No. CJ-2002-2216-L recorded in Book 3043, Page 379 AND an unplatted part of the Northwest Quarter of Section 29, Township 9 North, Range 2 West of the Indian Meridian, Cleveland County, being more particularly described as follows;

COMMENCING at the northeast corner of said Northwest Quarter,

THENCE South 00°09'01" East, along the west line of said Northwest Quarter, a distance of 1,581.19 feet to a point of intersection with the south line of said Block 4 extended,

THENCE North 89°26'27" East, along said extended line and the south line of said Block 4, a distance of 655.82 feet to the POINT OF BEGINNING;

THENCE North 00°33'33" West a distance of 408.84 feet;

THENCE North 89°26'27" East a distance of 27.51 feet,

THENCE North 44°26'27" East a distance of 92.14 feet;

THENCE North 89°26'27" East a distance of 282.90 feet to a point on the east line of said Block 1, NORTHEAST ADDITION, being a point on the west right of way line of Findley Avenue,

THENCE South 00°09'01" East, along the east line of said Block 1, said line extended to the centerline of said vacated Rich Street and said west right of way line, a distance of 309.90 feet,

THENCE North 89°26'27" East, along said vacated Street centerline, a distance of 8.00 feet to a point on the west right of way line of said Findley Avenue;

THENCE South 00°09'01" East, along said west right of way line, a distance of 165.00 feet to a point of intersection with the south line of said Block 4 extended,

THENCE South 89°26'27" West, along said extended line and the south line of said Block 4, a distance of 380.18 feet to the POINT OF BEGINNING

Said described tract of land contains an area of 174,618 square feet or 4.0087 acres, more or less.

The Oklahoma State Plane Coordinate System (NAD83-South Zone) using a bearing of South 00°09'01" East on the west line of the Northwest Quarter of Section 29, Township 9 North, Range 2 West of the Indian Meridian was used as the basis of bearings for this plat.

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

KNOW ALL MEN BY THESE PRESENTS:

That we the undersigned, The City of Norman, Oklahoma, an Oklahoma municipal corporation, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 1, a subdivision of a part of the Northwest Quarter, Section 29, T9N, R2W, of the Indian Meridian, 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, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 1. The City of Norman, dedicates all 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 released from all rights, easements and 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 _____, 2023

The City of Norman, Oklahoma
an Oklahoma municipal corporation

_____

STATE OF OKLAHOMA s.s
COUNTY OF CLEVELAND
Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2023 personally appeared _____ as _____ of The City of Norman, Oklahoma, an Oklahoma municipal corporation, 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 and as the free and voluntary act and deed of The City of Norman, 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

Notary Seal

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified abstracter 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 NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 1, a subdivision of a part of the Northwest Quarter, Section 29, T9N, R2W, of the Indian Meridian, Norman, Cleveland County, Oklahoma appears to be vested in The City of Norman, Oklahoma, an Oklahoma municipal corporation, on this _____ day of _____, 2023, unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this _____ day of _____, 2023.

Cleveland County Abstract & Title Company, LLC

_____

Abstractor Seal

CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, _____, Chairman of the City of Norman Development Committee certify that the public improvement plans and annexed plat of NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 1, a Planned Unit Development, comply with the standards and specifications of the City of Norman on this _____ day of _____, 2023.

_____
Development Committee Chairman

City Seal

ACCEPTANCE OF DEDICATIONS

Be it resolved by the City Council of the City of Norman, Oklahoma that the dedications shown on the annexed plat of NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 1, Norman, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Norman, Oklahoma this _____ day of _____, 2023

ATTEST _____
CITY CLERK,

_____
MAYOR,

City Seal

CERTIFICATE OF CITY CLERK

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 annexed plat of NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 1 to the City of Norman, Oklahoma

Signed by the City Clerk on this _____ day of _____, 2023.

_____
CITY CLERK, Brenda Hall

City Seal

COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, 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 prior years on the land shown on the annexed plat of NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 1, an addition to the City of Norman, Cleveland County, Oklahoma that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of current years taxes. In witness whereof, said County Treasurer has caused this instrument to be executed at Norman, Oklahoma on this _____ day of _____, 2023.

_____
COUNTY TREASURER, Jim Reynolds

County Treasurer Seal

LICENSED PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, Randall A. Mansfield, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Oklahoma, and that the annexed plat of NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 1, an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the _____ day of _____, 2023, and that monuments 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 Licensure for Professional Engineers and Land Surveyors, and that said annexed plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes

COWAN GROUP ENGINEERING
7100 N. Classen, Suite 500
Oklahoma City, OK 73116
PH: (405) 463-3389

_____
Randall A. Mansfield, LICENSED PROFESSIONAL LAND SURVEYOR No. 1613
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6414 (LS) EXPIRES 06/30/2024

Land Surveyor Seal

STATE OF OKLAHOMA s.s
COUNTY OF OKLAHOMA
Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2023, 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.

Given under my hand and seal the day and year last above written
My Commission Expires: _____

_____
NOTARY PUBLIC

Notary Seal

Date: August 23, 2023
SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
Ph.:(405)232-7715
Oklahoma CA#464 Exp. 6/30/2025

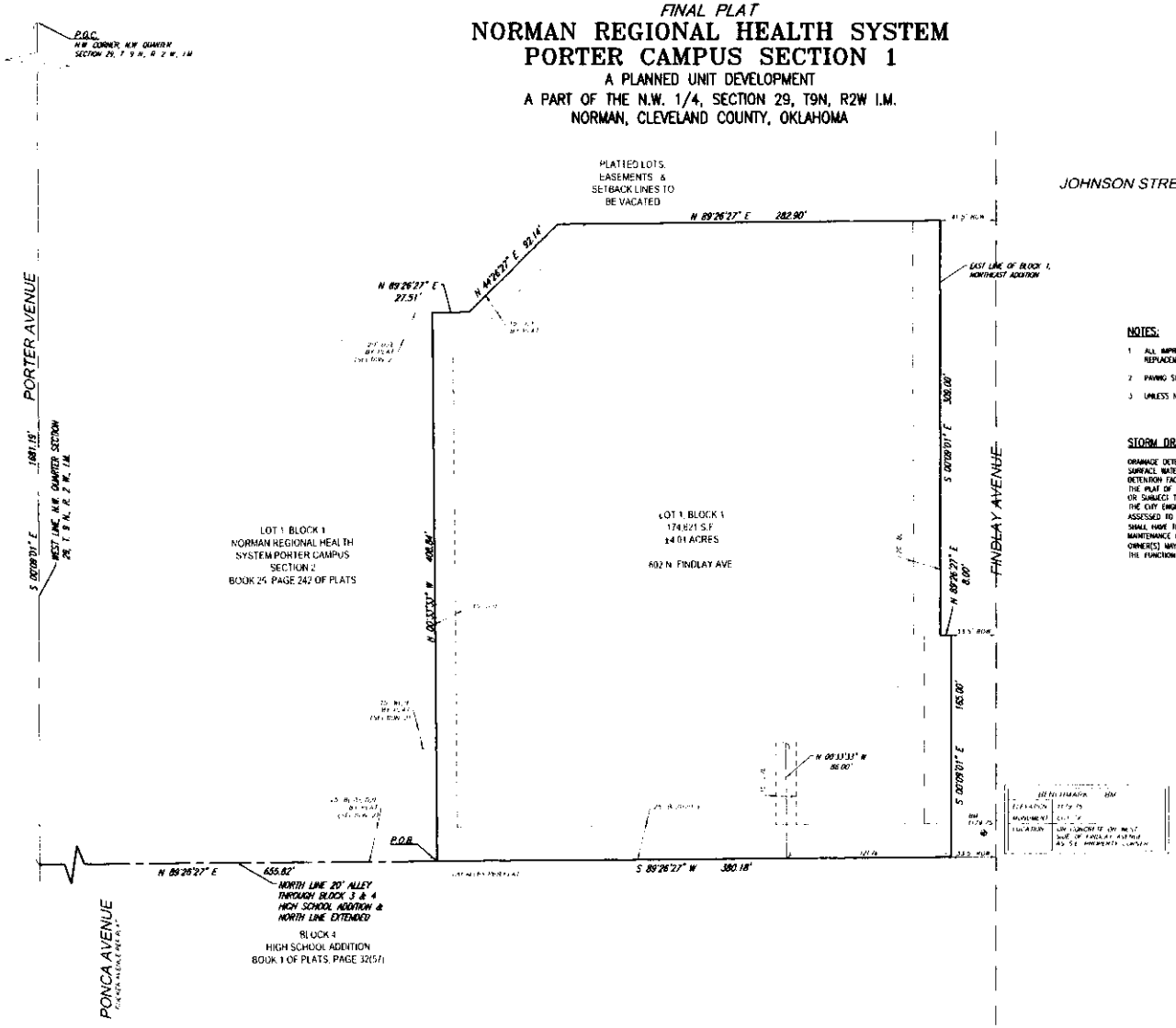
FINAL PLAT

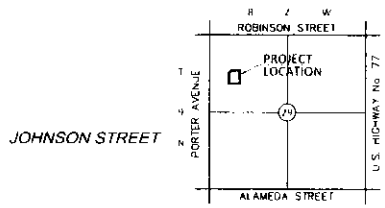
NORMAN REGIONAL HEALTH SYSTEM
PORTER CAMPUS SECTION 1

A PLANNED UNIT DEVELOPMENT

A PART OF THE N.W. 1/4, SECTION 29, T9N, R2W I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA





LOCATION MAP
1" = 2000'

NOTES:

1. ALL IMPROVEMENTS WITHIN UTILITY EASEMENTS MAY BE REMOVED BY THE CITY TO PERFORM MAINTENANCE, AND REPLACEMENT OF SUCH IMPROVEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. PAVING SHALL BE ALLOWED OVER DRAINAGE AND UTILITY EASEMENTS.
3. UNLESS NOTED OTHERWISE THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

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 NORMAN REGIONAL HEALTH SYSTEM PORTER CAMPUS SECTION 1. 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 ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). 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 OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

SCALE: 1" = 40'

TOTAL LOTS = 1

THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83-SOUTH ZONE) USING A BEARING OF SOUTH 00°09'01" EAST ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

UNLESS OTHERWISE STATED ALL PROPERTY CORNERS ARE 1/2" IRON PINS WITH CA6414 CAPS OR MAG NAILS WITH CA6414 TACS

U/D/E = UTILITY & DRAINAGE EASEMENT
B/L = BUILDING LINE
U/E = UTILITY EASEMENT

Date: August 23, 2023
SMC Consulting Engineers, P.C.
515 W. Main Street
Oklahoma City, OK 73106
Ph.:(405)232-7715
Oklahoma CA#64 Exp. 6/30/2025