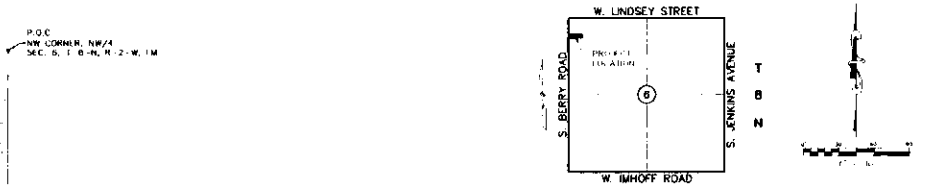
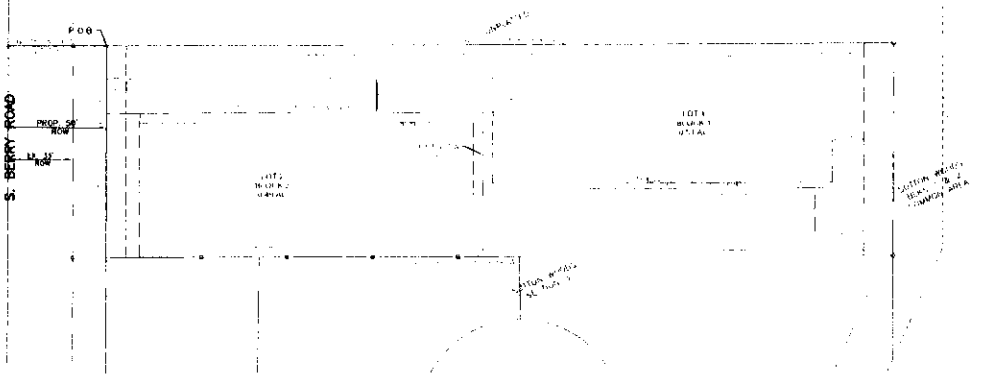
FINAL PLAT OF
McCOOP ABODE ADDITION
A SIMPLE PLANNED UNIT DEVELOPMENT
A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 6, T-8-N, R-2-W, I.M.
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA

R 2 W



LOCATION MAP



SURVEY NOTES:
The bearing of S 00°13'57" E shown for the West line of said Northeast Quarter (NW/4) was used as the basis of bearing for this survey. bearing was derived from an autonomous GPS observation using the NAD North, State Plane Grid.

set 1/2" iron pins with CA 6211 caps at all corners

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SIX (6), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN IN THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast Corner of the Northeast Quarter (NW/4) of said Section Six (6),
Thence South 00°13'57" West, along the West line of said Northeast Quarter (NW/4) a distance of 565.67 feet;
Thence North 89°33'06" East a distance of 50.00 feet to the POINT OF BEGINNING,
Thence continuing North 89°33'06" East a distance of 401.00 feet,
Thence South 00°13'57" West a distance of 109.00 feet,
Thence South 89°33'06" West a distance of 401.00 feet,
Thence North 00°13'57" East a distance of 109.00 feet to the POINT OF BEGINNING.

Containing 43708.19635 square feet or 1.003± acres more or less

OWNER'S CERTIFICATE AND DEDICATION

The undersigned, C.A. McCarty Construction, LLC, does hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the surface rights to the land shown on the final plat of McCOOP ABODE ADDITION, a subdivision of a part of the NE/4 of Section 6, T-8-N, R-2-W, I.M., Cleveland County, Oklahoma and does further certify:

1. That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to oil, gas and mineral rights which have been or are hereby reserved in their entirety, rights of on, gas and mineral lessees, present and future which may include, among other rights, the right to lay pipe lines and build various appurtenances and structures necessary to remove oil, gas and minerals per terms of their lease agreements, easements, encumbrances, encroachments, rights of way and mortgages of record and exceptions as listed in the Ashland Abstracter's Certificate, and

2. That the area indicated on said plat as Utility Easements are hereby reserved for the purpose of locating, constructing, operating, maintaining, removing and performing any public or quasi public utility function or service above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, operation and removal of any such public or quasi public utility, and

3. That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications.

State of Oklahoma }
C.A. McCarty Construction, LLC

By _____
Managing Member

State of Oklahoma }
County of Cleveland } ss

Before me the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 20__, personally appeared _____ to me known to be the identical persons who subscribed the name of the maker thereof to the above and foregoing instrument as its Managing Partner and acknowledged to me that they executed the same as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

My Commission Expires

Notary Public

SURVEYOR'S CERTIFICATE

I, Chris Fairchild, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of McCOOP ABODE ADDITION represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors 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 the 11 Section 41 Title of the Oklahoma State Statutes

Chris Fairchild, R.P.L.S. No. # 1743

State of Oklahoma }
County of Oklahoma } ss

Before me the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 20__, personally appeared Chris Fairchild 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.

My Commission Expires

Notary Public

CITY CLERK'S CERTIFICATE

I, _____, City Clerk of the City of Norman, Oklahoma, hereby certify that I have examined the records of said City of Norman, and find that all deferred payments or installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of McCOOP ABODE ADDITION, an addition to the City of Norman, Oklahoma, on this ____ day of _____, 20__.

City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Norman, Oklahoma, that the dedications shown on the annexed plat of McCOOP ABODE ADDITION, an addition to the City of Norman, Oklahoma is hereby accepted.

ADOPTED by the Council of the City of Norman, Oklahoma this ____ day of _____, 20__.

APPROVED by the Mayor of the City of Norman, Oklahoma this ____ day of _____, 20__.

Attest

Mayor

CERTIFICATE OF THE CITY OF NORMAN DEVELOPMENT COMMITTEE

I, _____, Chairman of the City of Norman Development Committee, hereby certify that the public improvements plans and final plat comply with the standards and specifications of the City of Norman on this ____ day of _____, 20__.

Development Committee Chairman

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected qualified and acting County Treasurer of Cleveland County, Oklahoma and that the tax records of said County show that all taxes are paid for the year ____ and prior years on the land shown on the annexed plat of McCOOP ABODE ADDITION, an addition to the City of Norman, Oklahoma and 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 on this ____ day of _____, 20__.

Treasurer

ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter of Titles in and for Cleveland County, State of Oklahoma, hereby certify that the records of proper officials of said County show that title to the land included in the annexed plat of McCOOP ABODE ADDITION, a subdivision of part of the Northeast 1/4 section 6, T-8-N, R-2-W, I.M., an addition to the City of Norman, Cleveland County, Oklahoma, is vested in _____ on Oklahoma Limited Liability Company, and that as this ____ day of _____, 20__, there are no actions pending or judgements of any nature in any court or on file with the Clerk of said court in said county and state, against said land or owners thereof, that the taxes are paid for the year 20__ and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat

Attest

Secretary

ABSTRACT

Title

State of Oklahoma }
County of Cleveland } ss

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of _____, 20__, personally appeared _____ to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its _____ and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed and as the free and voluntary act and deed of said corporation, 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

OWNER'S NOTARY | ABSTRACTER'S SEAL | ABSTRACTER NOTARY | CITY'S SEAL | LAND SURVEYOR | SURVEYOR NOTARY | TREASURER'S SEAL

Legend
- Monument to be set
- Monument found
- Section line
- Centerline
- Property line
- Lot line
- Easement
- Building setback

A B
SURVEYING
Chris Fairchild, P.L.S. #1743, C.A. #6211
7333 Hammond Circle, Warr Acres, OK 73132
405.818.8211 / Phone ~ chris@absurveying.com

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