Final Plat

VC NORMAN ADDITION

A SIMPLE PLANNED UNIT DEVELOPMENT

A SPUD of a Part of the Southeast Quarter (SE/4) of Section 19, Township 9 North, Range 2 West of the Indian Meridian, and a Part of Lot One (1), in Block One (1) of Masonic Addition to the City of Norman, all located in Cleveland County, Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Variety Care, Inc., does hereby certify that they are the owners of and the only persons, firms, or corporation having any right, title or interest in and to the land shown on the annexed plat, and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities and drainage, for their heirs, executors, administrators, successors and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate. In Witness Whereof, the undersigned have caused this instrument to be executed this ___ day of _____, 20___. Covenants, Reservations and Restrictions for this Addition are contained in a separate instrument.

Lou Cormichael, Variety Care CEO

Variety Care, Inc
300 N. Grand Blvd.
Oklahoma City, Ok. 73107

STATE OF OKLAHOMA)
)SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 20___.

My Commission Expires:

Notary Public

LAND SURVEYOR'S CERTIFICATE

I, Andrew P. Kis, Professional Land Surveyor, do hereby certify that the annexed plat of VC NORMAN ADDITION, an addition to the City of Norman, Cleveland County, Oklahoma, correctly represents a careful survey made under my supervision and any monuments shown thereon actually exist and their respective positions are correctly shown. I further certify that this Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

Andrew P. Kis, P.L.S. 2060

STATE OF OKLAHOMA)
)SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 20___.

My Commission Expires:

Notary Public

LEGAL DESCRIPTION

Tract #1

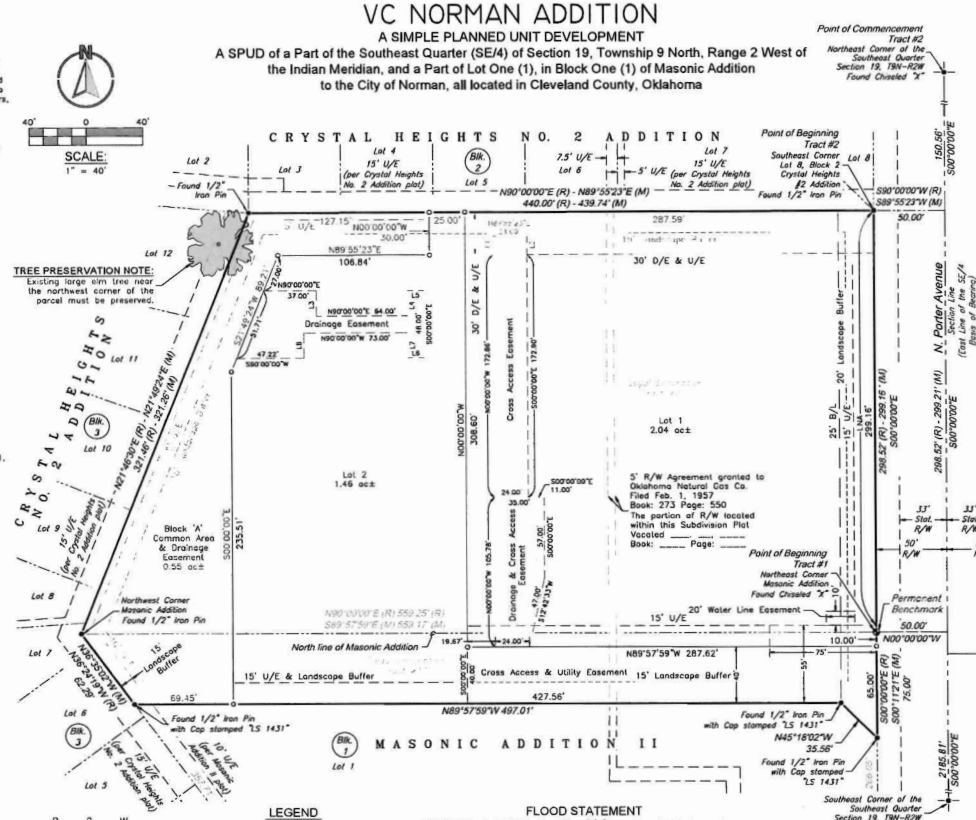
A part of Lot One (1), Block One (1), of MASONIC ADDITION, an Addition to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof, more particularly described as follows:
BEGINNING at the Northeast Corner of said Lot One (1), Block One (1), MASONIC ADDITION;
THENCE S00°00'00"E (Record), S00°11'21"E (Measured), along the East line of said Lot One (1), Block One (1), MASONIC ADDITION a distance of 75.00 feet;
THENCE N45°18'02"W a distance of 35.56 feet;
THENCE N89°57'59"W a distance of 497.01 feet to a point on the West line of said Lot One (1), Block One (1), MASONIC ADDITION;
THENCE N36°24'19"W (Record), N36°35'02"W (Measured), along the West line of said Lot One (1), Block One (1), MASONIC ADDITION a distance of 62.29 feet to the Northwest Corner of said Lot One (1), Block One (1), MASONIC ADDITION;
THENCE N90°00'00"E (Record), S89°57'59"E (Measured), along the North line of said Lot One (1), Block One (1), MASONIC ADDITION a distance of 559.25 feet (Record), 559.17 feet (Measured), to the POINT OF BEGINNING.

AND

Tract #2

A Tract of land located in the Southeast Quarter (SE/4) of Section Nineteen (19), Township Nine (9) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:
COMMENCING at the Northeast Corner of the SE/4 of said Section 19;
THENCE S00°00'00"E a distance of 150.56 feet;
THENCE S90°00'00"W (Record), S89°55'23"W (Measured), a distance of 50.00 feet to a point on the West Right-of-way line of North Porter Avenue, said point also being the Southeast Corner of Lot Eight (8), in Block Two (2) of CRYSTAL HEIGHTS NO. 2 ADDITION to the City of Norman and the POINT OF BEGINNING;
THENCE S00°00'00"E along the West Right-of-way line of North Porter Avenue a distance of 298.52 feet (Record), 299.16 feet (Measured), to the Northeast Corner of MASONIC ADDITION to the City of Norman;
THENCE N90°00'00"W (Record), N89°57'59"W (Measured), along the North line of MASONIC ADDITION a distance of 559.25 feet (Record), 559.17 feet (Measured), to the Northwest Corner of MASONIC ADDITION, also being a point on the East line of Block Two (2) of CRYSTAL HEIGHTS NO. 2 ADDITION;
THENCE N21°46'30"E (Record), N21°48'24"E (Measured) along the East line of Block Two (2) of CRYSTAL HEIGHTS NO. 2 ADDITION a distance of 321.46 feet (Record), 321.26 feet (Measured), to the Northeast Corner of Lot Twelve (12), Block Three (3) of CRYSTAL HEIGHTS NO. 2 ADDITION;
THENCE N90°00'00"E (Record), N89°55'23"E (Measured) along the South line of Block Two (2) of CRYSTAL HEIGHTS NO. 2 ADDITION a distance of 440.00 feet (Record), 439.74 feet (Measured), to the POINT OF BEGINNING.

CONTAINING a combined area of 4.05 acres, more or less.



LEGEND

- o Indicates 3/8" Iron Pin set with Cap Stamped "LS 1431" (unless otherwise noted)
- ● Indicates Found Monument as noted
- R/W Right-of-Way
- U/E Utility Easement
- D/E Drainage Easement
- B/L Building Limit Line
- LNA Limits of No Access
- (R) Recorded distance or bearing according to Legal Description provided
- (M) Measured distance or bearing
- ≈ Indicates Broken Scale
- Indicates Cross-Access Easement Area
- Indicates Drainage Easement Area

LOCATION MAP

Scale: 1" = 2000'

FLOOD STATEMENT

This Property is located in Flood Zone 'X' (Areas determined to be outside the 0.2% Annual Chance Floodplain) per FEMA F.I.R.M. Number 40027C0280J, Panel 280 of 475, Cleveland County, Oklahoma and Incorporated Areas, Revised date January 15, 2021.

STORMWATER DETENTION AREA MAINTENANCE NOTE

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 VC NORMAN ADDITION; 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 asserted 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 improvements do not interfere with the function of the Detention Facility.

LINE TABLE

#	Distance	Bearing
L1	13.00'	N00°00'00"W
L2	13.00'	S00°00'00"E
L3	18.00'	S00°00'00"E
L4	18.00'	N00°00'00"W
L5	12.00'	N90°00'00"E
L6	12.00'	S90°00'00"W
L7	18.00'	N00°00'00"W
L8	18.00'	S00°00'00"E

BASIS OF BEARING

Baseline: East line of the SE/4, Sec. 19, T9N-R2E as shown on the Plat of Masonic Addition. S00°00'00"E (South)
Bearing:

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland County, State of Oklahoma, hereby certifies that according to the records of said County, title to the land included in the annexed plat of VC NORMAN ADDITION, an Addition to the City of Norman, Cleveland County, Oklahoma, appears to be vested in Variety Care, Inc. All lands described and referred to are unencumbered by pending actions, judgements, liens, mortgages, taxes and other encumbrances, EXCEPT oil, gas and other mineral leases and interests which have been previously conveyed and easements and general mortgages of record.

Executed at the City of Norman, Cleveland County, State of Oklahoma, on this ___ day of _____, 20___.

ATTEST: First American Title Insurance Co.

By: _____
Authorized Officer

State of Oklahoma)
)SS:
County of Cleveland)

The foregoing instrument was acknowledged before me this ___ day of _____, 20___.

My Commission Expires:

Notary Public

COUNTY TREASURER'S CERTIFICATE

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 20___, and prior years on the land shown on the annexed plat of VC NORMAN ADDITION, 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 the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of Norman, Oklahoma, this ___ day of _____, 20___.

Jim Reynolds, County Treasurer

CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, Scott Sturtz, Chairman of the City of Norman Development Committee, certify that the public improvement plans and Final Plat comply with the Standard Specifications of the City of Norman on the ___ day of _____, 20___.

Scott Sturtz,
Development Committee Chairman

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION OF CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Norman, Oklahoma, that the dedications shown on the annexed plat of VC NORMAN ADDITION, to Norman, Oklahoma, are hereby accepted.

Adopted by the Council of the City of Norman, Oklahoma, this ___ day of _____, 20___.

ATTEST: City of Norman, Oklahoma

Brenda Hall, City Clerk

Larry Heikkila, Mayor

CERTIFICATE OF CITY CLERK

I, Brenda Hall, City Clerk of the City of Norman, State of Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this ___ day of _____, 20___.

Brenda Hall, City Clerk

GENERAL NOTES

1. 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.
2. This Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

OWNER'S CORPORATE SEAL | OWNER'S NOTARY SEAL | LAND SURVEYOR'S SEAL | SURVEYOR'S NOTARY SEAL | BONDED ABSTRACTOR'S SEAL | COUNTY TREASURER'S SEAL | CITY CORPORATE SEAL

LANDES ENGINEERING L.L.C.& ASSOCIATES
www.landesengineering.net
903 East 35th Street Shawnee, Oklahoma 74804
(405) 275-5388 C.A. #2260 Exp. 06/30/2025

VC NORMAN ADDITION
A Simple Planned Unit Development to Norman, Cleveland County, Oklahoma

Date: 01/13/2025 | Rev. | Drawn By: pl | Checked By: GR | Sheet Number: 1 of 1