Final Plat

MASONIC ADDITION II

A Replat of Masonic Addition - A Part of Lot One (1), Block One (1), to the City of Norman, Cleveland County, Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Norman Lodge No. 38 A.F. & A.M., 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.

_____, Owner

Norman Lodge No. 38 A.F. & A.M.
1700 N. Porter Ave.
Norman, OK 73072

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, D. Mike Dossey, Professional Land Surveyor, do hereby certify that the annexed plat of MASONIC ADDITION II, 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.

D. Mike Dossey, L.S. 1431

Cimarron Surveying & Mapping Co.
1530 SW 89th Street, Bldg C3
Oklahoma City, Ok.
CA #1780

STATE OF OKLAHOMA)
)SS:
COUNTY OF _____)

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

My Commission Expires:

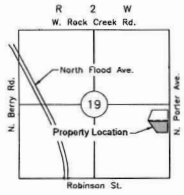
_____ Notary Public

LEGAL DESCRIPTION

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:

COMMENCING at the Northeast Corner of said Lot One (1), Block One (1), MASONIC ADDITION;
THENCE S00°00'00"E (recorded), S00°11'21"E (measured), along the East line of of said Lot One (1), Block One (1), MASONIC ADDITION a distance of 75.00 feet to the POINT OF BEGINNING;
THENCE continuing S00°00'00"E (recorded), S00°11'21"E (measured), along the East line of of said Lot One (1), Block One (1), MASONIC ADDITION a distance of 266.28 feet to the Southeast Corner of of said Lot One (1), Block One (1), MASONIC ADDITION;
THENCE N89°22'47"W (Record), N89°14'20"W (Measured), along the South line of said Lot One (1), Block One (1), MASONIC ADDITION a distance of 310.00 feet (Record), 308.87 feet (Measured), to the Southwest Corner of 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 of said Lot One (1), Block One (1), MASONIC ADDITION a distance of 357.71 feet;
THENCE N89°57'59"E a distance of 497.01 feet;
THENCE S45°18'02"E a distance of 35.56 feet to the POINT OF BEGINNING,

CONTAINING 2.75 acres, more or less

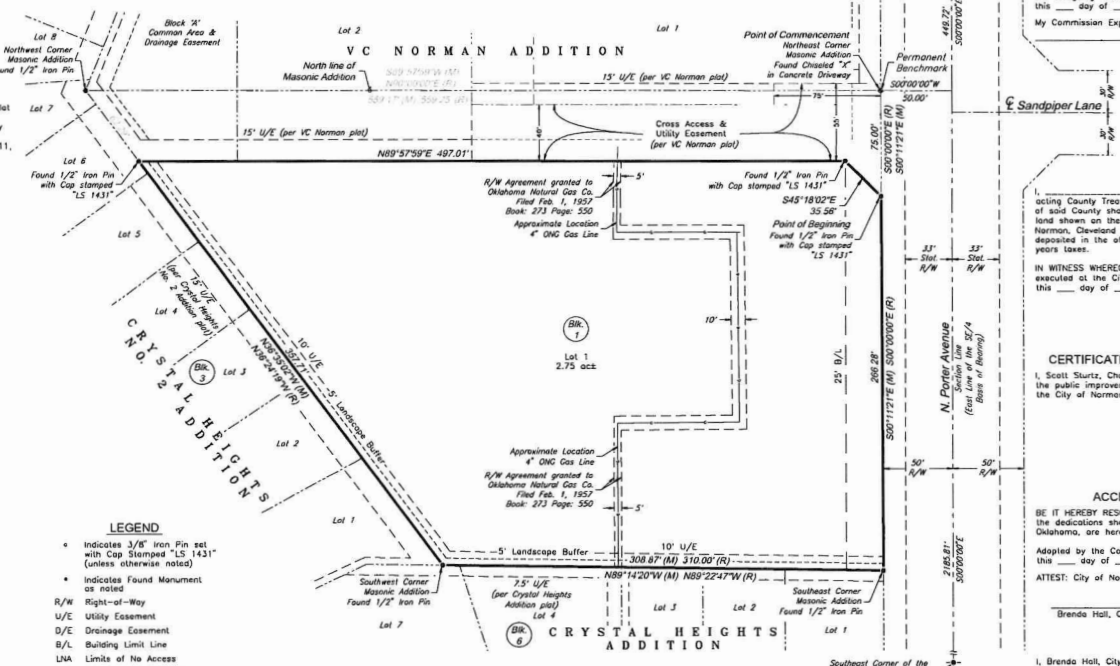


LOCATION MAP
Scale: 1" = 2000'

BASIS OF BEARING

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

SCALE: 1" = 40'



LEGEND

- ◦ 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) Indicates Recorded distance or bearing according to Legal Description provided
- (M) Indicates actual measured distance or bearing
- = Indicates Broken Scale
- — — Indicates Cross Access Easement Area

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

CURRENT ZONING

R-1
Single Family Dwelling District

Permanent Benchmark

Chiseled "X" in concrete – north side of existing drive
Lat: 35.238859
Long: -97.441333
Elevation = 1194.24

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 MASONIC ADDITION II, an Addition to the City of Norman, Cleveland County, Oklahoma, appears to be vested in _____. 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, _____, 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 MASONIC ADDITION II, 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 MASONIC ADDITION II, 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 CA. #2280 Exp. 06/30/2025

DATE: 10/24/2024 REV. DRAWN BY: pl CHECKED

MASONIC ADDITION II
to Norman, Cleveland County, Oklahoma

SHEET NUMBER: 1 of 1