FINAL PLAT
SOONER KIA OF NORMAN
A SIMPLE PLANNED UNIT DEVELOPMENT

BEING A PART OF LOTS 1 AND 2, BLOCK 1, AMENDED PLAT OF STIDHAM ADDITION NO. 1 AND A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Orrklahoma Realty-Norman, LLC does hereby certify that they are the owners of and the only persons, firms or corporation or entity having any rights, title, or interest in and to the land shown on the annexed plat of SOONER KIA OF NORMAN, an Addition to the City of Norman, Cleveland County, State of Oklahoma, 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 may be filed under separate instrument.

_____
_____,Manager

STATE OF OKLAHOMA)
) SS
COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, 20__, personally appeared _____, MANAGER of Orrklahoma Realty-Norman, LLC, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

CITY OF NORMAN DEVELOPMENT COMMITTEE APPROVAL

I, _____, Chairman of the Development Committee for the City of Norman, Cleveland County, State of Oklahoma, hereby certify that said Committee duly approved the annexed plat of SOONER KIA OF NORMAN, an Addition to the City of Norman, on this _____ day of _____, 20__.

_____
DEVELOPMENT COMMITTEE CHAIRMAN

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Norman, Cleveland County, State of Oklahoma, that the dedications shown on the annexed plat of SOONER KIA OF NORMAN, an Addition to the City of Norman, Cleveland County, State of Oklahoma, are hereby accepted, ADOPTED by the Council of the City of Norman, Cleveland County, State of Oklahoma this _____ day of _____, 20__.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Norman, Cleveland County, 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 assessment 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__.

_____
CITY CLERK

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 _____, and prior years on the land shown on the annexed plat, 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 this _____ day of _____, 20__.

_____
COUNTY TREASURER

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for Cleveland County, State of Oklahoma, hereby certifies that the records of said County show that the title to the land on the annexed plat is vested in Orrklahoma realty-Norman, LLC, that on the _____ day of _____, 20__ there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said County and State against said land, or the owners thereof, and that the taxes are paid for the year _____, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this _____ day of _____, 20__.

_____
ABSTRACT & TITLE COMPANY

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, AND SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

LEGEND

P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
FND.	FOUND
I.P.	IRON PIN
REC.	RECORD
U/E	UTILITY EASEMENT
SCR/E	SCREENING EASEMENT
	SET 1/2" I.P. W/CA 3949 CAP OR MAG. NAIL WITH 3949 SHINER UNLESS OTHERWISE NOTED

OWNER:
ORRKLAHOMA REALTY-NORMAN, LLC
418 N. INTERSTATE DRIVE
NORMAN, OK 73072

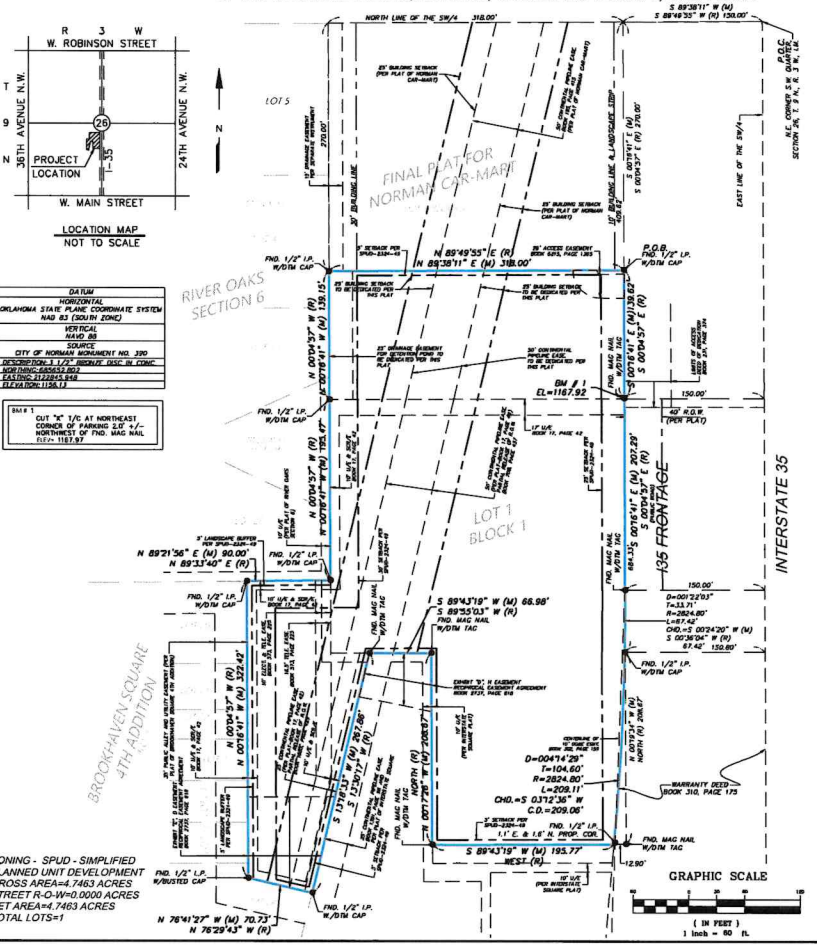
SURVEYOR:
JUSTIN SMITH, PLS
SRB, LLC
100 N.E. 5TH STREET
OKLAHOMA CITY, OKLAHOMA 73104

ZONING - SPUD - SIMPLIFIED PLANNED UNIT DEVELOPMENT
GROSS AREA=4.7463 ACRES
STREET R-O-W=0.0000 ACRES
NET AREA=4.7463 ACRES
TOTAL LOTS=1

LOCATION MAP
NOT TO SCALE

DATUM
HORIZONTAL
OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (SOUTH ZONE)
VERTICAL
NAVD 88
SOURCE
CITY OF NORMAN MONUMENT NO. 320
DESCRIPTION: 3 1/2" BRONZE DISC IN CONC.
NORTHING: 4265512.803
EASTING: 2122845.848
ELEVATION: 1156.13

BM # 1
CUT "X" 1/C AT NORTHEAST CORNER OF PARKING 2.5' +/- NORTHWEST OF FND. MAG NAIL
ELEV.= 1167.97



PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I,JUSTIN SMITH, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Oklahoma; and that the annexed plat of SOONER KIA OF NORMAN, an Addition to the City of Norman, Cleveland County, State of Oklahoma, consisting of one (1) sheet, represents a survey made under my direct supervision, and that the monuments noted hereon actually exist and their positions are correctly shown; and this original 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, and that said final plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

SMITH ROBERTS BALDISCHWILER, LLC
100 N.E. 5TH STREET
OKLAHOMA CITY, OK 73104
CERTIFICATE OF AUTHORIZATION C.A. #3949

_____
JUSTIN SMITH, PLS No. 1868

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State personally appeared JUSTIN SMITH, to me known to be the identical person who executed the above instrument and acknowledge to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this _____ day of _____, 20__.

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

LEGAL DESCRIPTION:

A tract of land being a part of Lots One (1) and Two (2), Block One (1), of AMENDED PLAT OF STIDHAM ADDITION NO. 1, recorded in Book 17 of Plats, Page 42, Cleveland County Clerk's Office, to the City of Norman, Cleveland County, Oklahoma and also a part of the Southwest Quarter (SW/4) of Section Twenty-six (26) Township Nine (9) North, Range Three (3) West of the Indian Meridian City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast Corner of said SW/4;

THENCE South 89°38'11" West, a distance of 150.00 feet, to a point on the east line of FINAL PLAT FOR NORMAN CAR-MART, recorded in Book 25 of Plats, Page 164, Cleveland County Clerk's Office;

THENCE South 00°16'41" East, along said east line, a distance of 270.00 feet to the POINT OF BEGINNING, said point being the Southeast corner of said FINAL PLAT FOR NORMAN CAR-MART;

THENCE continuing South 00°16'41" East, a distance of 139.62 feet to a point, said point being the Northeast corner of said AMENDED PLAT OF STIDHAM ADDITION NO. 1;

THENCE continuing South 00°16'41" East, along the east line of said AMENDED PLAT OF STIDHAM ADDITION NO. 1, a distance of 207.29 feet;

THENCE along said westerly line and a non-tangent curve to the right having a radius of 2824.80 feet (said curve subtended by a chord which bears South 00°24'20" West a distance of 67.42 feet) for an arc distance of 67.42 feet to the eastern most southeast corner of Lot 2, Block 1 and a point on the westerly line of WARRANTY DEED recorded in Book 310, Page 175, Cleveland County Clerk's Office;

THENCE along said westerly line and a non-tangent curve to the right having a radius of 2824.80 feet (said curve subtended by a chord which bears South 03°12'36" West a distance of 209.06 feet) for an arc distance of 209.11 feet;

THENCE South 89°43'19" West, a distance of 195.77 feet;

THENCE North 00°17'26" West, a distance of 208.67 feet, to a point on the south line of Lot 2, Block 1 of said AMENDED PLAT OF STIDHAM ADDITION NO. 1;

THENCE along said south line of Lot 2, Block 1 the following Three (3) calls:

1. THENCE South 89°43'19" West, a distance of 66.98 feet;
2. THENCE South 13°18'33" West, a distance of 267.86 feet;
3. THENCE North 76°41'27" West, a distance of 70.73 feet to a point on the west line of said Block 1;

THENCE along said west line of Block 1 the following Three (3) Calls:

1. THENCE North 00°16'41" West, a distance of 322.42 feet;
2. THENCE North 89°21'56" East, a distance of 90.00 feet;
3. THENCE North 00°16'41" West, a distance of 195.47 feet to the northwest corner of said AMENDED PLAT OF STIDHAM ADDITION NO. 1;

THENCE continuing North 00°16'41" West, a distance of 139.15 feet to a point on the south line of said Block 1, FINAL PLAT FOR NORMAN CAR-MART;

THENCE North 89°38'11" East, along said south line, a distance of 318.00 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 206,750 square feet or 4.7463 acres, more or less.

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 OWNER(S) IN THE PLAT OF SOONER KIA OF NORMAN; 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 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 OWNERS ASSOCIATION MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT. PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

OWNER'S NOTARY SEAL

COUNTY TREASURER'S SEAL

DONDED ABSTRACTOR'S SEAL

CITY CORPORATE SEAL

CITY CLERK'S SEAL

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

LAND SURVEYOR'S SEAL

SURVEYOR'S NOTARY

SOONER KIA OF NORMAN
SHEET 1 OF 1
(SRB #117,454)
December 5, 2024

SMITH ROBERTS BALDISCHWILER, LLC
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SURVEYING
PLANNING
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CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2025