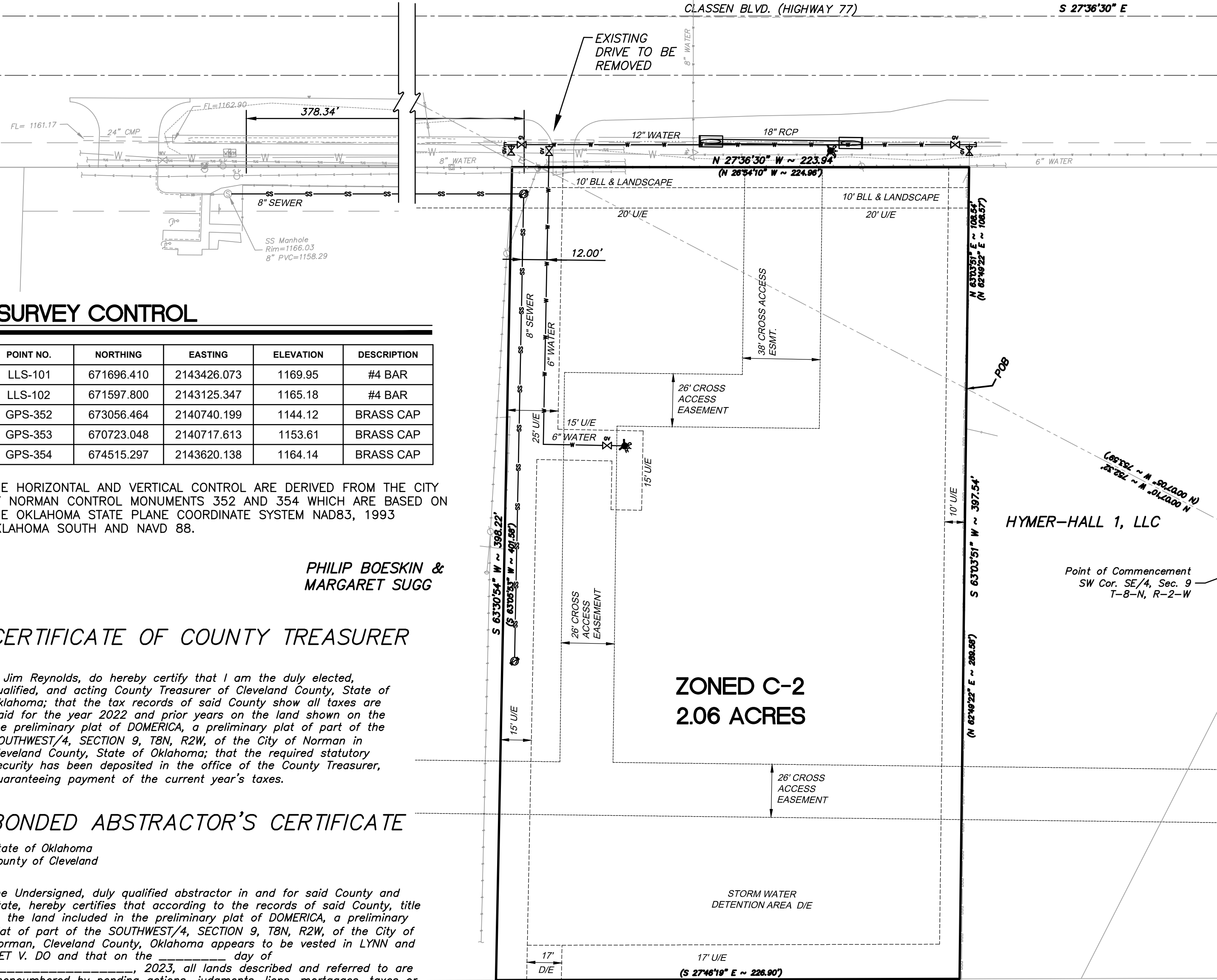


DESCRIPTION	#	ACRES	LOT #
COMMERCIAL	1	2.06	1, Block 1

DEVELOPER:
PHAM DO
2908 TWIN LAKES DRIVE
MOORE, OKLAHOMA 73165



SURVEY CONTROL

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
LLS-101	671696.410	2143426.073	1169.95	#4 BAR
LLS-102	671597.800	2143125.347	1165.18	#4 BAR
GPS-352	673056.464	2140740.199	1144.12	BRASS CAP
GPS-353	670723.048	2140717.613	1153.61	BRASS CAP
GPS-354	674515.297	2143620.138	1164.14	BRASS CAP

THE HORIZONTAL AND VERTICAL CONTROL ARE DERIVED FROM THE CITY OF NORMAN CONTROL MONUMENTS 352 AND 354 WHICH ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83, 1993 OKLAHOMA SOUTH AND NAVD 88.

PHILIP BOESKIN &
MARGARET SUGG

CERTIFICATE OF COUNTY TREASURER

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 2022 and prior years on the land shown on the preliminary plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, of the City of Norman, Cleveland County, State of Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

BONDED ABTRACTOR'S CERTIFICATE

State of Oklahoma
County of Cleveland

The Undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land included in the preliminary plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, of the City of Norman, Cleveland County, Oklahoma appears to be vested in LYNN and LIET V. DO and that on the _____ day of _____, 2023, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances for the year 2023 and prior years; that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person except mortgages of record.

EXECUTED at Norman, Cleveland County, Oklahoma, on this _____ day of _____, 2023.

ATTEST: CLEVELAND COUNTY ABSTRACT COMPANY

Secretary Vice President

IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at Norman in Cleveland County, State of Oklahoma, this _____ day of _____, 2023.

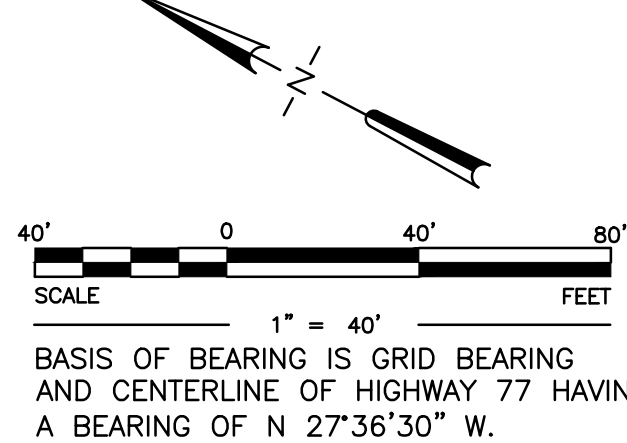
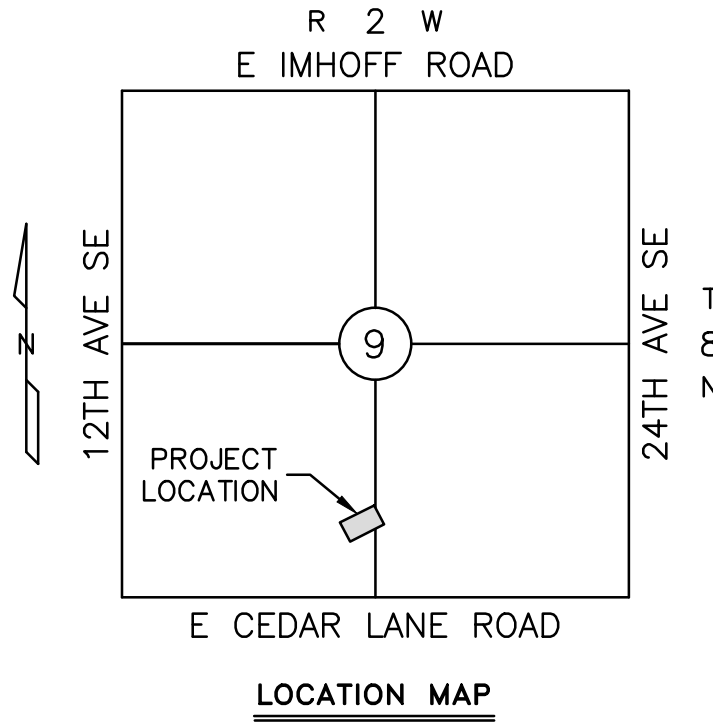
County Treasurer – Jim Reynolds

SURVEYOR'S CERTIFICATE

I, Kelly J. Henderson, Professional Land Surveyor No. 1395 in the State of Oklahoma, hereby certify that the preliminary plat of DOMERICA, a part of of the SOUTHWEST/4, SECTION 9, T8N, R2W, of Norman, Cleveland County, Oklahoma, represents a careful survey thereof made under my supervision on the 4th day of April, 2023, and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Kelly J. Henderson, PLS #1395
Lemke Land Surveying, Inc.

PRELIMINARY PLAT OF DOMERICA A PART OF THE SOUTHWEST/4, SECTION 9, T8N, R2W, I.M. Norman, Cleveland County, Oklahoma



LEGEND

- ~1234~ PHYSICAL STREET ADDRESS
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET (Set 1/2" Iron Rod unless otherwise noted)
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- BUILDING LIMIT LINE
- LONA LIMITS OF NO ACCESS

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 OWNER(S) IN THE PLAT OF DOMERICA. 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 ENGINEERING DIVISION, 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 ENGINEERING DIVISION, 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.

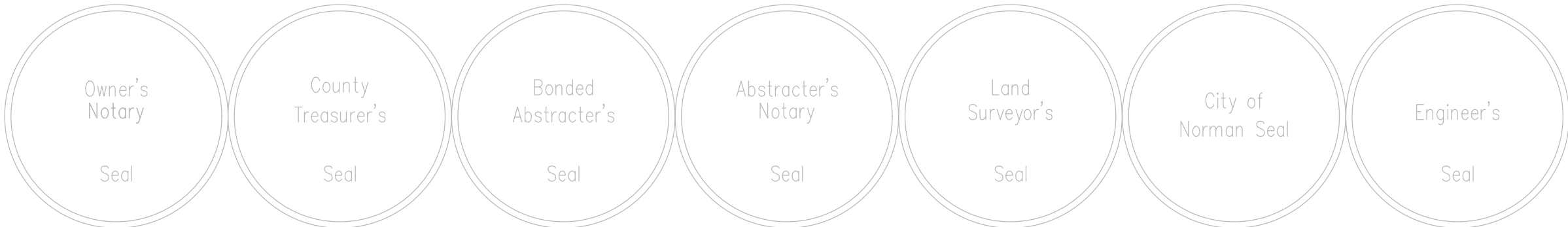
ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Norman, Oklahoma, that the dedications shown on the the preliminary plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, are hereby accepted.

Approved by the Council of the City of Norman, Oklahoma, this _____ day of _____, 2023.

ATTEST: CITY OF NORMAN, OKLAHOMA

Attest City Clerk – Brenda Hall Mayor – Larry Heikkila



Parkhill



4/27/2023

Parkhill.com

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE A.T.&S.F. RIGHT-OF-WAY 2040.8 FEET SOUTHEASTERLY FROM THE POINT OF INTERSECTION OF SAID RIGHT-OF-WAY AND THE NORTH LINE OF SAID QUARTER SECTION;

THENCE SOUTHEASTERLY (RECORD) SOUTH 27°46'19" EAST (MEASURED) ALONG SAID RIGHT-OF-WAY 226.9 FEET;

THENCE NORTH 62°50' EAST (RECORD) NORTH 62°49'22" EAST (MEASURED) FOR A DISTANCE OF 285.65 FEET (RECORD) 289.58 FEET (MEASURED);

THENCE NORTH 253 FEET (RECORD);

THENCE WESTERLY (RECORD) SOUTH 63°05'53" WEST (MEASURED) TO THE PLACE OF BEGINNING.

AND

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 737.12 FEET (RECORD) 753.59 (MEASURED) NORTH (RECORD) NORTH 00°07'05" WEST (MEASURED) OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE/4);

THENCE NORTH 269.98 FEET (RECORD) TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #77;

THENCE IN A SOUTHEASTERLY DIRECTION (RECORD) SOUTH 26°54'10" EAST (MEASURED) ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 240 FEET (RECORD) 224.96 FEET (MEASURED);

THENCE SOUTH 62°50' WEST (RECORD) SOUTH 62°49'22" WEST (MEASURED) A DISTANCE OF 125 FEET (RECORD) 108.5 FEET (MEASURED) TO THE PLACE OF BEGINNING.

THE ABOVE TWO (2) TRACTS OF LAND ALSO BEING DESCRIBED AS A SINGLE PARCEL AS FOLLOWS:

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, BEING ASSUMED TO BEAR NORTH 89°06'44" EAST, AND BEING MONUMENTED BY A PK NAIL FOR THE SOUTHWEST CORNER AND A 3" O.D.O.T. BRASS CAP FOR THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;

COMMENCING AT PK NAIL FOR THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00°07'05" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 753.59 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 62°49'22" EAST, A DISTANCE OF 108.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 77 TO NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1445";

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 26°54'10" WEST, A DISTANCE OF 224.96 FEET TO NO. 3 REBAR;

THENCE, SOUTH 63°05'53" WEST, A DISTANCE OF 401.58 FEET TO A NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1445"; SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE A.T.&S.F. RAILROAD;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, SOUTH 27°46'19" EAST, A DISTANCE OF 226.90 FEET TO A NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1445";

THENCE NORTH 62°49'22" EAST, A DISTANCE OF 289.58 FEET TO THE POINT OF BEGINNING.

In witness whereof we, the undersigned have cause this instrument to be executed this _____ day of _____, 2023.

ATTEST: PHAM DO

State of Oklahoma
County of Cleveland

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by LYNN DO.

Witness my hand and notarial seal the day and year last above written.

My commission expires: _____ Notary Public

State of Oklahoma
County of Cleveland

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by LIET V. DO.

Witness my hand and notarial seal the day and year last above written.

My commission expires: _____ Notary Public

CLIENT

PHAM DO

3360 Classen Blvd.
NORMAN, OKLAHOMA 73072

PROJECT NO.

07043

4/27/2023 PRELIMINARY PLAT APPLICATION

DATE DESCRIPTION

DOMERICA
SHEET 1 OF 1