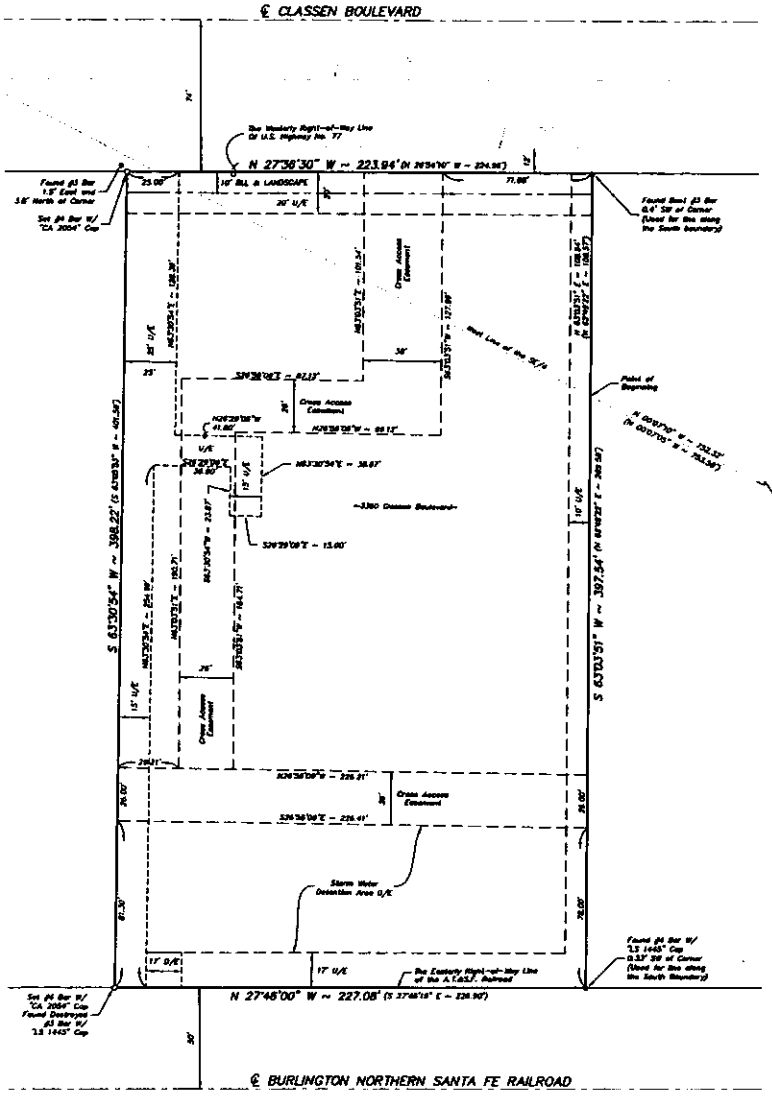
FINAL PLAT OF DOMERICA

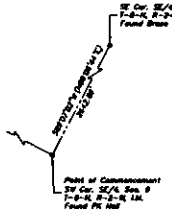
A PART OF THE SOUTHWEST & SOUTHEAST QUARTER, SECTION 9, T8N, R2W, I.M.

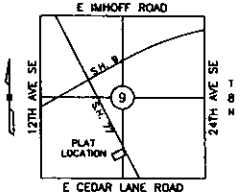
Norman, Cleveland County, Oklahoma



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

BENCHMARK: TO BE ADDED BEFORE/ THE ACCEPTANCE/AND FILING OF PLAT.





LOCATION MAP

Parkhill
ENGINEERING & SURVEYING
3208 BART CONNER DR.
NORMAN, OK 73072
PH:(405)366-8341
FAX:(405)366-8348
CA # 4875

DEVELOPER:
PHAM DO
3360 CLASSEN BLVD
NORMAN, OKLAHOMA 73071

SCALE 1" = 30' FEET

BASIS OF BEARING IS GRID BEARING AND SOUTHEAST QUARTER OF SAID SECTION 9, BEING ASSUMED TO BEAR NORTH 88°07'02" EAST.

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

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 PRETORIAN 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.

BONDED ABSTRACTOR'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 final plat of DOMERICA, a final 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 LEE 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 sales contracts 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

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 final plat of DOMERICA, a preliminary plat of part of the SOUTHWEST/4, SECTION 9, T8N, R2W, of the City of Norman in 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.

SURVEYOR'S CERTIFICATE

I, Kelly J. Henderson, Professional Land Surveyor No. 1395 in the State of Oklahoma, hereby certify that the final plat of DOMERICA, a part of of the SOUTHWEST/4, SECTION 9, T8N, R2W, of Norman, Cleveland County Oklahoma, represents a correct 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.

This 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.

Kelly J. Henderson, PLS #1395
Parkhill

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 final 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

LEGAL DESCRIPTION

(From Book 8005, Page 1428)
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 204.15 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°46'18" EAST (MEASURED) ALONG SAID RIGHT-OF-WAY 326.9 FEET;

THENCE NORTH 62°50' EAST (RECORD) NORTH 62°48'22" EAST (MEASURED) FOR A DISTANCE OF 209.65 FEET (RECORD) 209.58 FEET (MEASURED);

THENCE NORTH 253 FEET (RECORD);

THENCE WESTERLY (RECORD) SOUTH 87°03'53" 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 733.12 FEET (RECORD) 753.50 (MEASURED) NORTH (RECORD) NORTH 00°07'00" WEST (MEASURED) OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE/4);

THENCE NORTH 263.00 FEET (RECORD) TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #77;

THENCE IN A SOUTHEASTERLY DIRECTION (RECORD) SOUTH 26°54'00" EAST (MEASURED) ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 340 FEET (RECORD) 334.96 FEET (MEASURED);

THENCE SOUTH 63°50' WEST (RECORD) SOUTH 62°49'22" WEST (MEASURED) A DISTANCE OF 125 FEET (RECORD) 108.3 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) AND 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 88°07'22" EAST, AND BEING MONUMENTED BY A PK NAIL FOR THE SOUTHWEST CORNER AND A 3" OLD D.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°07'00" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 753.50 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 62°48'22" 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 1443";

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 26°54'00" WEST, A DISTANCE OF 224.96 FEET TO NO. 3 REBAR;

THENCE, SOUTH 63°03'53" WEST, A DISTANCE OF 401.58 FEET TO A NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1443", 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°46'18" EAST, A DISTANCE OF 226.90 FEET TO A NO. 4 REBAR WITH PLASTIC CAP STAMPED "LS 1443";

THENCE NORTH 62°48'22" EAST, A DISTANCE OF 209.58 FEET TO THE POINT OF BEGINNING.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT:
That the Undersigned, Pham Do, hereby certifies that it is the owner and the only owner who has any right title or interest in and to the land shown on the said final plat of Domerica , in addition to the Norman, Oklahoma. That it has caused the same to be surveyed and plotted into lots, blocks, streets and easements as shown on the said final plat, which said final plat represents a correct survey of all property included therein under the name of Pham Do.

The undersigned further certifies that it is the owner of and the only owner who has any right, title or interest to the land included in the above mentioned plat and it hereby dedicates the easements as shown on said final plat to the use of the public.

In witness whereof the undersigned, has caused this instrument to be executed this _____ day of _____ 2023.

Pham Do

BY: _____

STATE OF OKLAHOMA)
) SS
COUNTY OF CLEVELAND)

Before me, the undersigned, a Notary Public in and for said county and state on this _____ day of _____, 2023 personally appeared _____ to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said a Municipal 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 _____

CERTIFICATE OF CITY CLERK

I, _____, 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 there is no special assessment procedure pending against the land shown on the above foregoing annexed plat except:

on this _____day of _____ 20__.

City Clerk

DOMERICA
SHEET 1 OF 1