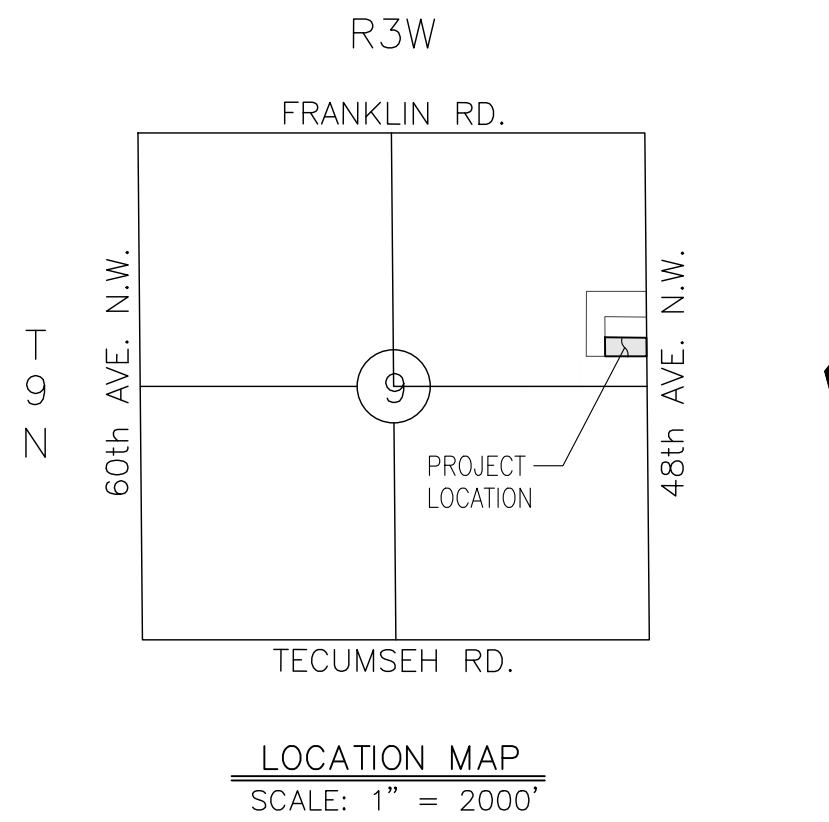


FINAL PLAT  
**RED SKY RANCH PHASE 1**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.E. 1/4, SECTION 9, T9N, R3W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



**OWNER'S CERTIFICATE AND DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS:

That we the undersigned, McKOWN FAMILY, LLC, a Limited Liability Company, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of RED SKY RANCH PHASE 1, a subdivision of a part of the N.E. 1/4, Section 9, T9N, R3W, of the Indian Meridian to Norman, Cleveland County, Oklahoma, and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of RED SKY RANCH PHASE 1. McKOWN FAMILY, LLC, dedicates all streets and easements shown on said annexed plat to the public for public highways, streets and easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstracter's Certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

McKOWN FAMILY, LLC

\_\_\_\_\_  
 , MANAGER

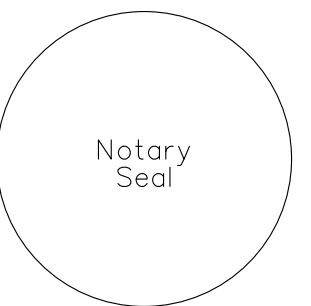
STATE OF OKLAHOMA s.s.  
 COUNTY OF \_\_\_\_\_

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared \_\_\_\_\_ as manager of McKOWN FAMILY, LLC, a Limited Liability Company, to me known to be the identical person who executed 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 McKOWN FAMILY, LLC, 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



**BONDED ABSTRACTER'S CERTIFICATE**

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 shown on the annexed plat of RED SKY RANCH PHASE 1, a subdivision of a part of the N.E. 1/4, Section 9, T9N, R3W, of the I.M. to Norman, Cleveland County, Oklahoma appears to be vested in McKOWN FAMILY, LLC, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Cleveland County Abstract & Title Co., LLC

\_\_\_\_\_  
 , Vice President

**CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE**

I, \_\_\_\_\_, Chairman of the City of Norman Development Committee certify that the public improvement plans and final plat comply with the standards and specifications of the City of Norman on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 Development Committee Chairman

**ACCEPTANCE OF DEDICATIONS**

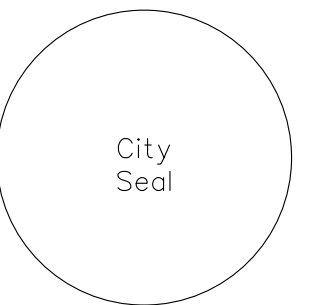
Be it resolved by the City Council of the City of Norman, Oklahoma that the dedications shown on the annexed plat of RED SKY RANCH PHASE 1, Norman, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Norman, Oklahoma this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST: \_\_\_\_\_

CITY CLERK,

\_\_\_\_\_  
 MAYOR,

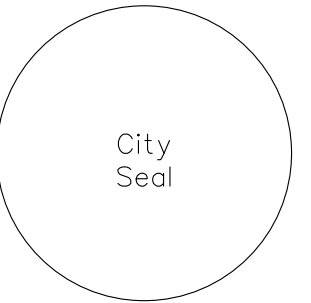


**CERTIFICATE OF CITY CLERK**

I, \_\_\_\_\_, City Clerk of the City of Norman, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of RED SKY RANCH PHASE 1 to the City of Norman, Oklahoma.

Signed by the City Clerk on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

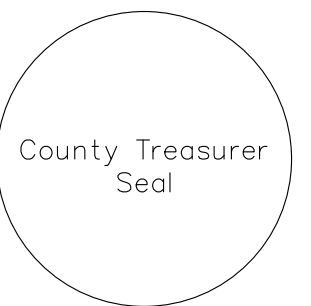
\_\_\_\_\_  
 CITY CLERK,



**COUNTY TREASURER'S CERTIFICATE**

I, Jim Reynolds, hereby certify that I am the duly elected and acting County Treasurer of Cleveland County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 20\_\_ and all prior years on the land shown on the annexed plat of RED SKY RANCH PHASE 1, 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 current years taxes. IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at Norman, Oklahoma on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 COUNTY TREASURER, Jim Reynolds



**LICENSED LAND SURVEYOR**

I, Doug R. Alford, do hereby certify that I am a Licensed Land Surveyor in the State of Oklahoma, and that the Final Plat of RED SKY RANCH PHASE 1, an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and that monuments shown thereon actually exist and their positions are correctly shown, that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure 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.

ACCURATE POINTS SURVEYING  
 2119 Riverwalk Dr. #162  
 MOORE, OK 73160  
 PH: (405) 735-2810

\_\_\_\_\_  
 Doug R. Alford, LICENSED LAND SURVEYOR No. 1623  
 OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6333 (LS) EXPIRES 6-30-2022

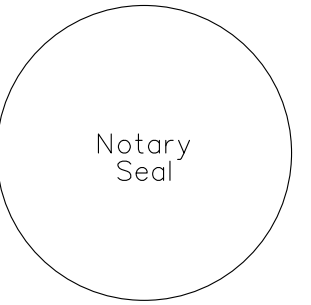
STATE OF OKLAHOMA s.s.  
 COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared Doug R. Alford to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed 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



Date: September 29, 2021

SMC Consulting Engineers, P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106  
 Ph.: (405) 232-7715  
 Oklahoma CA#464 Exp.: 6-30-2023

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 OWNERS ASSOCIATION IN THE PLAT OF RED SKY RANCH PHASE 1. 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 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 IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE DETENTION FACILITY.

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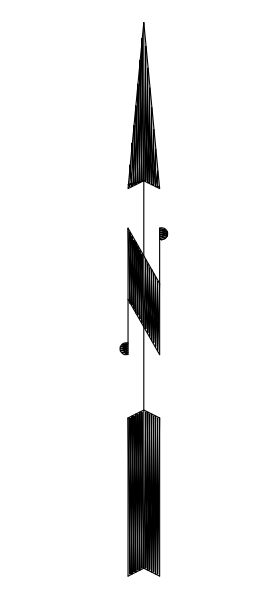
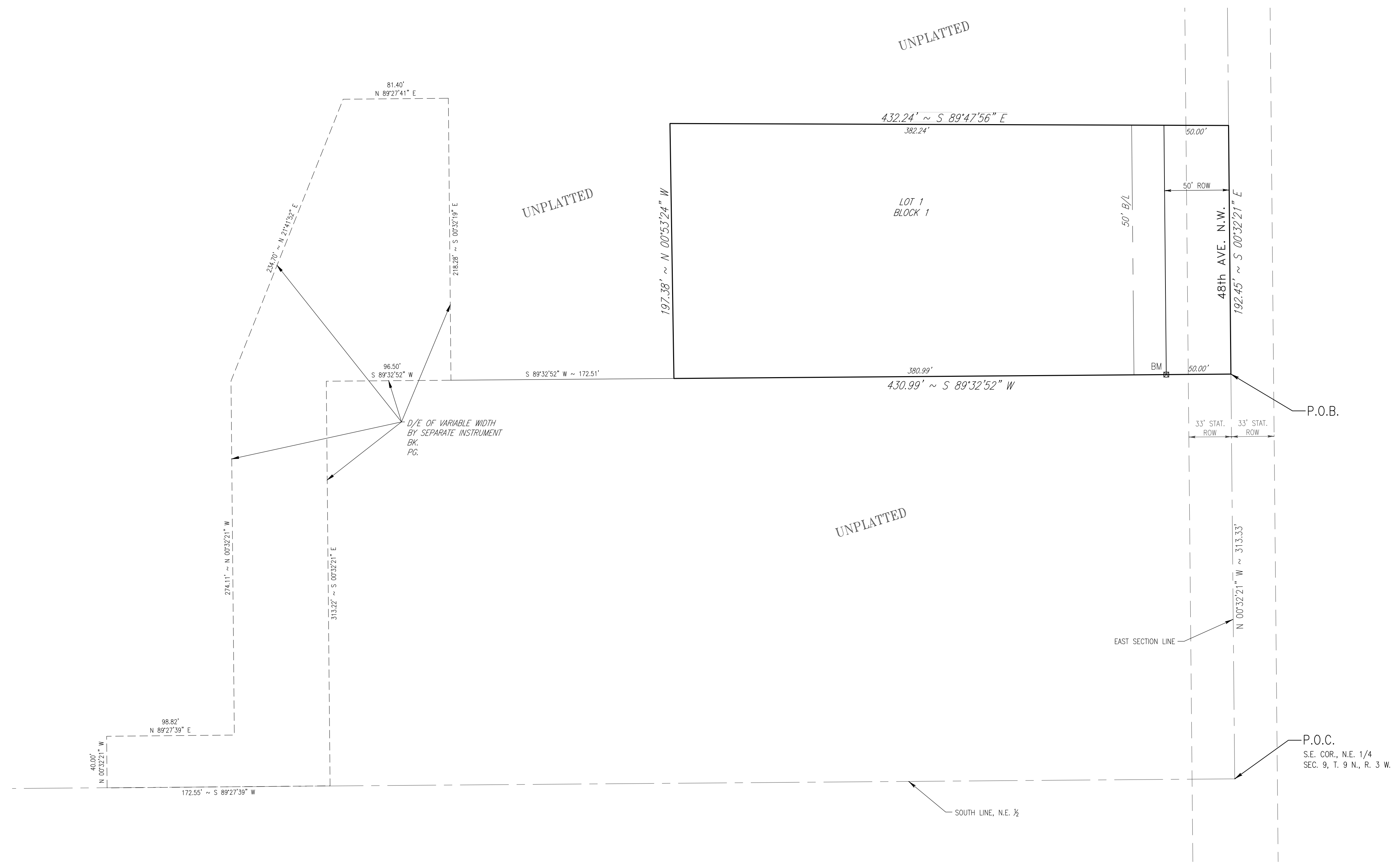
LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (N.E. 1/4) of Section Nine (9), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

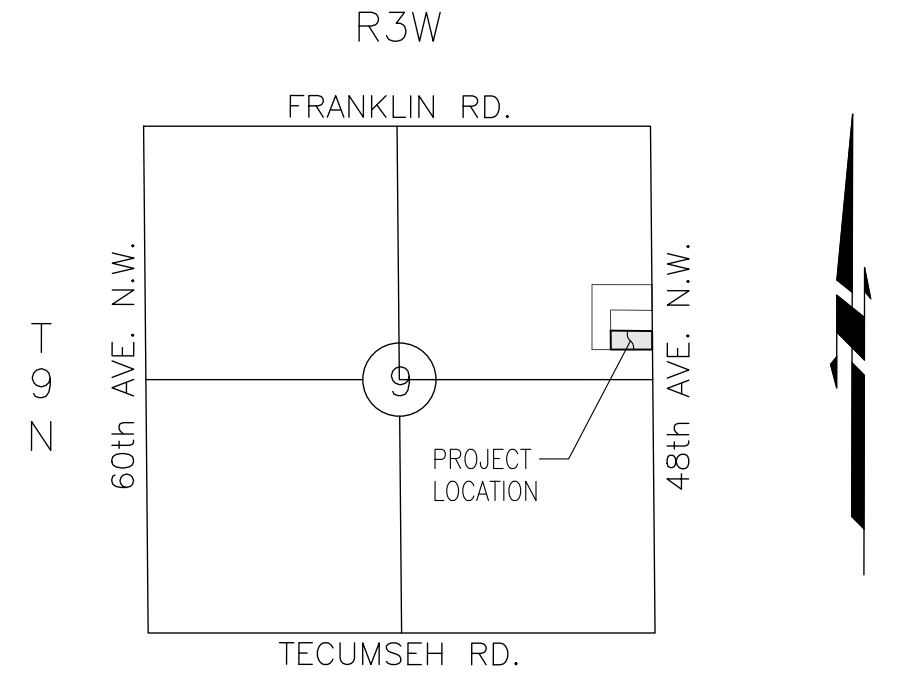
COMMENCING at the Southeast corner of said N.E. 1/4; THENCE North 00°32'21" West along the East line of said N.E. 1/4 a distance of 313.33 feet to the POINT OF BEGINNING;

THENCE South 89°32'52" West a distance of 430.99 feet;  
 THENCE North 00°53'24" West a distance of 197.38 feet;  
 THENCE South 89°47'56" East a distance of 432.24 feet to a point on said East line;  
 THENCE South 00°32'21" East along said East line a distance of 192.45 feet to the POINT OF BEGINNING.

Said tract contains 1.93 acres, more or less.



SCALE: 1" = 50'  
 THE BEARING OF N 00°32'21" W ON THE EAST LINE OF SECTION 9 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.  
 TOTAL LOTS = 1 RESIDENTIAL LOT



LOCATION MAP  
 SCALE: 1" = 2000'

- NOTES:
- UNLESS OTHERWISE NOTED, I.P.'s W/ C.A. 6333 CAPS WERE SET AT ALL PROPERTY CORNERS.

BENCHMARK: SET BRASS CAP AT INTERSECTION OF S.E. PROPERTY LINE AND RIGHT-OF-WAY LINE  
 ELEV. = 1157.44

Date: September 29, 2021  
 D/E = DRAINAGE EASEMENT  
 U/E = UTILITY EASEMENT  
 B/L = BUILDING LINE  
 C.A. = COMMON AREA  
 -1000- = ADDRESS  
 SMC Consulting Engineers, P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106  
 Ph.: (405)232-7715  
 Oklahoma CA#464 Exp.: 6-30-2023

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.