

Book: PL 20 Page: 6
Doc Number: P 2004 53
Filed: 07-22-2004 01:50:31 PM

FINAL PLAT

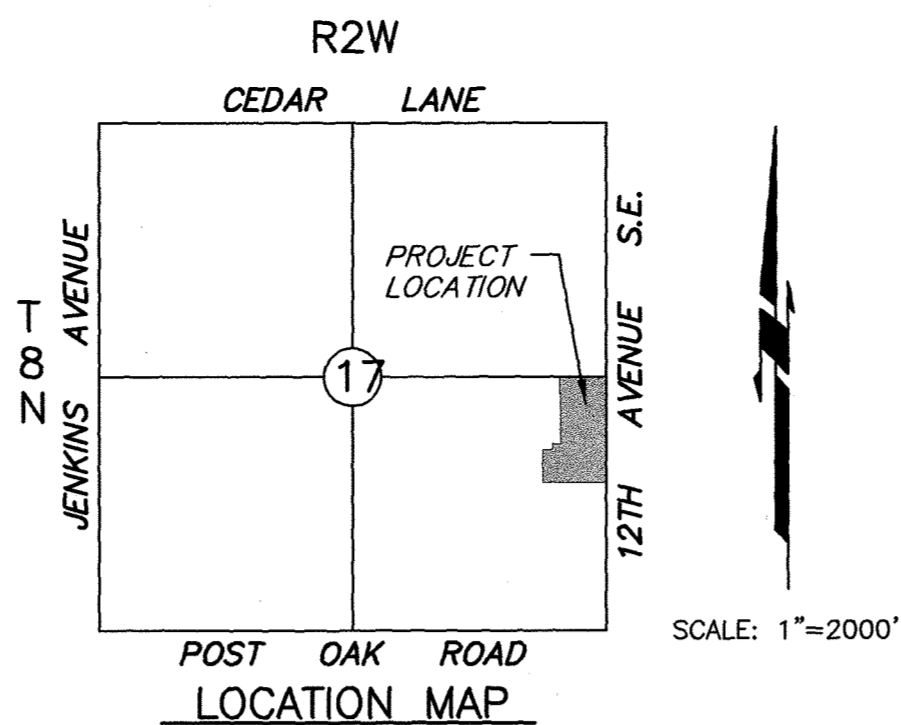
EAGLE CLIFF SOUTH ADDITION SECTION 1
A PART OF THE S.E. 1/4, SECTION 17, T8N, R2W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Eight (8) North, Range Two (2) West, of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the N.E. corner of said SE/4;
THENCE South 00°00'57" West, along the East line of said SE/4, a distance of 1100.00 feet;
THENCE North 89°59'03" West a distance of 660.00 feet;
THENCE North 00°02'50" East a distance of 340.36 feet;
THENCE South 89°57'10" East a distance of 102.40 feet;
THENCE North 00°02'50" East a distance of 60.00 feet;
THENCE South 89°57'10" East a distance of 73.00 feet;
THENCE North 00°02'50" East a distance of 530.00 feet;
THENCE North 89°57'10" West a distance of 5.30 feet;
THENCE North 00°02'50" East a distance of 170.00 feet;
THENCE North 89°57'10" East a distance of 489.30 feet to the POINT OF BEGINNING.

Said tract of land containing 13.72, acres more or less.

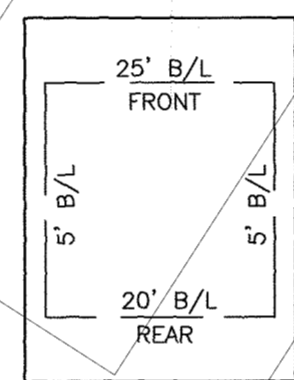


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Cleveland County, OK

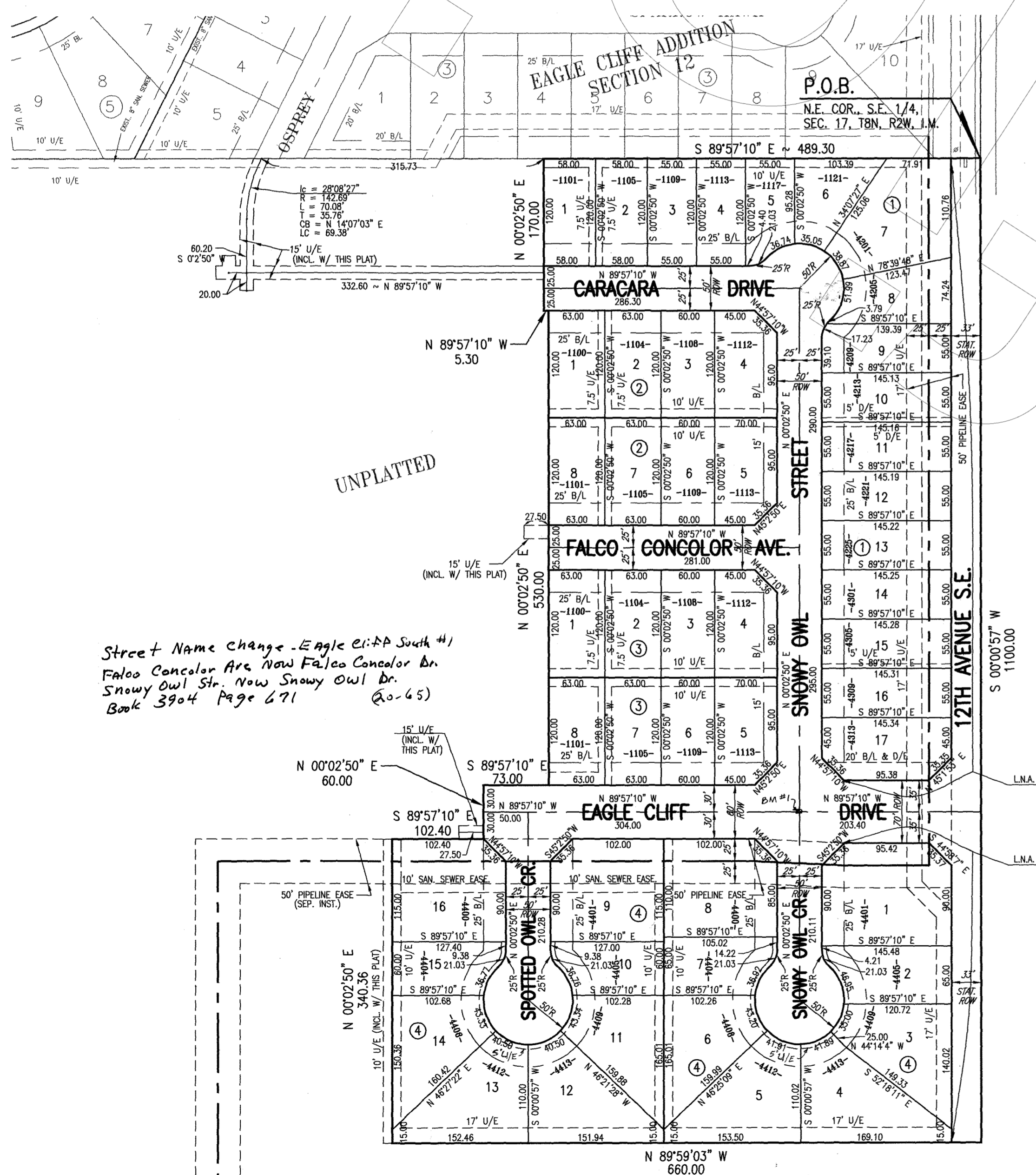
STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD

Subled: 20 04 at 1:50
Book: 20 Page: 65
By: DORINDA HARVEY, County Clerk
Deputy

TYPICAL BUILDING SETBACKS



BENCHMARK "1" = SET BRASS CAP AT
INTERSECTION OF EAGLE CLIFF DR.
& SNOWY OWL STREET.
ELEV. = 1135.70



Street Name Change - Eagle Cliff South #1
Falco Concolor Ave. Now Falco Concolor Dr.
Snowy Owl Str. Now Snowy Owl Dr.
Book 3904 Page 671 (2-45)

SCALE: 1" = 100'

TOTAL LOTS = 49

L.N.A. - LIMITS OF NO ACCESS

This Plat of survey meets the minimum technical standards for an Urban Survey as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

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

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

That we, the undersigned, EAGLE CLIFF LIMITED PARTNERSHIP, 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 EAGLE CLIFF SOUTH ADDITION SECTION 1, a subdivision of a part of the S.E. 1/4, Section 17, T8N, R2W, 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 EAGLE CLIFF SOUTH ADDITION SECTION 1. EAGLECLIFF LIMITED PARTNERSHIP, 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 4 day of JUNE, 2004.

EAGLECLIFF LIMITED PARTNERSHIP,

Vernon McKown, General Partner

STATE OF OKLAHOMA s.s.
COUNTY OF CLEVELAND

Before me, the undersigned, a Notary Public in and for said County and State, on this 4 day of JUNE 2004 personally appeared Vernon McKown as general partner of EAGLECLIFF LIMITED PARTNERSHIP, 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 EAGLECLIFF LIMITED PARTNERSHIP, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.
My Commission Expires: 7-1-04

Sherry R. Neidhart
NOTARY PUBLIC 00010012

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified abstracter 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 EAGLE CLIFF SOUTH ADDITION SECTION 1, a subdivision of a part of the S.E. 1/4, Section 17, T8N, R2W, of the I.M. to Norman, Cleveland County, Oklahoma appears to be vested in EAGLECLIFF LIMITED PARTNERSHIP, on this 19th day of MAY, 2004 unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this 26 day of MAY, 2004.

First American Title & Trust Company

Stephen Cotner
Vice President, Stephen Cotner

CERTIFICATE OF APPROVAL

I, Al Griffin, Chairman of the Planning Commission of the City of Norman, Oklahoma, hereby certify that the said Planning Commission approved the final plat of EAGLE CLIFF SOUTH ADDITION SECTION 1, Norman, Oklahoma, this 13TH day of NOVEMBER, 2003.

Al Griffin
CHAIRMAN, Al Griffin

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 EAGLE CLIFF SOUTH ADDITION SECTION 1, Norman, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Norman, Oklahoma this 19TH day of JULY, 2004.

ATTEST: Mary Hatley
CITY CLERK, Mary Hatley

Harold Handson
MAYOR

CERTIFICATE OF CITY CLERK

I, Mary Hatley, 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 EAGLE CLIFF SOUTH ADDITION SECTION 1 to the City of Norman, Oklahoma.

Signed by the City Clerk on this 19TH day of July, 2004.

Mary Hatley
CITY CLERK, Mary Hatley

COUNTY TREASURER'S CERTIFICATE

I, Sandra DeSelms, 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 2003 and all prior years on the land shown on the annexed plat of EAGLE CLIFF SOUTH ADDITION SECTION 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 21 day of MAY, 2004.

Sandra DeSelms by Shannon Shepherd, deputy
COUNTY TREASURER, Sandra DeSelms

REGISTERED LAND SURVEYOR

I, Carlos D. Cole, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of EAGLE CLIFF SOUTH ADDITION SECTION 1, an addition to the City of Norman, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 6th day of JUNE, 2004, 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 Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

REDLANDS SURVEYING, INC.
2216 POLE ROAD
MOORE, OKLAHOMA 73160
(405) 793-8838

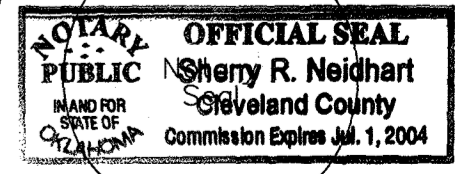
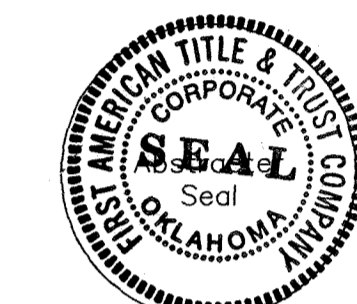
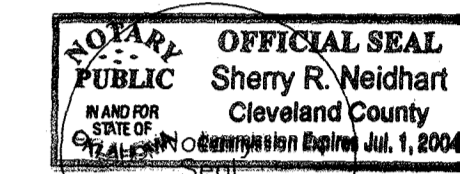
Carlos D. Cole, REGISTERED LAND SURVEYOR No. 636
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 3637(LS) EXPIRES ~ JUNE 30, 2005

STATE OF OKLAHOMA s.s.
COUNTY OF CLEVELAND

Before me, the undersigned, a Notary Public in and for said County and State on this 6th day of JUNE, 2004, personally appeared Carlos D. Cole, 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: 7-1-04

Sherry R. Neidhart
NOTARY PUBLIC 00010012



Date: MAY 19, 2004

SPEAR & McCALEB CO., P.C.
815 W. Main Street
Oklahoma City, OK 73106

EAGLE CLIFF SOUTH ADDITION SECTION 1
FINAL PLAT