

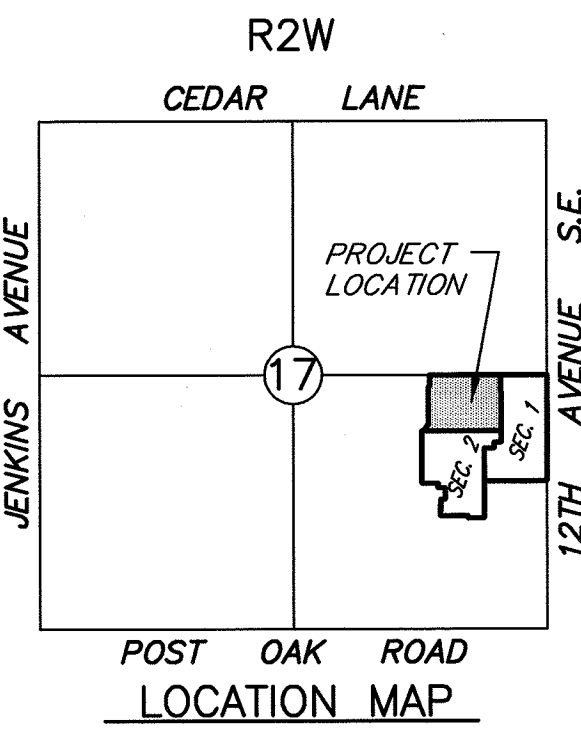
# FINAL PLAT EAGLE CLIFF SOUTH ADDITION SECTION 3 A PART OF THE S.E. 1/4, SECTION 17, T8N, R2W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

## 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:

COMMENCING at the N.E. corner of said SE/4; THENCE North 89°57'10" West along the North property line of the filed final plat of Eagle Cliff South Addition Section 1 (as filed in Book Page ) a distance of 489.30 feet to the POINT OF BEGINNING;

THENCE South 0°02'50" West along the property line of said final plat a distance of 170.00 feet; THENCE South 89°57'10" East along said property line a distance of 5.30 feet; THENCE South 0°02'50" West along said property line a distance of 410.00 feet; THENCE North 89°57'10" West a distance of 807.26 feet; THENCE North 38°37'57" East a distance of 83.15 feet; THENCE North 0°02'50" East a distance of 395.00 feet; THENCE South 89°57'10" East a distance of 11.28 feet; THENCE North 0°02'50" East a distance of 120.00 feet; THENCE South 89°57'10" East a distance of 738.81 feet to the POINT OF BEGINNING.  
Said tract contains 10.05 acres more or less.



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

That we the undersigned, EAGLE CLIFF LIMITED PARTNERSHIP, a 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 3, 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 3. EAGLECLIFF LIMITED PARTNERSHIP, a 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 26<sup>th</sup> day of October, 2007.

EAGLECLIFF LIMITED PARTNERSHIP  
a Limited Partnership

Gene McKown  
Gene 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 26<sup>th</sup> day of October, 2007 personally appeared Gene McKown as general partner of EAGLECLIFF LIMITED PARTNERSHIP, a 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, a 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: October 5, 2008

Archie Norbury  
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 EAGLE CLIFF SOUTH ADDITION SECTION 3, 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, a Limited Partnership, on this 15<sup>th</sup> day of October, 2007 unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this 25<sup>th</sup> day of October, 2007.

First American Title & Trust Company

M. J. Combs  
Vice President, Stephen Cotner  
Mitzi Combs

## CERTIFICATE OF APPROVAL

I, Paul Neale, 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 3, Norman, Oklahoma, this 13<sup>th</sup> day of JULY, 2006.

Paul Neale  
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 EAGLE CLIFF SOUTH ADDITION SECTION 3, Norman, Oklahoma are hereby accepted.  
Signed by the Mayor of the City of Norman, Oklahoma this 8<sup>th</sup> day of NOVEMBER, 2007.

ATTEST: Mary Hatley  
CITY CLERK, Mary Hatley

Craig R. Hatley  
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 3 to the City of Norman, Oklahoma.  
Signed by the City Clerk on this 8<sup>th</sup> day of NOVEMBER, 2007.

Mary Hatley  
CITY CLERK, Mary Hatley

## COUNTY TREASURER'S CERTIFICATE

I, Saundra 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 2006 and all prior years on the land shown on the annexed plat of EAGLE CLIFF SOUTH ADDITION SECTION 3, 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 24<sup>th</sup> day of October, 2007.

Saundra DeSelms by Rene Edwards, deputy  
COUNTY TREASURER, Saundra DeSelms

## REGISTERED LAND SURVEYOR

I, John Powers, 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 3, an addition to the City of Norman, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 22<sup>nd</sup> day of OCTOBER, 2007, 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.

POWERS-ROBERTS & ASSOCIATES INC.  
2224 N. Ann Arbor  
Oklahoma City, OK 73127  
(405) 948-0486

John Powers  
John Powers, REGISTERED LAND SURVEYOR No. 1369  
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 4758(LS) EXPIRES ~ JUNE 30, 2009

## STATE OF OKLAHOMA s.s. COUNTY OF CLEVELAND

Before me, the undersigned, a Notary Public in and for said County and State on this 22<sup>nd</sup> day of October, 2007, personally appeared John Powers, 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.

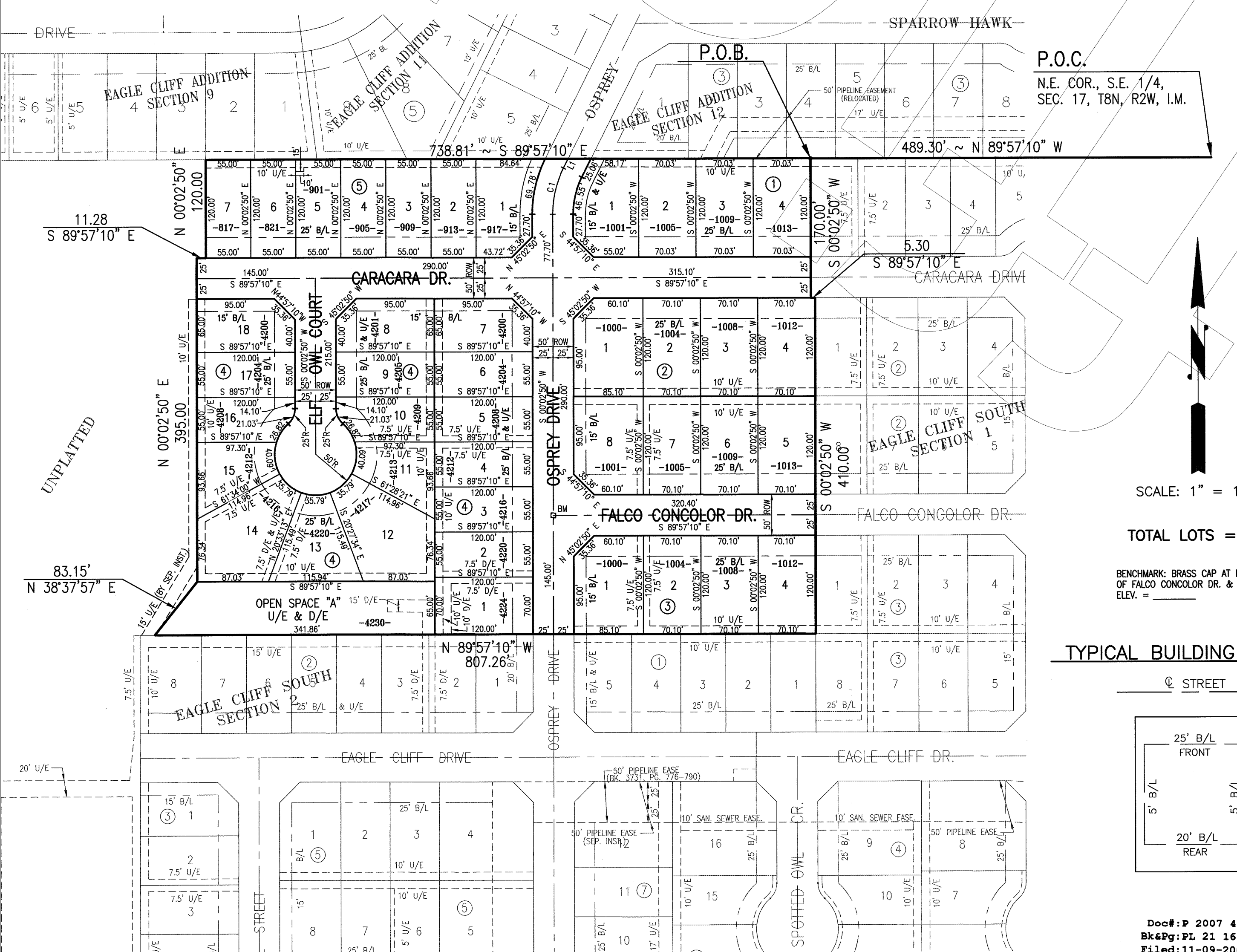
Given under my hand and seal the day and year last above written.

My Commission Expires: 10/21/11

Jill Croom  
NOTARY PUBLIC

Date: October 19, 2007

SMC Consulting Engineers, P.C.  
815 W. Main Street  
Oklahoma City, OK 73106



FILED FOR RECORD  
11-9 2007 at 4:21:26pm  
Book 21 Page 166  
TAMMY HOWARD, County Clerk  
By Elle K. Bolmer Deputy

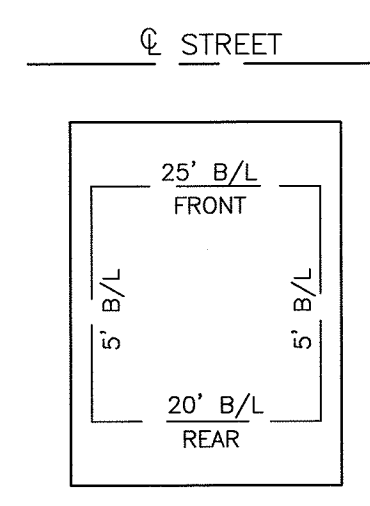
P.O.C.  
N.E. COR., S.E. 1/4,  
SEC. 17, T8N, R2W, I.M.

SCALE: 1" = 100'

TOTAL LOTS = 41

BENCHMARK: BRASS CAP AT INTERSECTION OF FALCO CONCOLOR DR. & OSPREY DR.  
ELEV. =

## TYPICAL BUILDING SETBACKS



NOTES:  
ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WILL BE MAINTAINED BY A MANDATORY PROPERTY OWNERS ASSOCIATION.  
BLOCK "A" CAN BE USED AS A UTILITY & DRAINAGE EASEMENT.  
D/E = DRAINAGE EASEMENT  
PED/E = PEDESTRIAN EASEMENT  
LNA = LIMITS OF NO ACCESS  
U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
-1000- = ADDRESS

### CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	26°37'13"	125.19	58.17	29.62	N 13°21'26" E	57.64

### LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 26°40'03" E	12.53'