

Book: PL 23 Page: 15
Doc Number: P 2014 2
Filed: 01-15-2014 01:56:18 PM

FINAL PLAT

EAGLE CLIFF SOUTH ADDITION SECTION 4

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

LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (S.E./4) of Section Seventeen (17), Township Eight North (T8N), Range Two West (R2W) of the Indian Meridian, Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said N.E./4; THENCE North 89°57'10" West along the North line of said N.E./4 a distance of 1228.11 feet, said point being the Northwest property corner of the filed final plat of Eagle Cliff South Addition Section 3 (as filed in Book 21 of Plats, Page 166);

THENCE along the property line of said final plat the following 4 courses:

- 1) THENCE South 00°02'50" West a distance of 120.00 feet;
- 2) THENCE North 89°57'10" West a distance of 11.28 feet;
- 3) THENCE South 00°02'50" West a distance of 395.00 feet;
- 4) THENCE South 38°37'57" West a distance of 83.15 feet to a point on the boundary line of the filed final plat of Eagle Cliff South Addition Section 2 (as filed in Book 20 of Plats, Page 174);

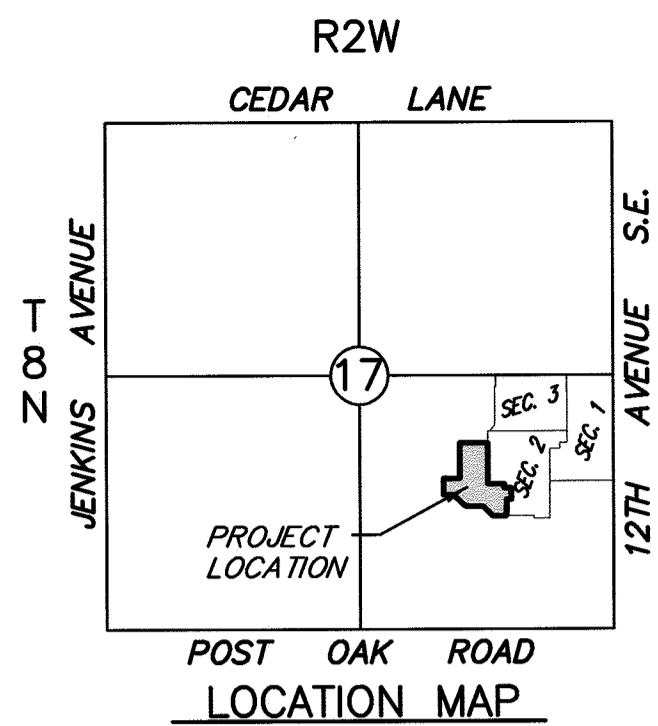
THENCE North 89°57'10" West along said boundary line a distance of 18.14 feet; THENCE South 00°02'50" West along said boundary line a distance of 120.00 feet to the POINT OF BEGINNING, said point being the Southwest corner of Lot 8, Block 2 of said final plat;

THENCE along said boundary line the following 9 courses:

- 1) THENCE continuing South 00°02'50" West a distance of 425.00 feet;
- 2) THENCE South 89°57'10" East a distance of 170.00 feet;
- 3) THENCE South 00°02'50" West a distance of 17.63 feet;
- 4) THENCE around a curve to the right having a radius of 200.00 feet (said curve subtended by a chord which bears South 03°58'48" West, a distance of 27.44 feet) and an arc length of 27.46 feet;
- 5) THENCE South 89°57'10" East a distance of 74.88 feet;
- 6) THENCE South 00°02'50" West a distance of 120.00 feet;
- 7) THENCE North 89°57'10" West a distance of 45.63 feet;
- 8) THENCE around a curve to the right having a radius of 150.00 feet (said curve subtended by a chord which bears North 89°33'02" West, a distance of 2.11 feet) and an arc length of 2.11 feet;
- 9) THENCE South 00°28'23" West a distance of 170.02 feet;

THENCE North 89°57'10" West a distance of 145.95 feet;
 THENCE North 43°21'41" West a distance of 137.65 feet;
 THENCE North 89°57'10" West a distance of 186.01 feet;
 THENCE North 45°59'17" West a distance of 172.86 feet;
 THENCE North 89°57'10" West a distance of 103.03 feet;
 THENCE North 00°02'50" East a distance of 170.00 feet;
 THENCE South 89°57'10" East a distance of 170.00 feet;
 THENCE North 00°02'50" East a distance of 370.10 feet;
 THENCE around a curve to the left having a radius of 200.00 feet (said curve subtended by a chord which bears South 89°03'10" East, a distance of 6.28 feet) and an arc length of 6.28 feet;
 THENCE South 89°57'10" East a distance of 283.72 feet to the POINT OF BEGINNING.

Said tract contains 290676 square feet, or 6.673 acres, more or less.



Doc#: P 2014 2
 BkPg: PL 23 150-151
 Filed: 01-15-2014 01:56:18 PM
 Cleveland County, OK

SCALE: 1"=2000'

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 4, 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 4. EAGLE CLIFF 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 Abstractor's Certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this 20th day of December, 2013.

EAGLE CLIFF LIMITED PARTNERSHIP, a Limited Partnership

Gene McShown
Gene McShown, General Partner

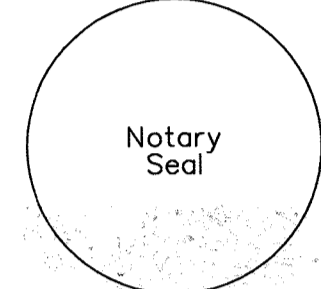
STATE OF OKLAHOMA s.s.
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, on this 20th day of December, 2013, personally appeared Gene McShown, as General Partner of EAGLE CLIFF 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 EAGLE CLIFF 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: 2/7/17

Janice Sinceland
NOTARY PUBLIC



BONDED ABSTRACTOR'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 4, 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 EAGLE CLIFF LIMITED PARTNERSHIP, a Limited Partnership on this 20th day of December, 2013 unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this 20th day of December, 2013.

First American Title & Trust Company
Dennis W. Denton
Vice President



CERTIFICATE OF APPROVAL

I, Andy Sherrer, 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 4, Norman, Oklahoma, this 12th day of July, 2012.

Andy Sherrer
CHAIRMAN, ANDY SHEERER



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 4, Norman, Oklahoma are hereby accepted. Signed by the Mayor of the City of Norman, Oklahoma this 18th day of JANUARY, 2014.

ATTEST: Brenda Hall
CITY CLERK, BRENDA HALL

Cindy Rosenthal
MAYOR, CINDY ROSENTHAL



CERTIFICATE OF CITY CLERK

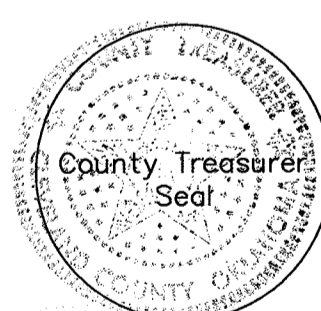
I, BRENDA HALL, City Clerk of the City of Norman, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of EAGLE CLIFF SOUTH ADDITION SECTION 4, to the City of Norman, Oklahoma. Signed by the City Clerk on this 18th day of JANUARY, 2014.

Brenda Hall
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 2013 and all prior years on the land shown on the annexed plat of EAGLE CLIFF SOUTH ADDITION SECTION 4, 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 20th day of January, 2014.

Jim Reynolds
COUNTY TREASURER, Jim Reynolds

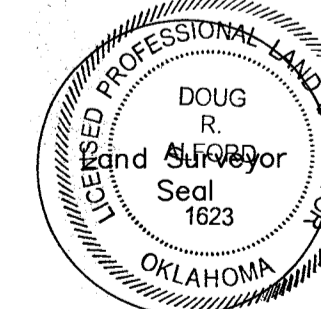


LICENSED LAND SURVEYOR

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 EAGLE CLIFF SOUTH ADDITION SECTION 4, an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 20th day of DECEMBER, 2013, 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
Doug R. Alford, LICENSED LAND SURVEYOR No. 1623
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6333 (LS) EXPIRES 8-30-2015



STATE OF OKLAHOMA s.s.
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State on this 20th day of December, 2013, 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: 10/21/15

Bill Groom
NOTARY PUBLIC



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

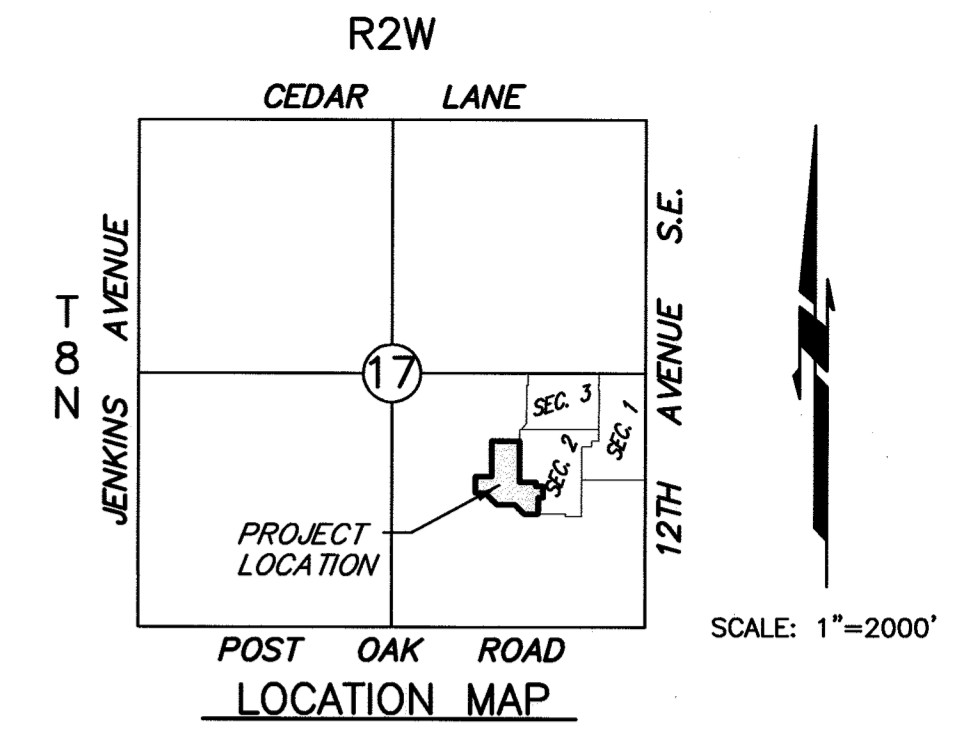
EAGLE CLIFF SOUTH ADDITION SECTION 4

A PART OF THE S.E. 1/4, SECTION 17, T8N, R2W I.M.

NORMAN, CLEVELAND COUNTY, OKLAHOMA

Doc#: P 2014 2
Bk&Pg: PL 23 150-151
Filed: 01-15-2014
01:56:18 PM
Cleveland County, OK

AAB
PL



CURVE TABLE

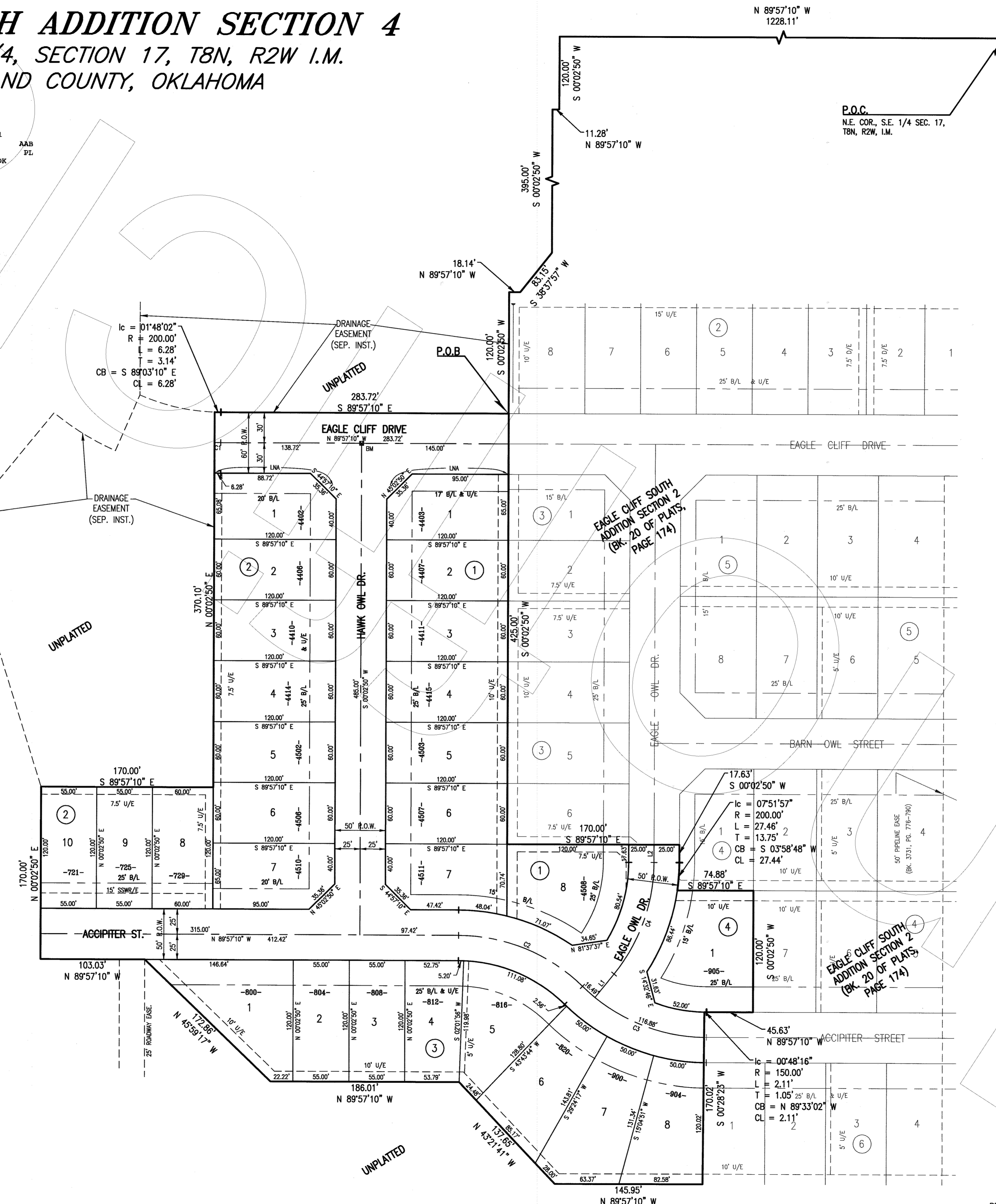
| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | TANGENT | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------|---------------|--------------|
| C1 | 1°33'56" | 230.00' | 6.28' | 3.14' | S 89°10'12" E | 6.28' |
| C2 | 44°24'55" | 175.00' | 135.66' | 71.44' | N 67°44'43" W | 132.29' |
| C3 | 43°39'53" | 175.00' | 133.37' | 70.11' | S 67°22'12" E | 130.16' |
| C4 | 39°01'03" | 175.00' | 119.17' | 62.00' | N 19°33'21" E | 116.88' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 39°03'53" W | 29.81' |
| L2 | N 00°02'50" E | 17.63' |

D/E = DRAINAGE EASEMENT
 LNA = LIMITS OF NO ACCESS
 U/E = UTILITY EASEMENT
 B/L = BUILDING LINE
 -1000- = ADDRESS

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



SCALE: 1" = 60'

THE BEARING OF N 89°57'10" W AS SHOWN ON THE NORTH LINE OF THE SOUTHEAST QUARTER WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

TOTAL LOTS = 27

BENCHMARK: SET BRASS CAP AT INTERSECTION OF
 EAGLE CLIFF DRIVE & HAWK OWL DRIVE
 ELEV. = 1116.10