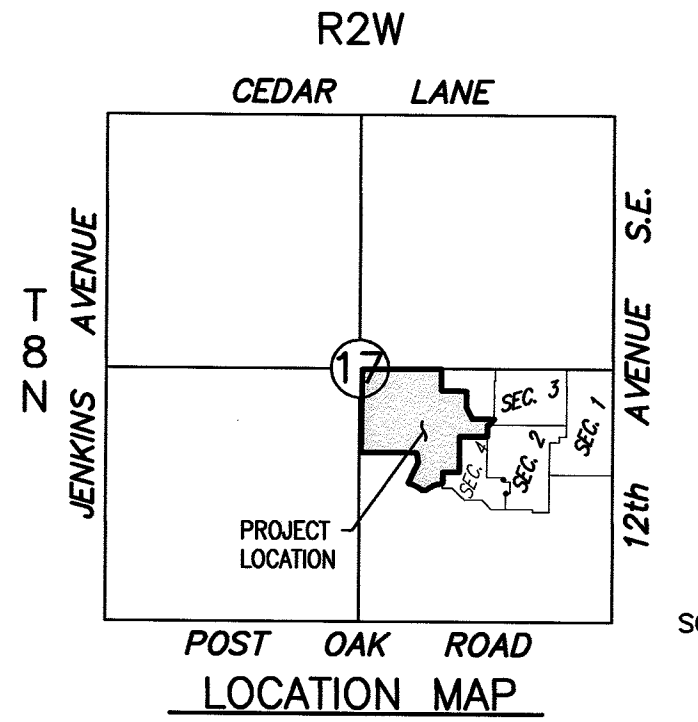


# EAGLE CLIFF SOUTH ADDITION SECTION 5

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

FINAL PLAT



SCALE: 1"=2000'

Doc#: P 2016 12  
Bk4Pg: PL 24 137-138  
Filed: 04-15-2016 10:19:36 AM  
Cleveland County, OK

### 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 S.E./4; THENCE North 89°57'10" West along the North line of said S.E./4 a distance of 1793.11 feet, said point being the Southwest corner of Lot 11, Block 2 of the filed final plat of Eagle Cliff Addition Section 9 (as filed in Book 17 of Plats, Page 83) and the POINT OF BEGINNING;

THENCE South 00°02'50" West a distance of 225.00 feet; THENCE South 89°57'10" East a distance of 263.72 feet; THENCE South 00°02'50" West a distance of 172.47 feet; THENCE South 28°26'00" East a distance of 133.71 feet; THENCE South 89°57'10" East a distance of 226.24 feet to a point, said point being the Southwest corner of Lot 14, Block 4 of the filed final plat of EAGLE CLIFF SOUTH ADDITION SECTION 3 (as filed in Book 21 of Plats, Page 166); 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 along the boundary of said final plat the following two (2) courses:

- 1) THENCE North 89°57'10" West along said boundary line a distance of 18.14 feet;
- 2) THENCE South 00°02'50" West along said boundary line a distance of 120.00 feet to a point, said point being the Northeast corner of the filed final plat of EAGLE CLIFF SOUTH ADDITION SECTION 4 (as filed in Book 23 of Plats, Page 150)

THENCE along said boundary the following five (5) courses:

- 1) THENCE North 89°57'10" West a distance of 283.72 feet;
- 2) THENCE around a curve to the right having a radius of 20.00 feet (said curve subtended by a chord which bears North 89°03'10" West, a distance of 6.28 feet) and an arc length of 6.28 feet;
- 3) THENCE South 00°02'50" West a distance of 370.10 feet;
- 4) THENCE North 89°57'10" West a distance of 170.00 feet;
- 5) THENCE South 00°02'50" West a distance of 120.00 feet;

THENCE North 89°57'10" West a distance of 6.10 feet to a point of curvature; THENCE around a curve to the left having a radius of 225.00 feet (said curve subtended by a chord which bears South 70°24'53" West, a distance of 151.19 feet) and an arc length of 154.19 feet; THENCE South 50°46'56" West a distance of 31.00 feet; THENCE North 87°48'07" West a distance of 37.50 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 300.00 feet (said curve subtended by a chord which bears North 64°42'57" West, a distance of 164.80 feet) and an arc length of 166.94 feet; THENCE North 25°29'18" East a distance of 243.68 feet; THENCE North 09°11'53" West a distance of 100.00 feet; THENCE North 89°57'10" West a distance of 582.94 feet; THENCE North 00°28'23" East a distance of 870.02 feet to the Southwest corner of Lot 8, Block 1 of the filed final plat of EAGLE CLIFF ADDITION SECTION 8 (as filed in Book 17 of Plats, Page 19); THENCE South 89°57'10" East along the South line of said final plat a distance of 823.18 feet to the POINT OF BEGINNING.

Said tract contains 1,062,467 square feet, or 24.391 acres, more or less.

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That we the undersigned, FARZANEH DEVELOPMENT LLLP, a Limited Liability 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 5, 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 5. FARZANEH DEVELOPMENT LLLP, a Limited Liability 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 1st day of April, 2016.

FARZANEH DEVELOPMENT LLLP,  
a Limited Liability Limited Partnership  
By: J & M DEVELOPMENT, LLC,  
an Oklahoma Limited Liability Company, General Partner

By: Mohammad Farzaneh, Manager

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

Before me, the undersigned, a Notary Public in and for said County and State, on this 1st day of April, 2016, personally appeared Mohammad Farzaneh, as Manager of J & M DEVELOPMENT, LLC., an Oklahoma Limited Liability Company, General Partner of FARZANEH DEVELOPMENT LLLP, a Limited Liability 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 FARZANEH DEVELOPMENT LLLP, a Limited Liability 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: 2-11-2016

Bandy Newton  
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 5, 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 FARZANEH DEVELOPMENT LLLP, a Limited Liability Limited Partnership on this 25th day of March, 2016 unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this 6th day of April, 2016.

First American Title & Trust Company  
Deborah Winter  
Vice President

### CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE

I, SHAWN O'LEARY, 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 1st day of OCTOBER, 2015.

Shawn O'Leary  
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 EAGLE CLIFF SOUTH ADDITION SECTION 5, Norman, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Norman, Oklahoma this 25th day of MARCH, 2016.

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 unmaturred instalments 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 5, to the City of Norman, Oklahoma.

Signed by the City Clerk on this 25th day of MARCH, 2016.

Brenda Hall  
CITY CLERK, BRENDA HALL

### 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 2015 and all prior years on the land shown on the annexed plat of EAGLE CLIFF SOUTH ADDITION SECTION 5, 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 8th day of April, 2016.

Jim Reynolds by Vicki Sanders, Deputy  
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 5, an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 30th day of MARCH, 2016, 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

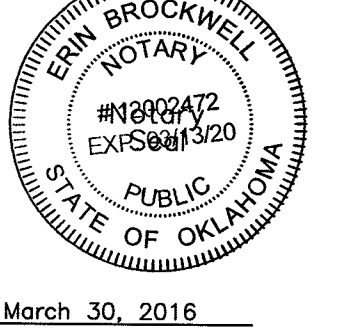
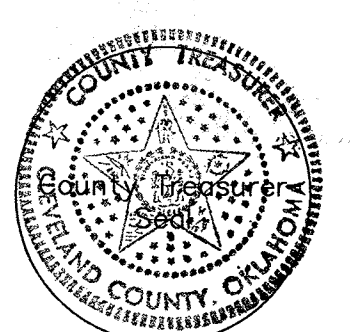
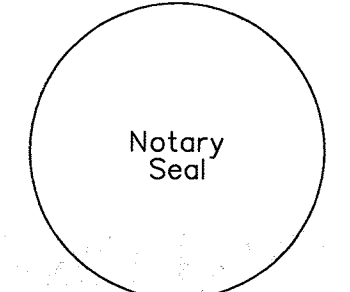
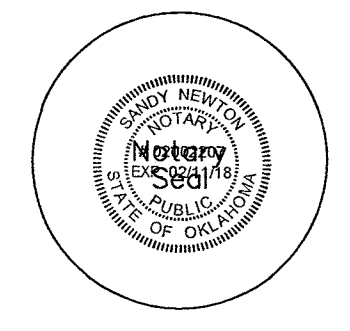
Doug R. Alford  
Doug R. Alford, LICENSED LAND SURVEYOR No. 1623  
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6333 (LS) EXPIRES 06-30-2016

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

Before me, the undersigned, a Notary Public in and for said County and State on this 30th day of MARCH, 2016, 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.

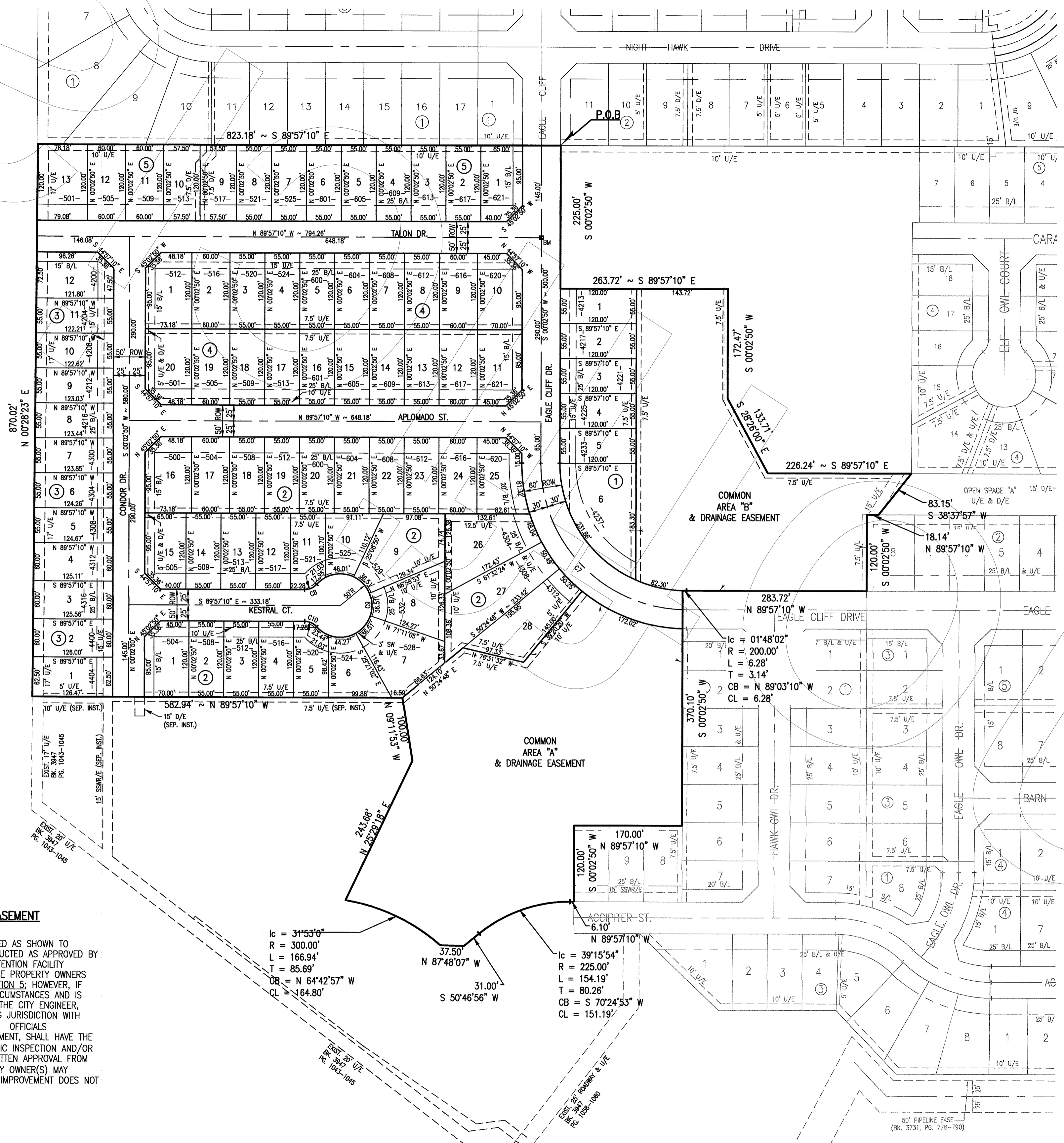
Given under my hand and seal the day and year last above written.  
My Commission Expires: 2/12/20

Wes Brockwell  
NOTARY PUBLIC

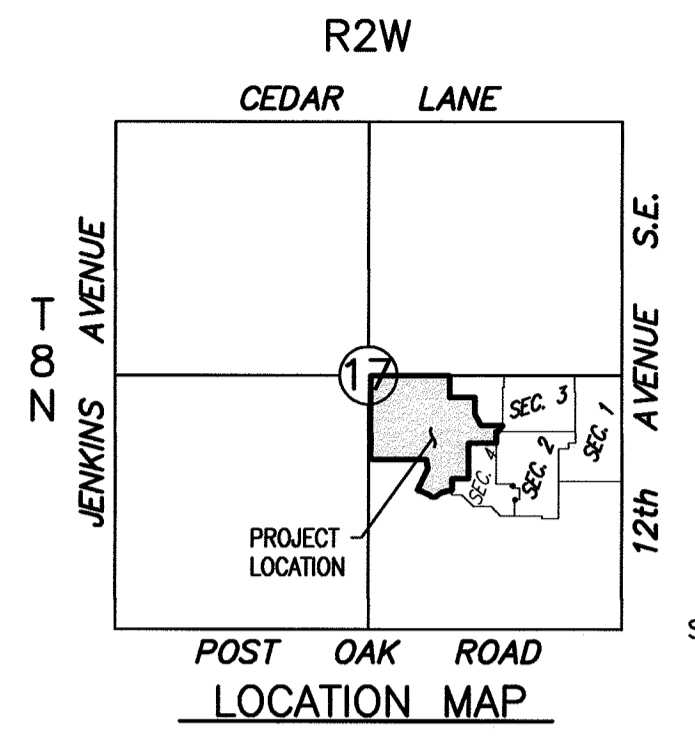


NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.

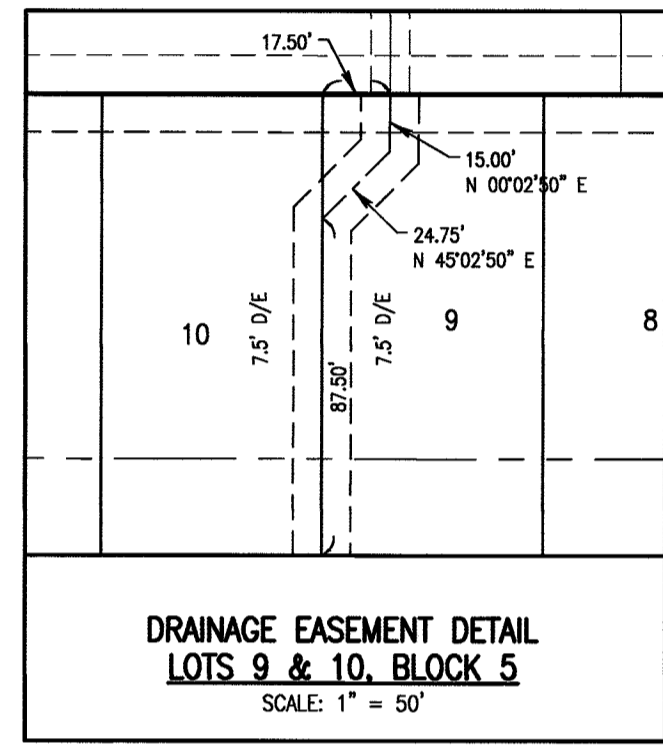
**FINAL PLAT**  
**EAGLE CLIFF SOUTH ADDITION SECTION 5**  
A PART OF THE S.E. 1/4, SECTION 17, T8N, R2W I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA



P.O.C.  
N.E. COR., S.E. 1/4 SEC. 17,  
T8N, R2W, I.M.  
N 89°57'10" W  
1793.11'



SCALE: 1"=2000'



DRAINAGE EASEMENT DETAIL  
LOTS 9 & 10, BLOCK 5  
SCALE: 1" = 50'



SCALE: 1" = 100'

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 = 79

SET 1/2" I.P.'S W/ CA 6333 CAPS AT ALL PROPERTY CORNERS

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	36°52'12"	25.00'	16.09'	8.33'	S 71°31'05" E	15.81'
C2	163°44'23"	50.00'	142.89'	350.00'	S 45°02'50" W	98.99'
C3	36°52'12"	25.00'	16.09'	8.33'	N 18°23'16" W	15.81'
C4	48°11'23"	25.00'	21.03'	11.18'	N 24°08'31" E	20.41'
C5	276°22'46"	50.00'	241.19'	44.72'	S 89°57'10" E	66.67'
C6	48°11'23"	25.00'	21.03'	11.18'	S 24°02'52" E	20.41'
C7	88°26'04"	230.00'	355.00'	223.80'	S 44°10'12" E	320.80'
C8	48°11'23"	25.00'	21.03'	11.18'	N 65°57'08" E	20.41'
C9	276°22'46"	50.00'	241.19'	44.72'	N 00°02'50" E	66.67'
C10	48°11'23"	25.00'	21.03'	11.18'	N 65°51'29" W	20.41'

\* Street name change  
Kestral Court now known  
as Laleh Court  
Book 5605 Pg 1082

**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 EAGLE CLIFF SOUTH ADDITION SECTION 5; 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 PERFORMED 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.

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.

BENCHMARK: SET BRASS CAP AT INTERSECTION OF  
EAGLE CLIFF DRIVE & CARACARA DRIVE  
ELEV. = 1128.36