

Book: PL 24 Page: 19
Doc Number: P 2017 2
Filed: 02-21-2017 03:49:30 PM

FINAL PLAT

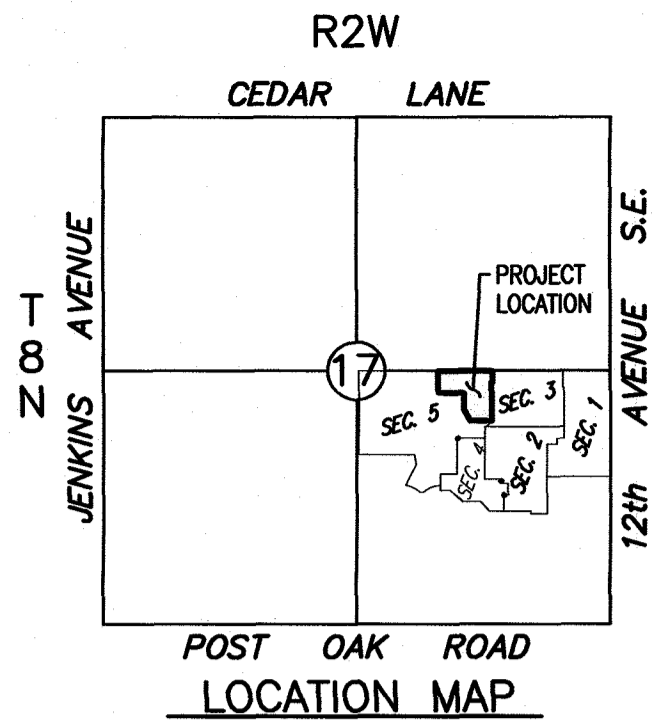
EAGLE CLIFF SOUTH ADDITION SECTION 6

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

NORMAN, CLEVELAND COUNTY, OKLAHOMA

Doc#: P 2017 2
Bk&Pg: PL 24 194-195
Filed: 02-21-2017
03:49:30 PM
Cleveland County, OK

JRS
PL



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

That FARZANEH DEVELOPMENT LLLP, a Limited Liability Limited Partnership, by J & M DEVELOPMENT, LLC, an Oklahoma limited liability company, General Partner, hereby certifies that it is the owner of and the only person or entity having any ownership right, title or interest in and to the land shown on the annexed plat of EAGLE CLIFF SOUTH ADDITION SECTION 6, being a subdivision of a part of the S.E. 1/4 of Section 17, T8N, R2W, of the Indian Meridian to Norman, Cleveland County, Oklahoma, and has caused said premises to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat and is hereby adopted under the name of EAGLE CLIFF SOUTH ADDITION SECTION 6.

FARZANEH DEVELOPMENT LLLP, a Limited Liability Limited Partnership, hereby dedicates all streets and easements shown on said annexed plat to the public for public highways, streets and easements, for itself, its successors and assigns forever and has caused the same to be released from all rights, easements and encumbrances except as shown in the bonded abstractor's certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this 25th day of November, 2016.

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

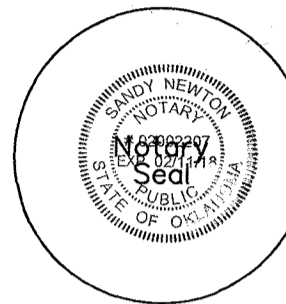
[Signature]
Manager

STATE OF OKLAHOMA s.s.
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, on this 25 day of November, 2016, personally appeared Jamal 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: 6-11-2019

[Signature]
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 6, 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 10th day of November, 2016 unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this 18th day of November, 2016.

First American Title & Trust Company
[Signature]
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 07th day of JUNE, 2016.

[Signature]
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 6, Norman, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Norman, Oklahoma this 26th day of JANUARY, 2017.

ATTEST: *[Signature]*
CITY CLERK, BRENDA HALL

[Signature]
MAYOR, Lynne MILLER



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 unperfected 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 6, to the City of Norman, Oklahoma.

Signed by the City Clerk on this 26th day of JANUARY, 2017.

[Signature]
CITY CLERK, BRENDA HALL

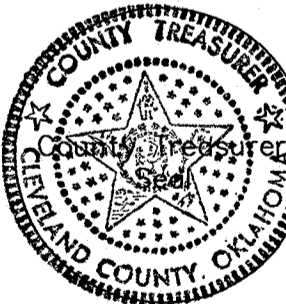


COUNTY TREASURER'S CERTIFICATE

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 6, 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 5th day of December, 2016.

[Signature]
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 6, an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 17th day of NOVEMBER, 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

[Signature]
Doug R. Alford, LICENSED LAND SURVEYOR No. 1623
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6333 (LS) EXPIRES 6-30-2017

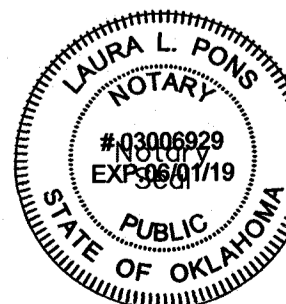


STATE OF OKLAHOMA s.s.
COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State on this 17th day, of November, 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.

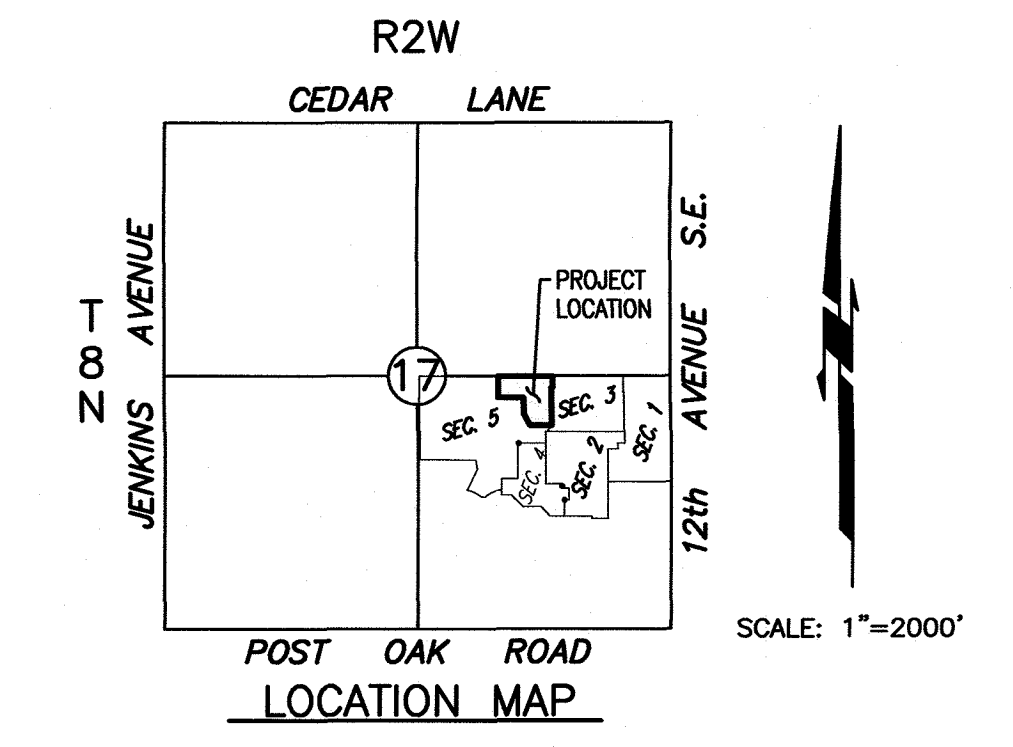
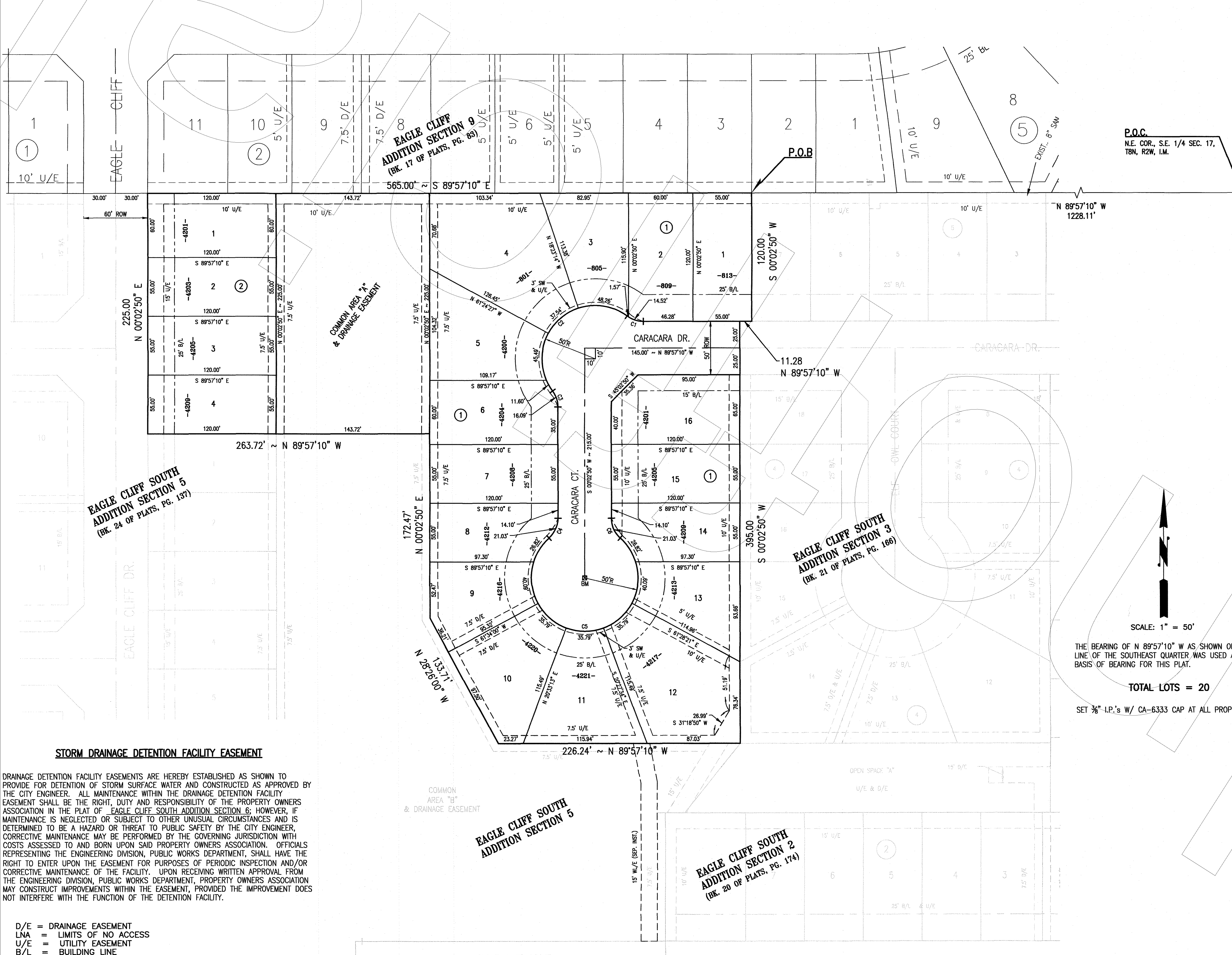
Given under my hand and seal the day and year last above written.
My Commission Expires: 6-1-2019

[Signature]
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 6 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 S.E./4; THENCE North 89°57'10" West along the North line of said S.E./4 a distance of 1228.11 feet to the POINT OF BEGINNING, 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 three (3) courses:

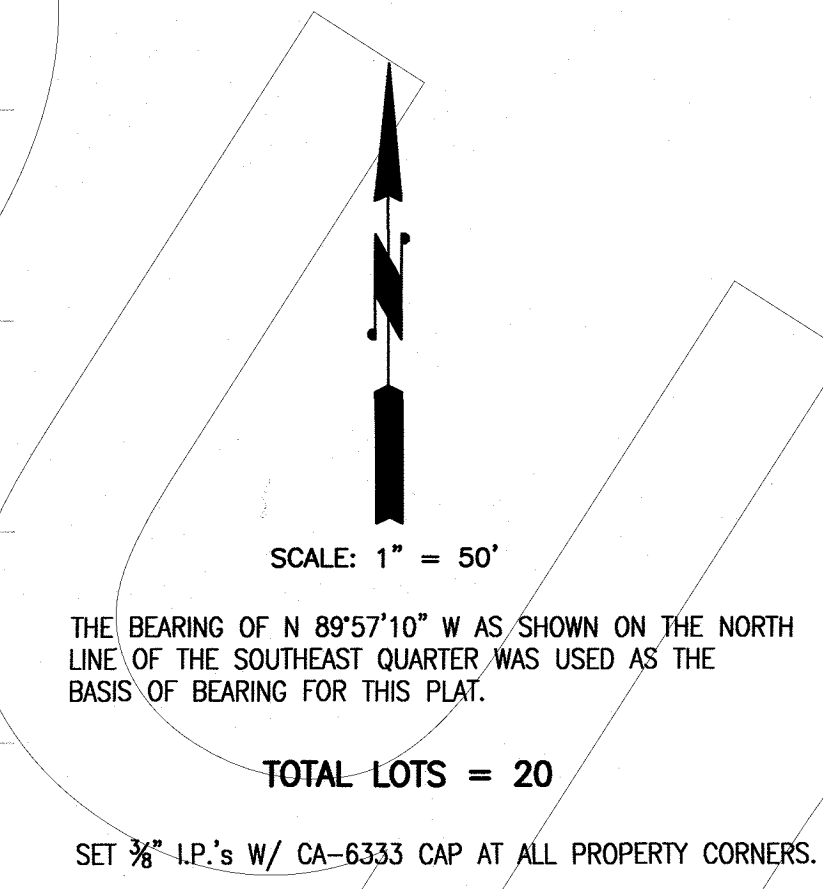
- 1) THENCE South 00°02'50" West a distance of 120.00 feet;
- 2) THENCE North 89°57'10" West a distance of 11.28 feet;
- 3) THENCE South 00°02'50" West a distance of 395.00 feet to a point, said point being the Northwest corner of Open Space "A", U/E & D/E, as shown on the filed final plat of EAGLE CLIFF SOUTH ADDITION SECTION 2 (as filed in Book 20 of Plats, Page 174), said point also being a point being the Northeastmost corner of Common Area "B" & Drainage Easement, as shown on the filed final plat of EAGLE CLIFF SOUTH ADDITION SECTION 5 (as filed in Book 24 of Plats, Page 137);

THENCE along the property line of said final plat the following five (5) courses:

- 1) THENCE North 89°57'10" West a distance of 226.24 feet;
- 2) THENCE North 28°26'00" West a distance of 133.71 feet;
- 3) THENCE North 00°02'50" East a distance of 172.47 feet;
- 4) THENCE North 89°57'10" West a distance of 263.72 feet;
- 5) THENCE North 00°02'50" East a distance of 225.00 feet to a point, said point being the Southwest corner of Lot 11, Block 2 as shown on the filed final plat of EAGLE CLIFF ADDITION SECTION 9 (as filed in Book 17 of Plats, Page 83);

THENCE South 89°57'10" East along the South line of said final plat a distance of 565.00 feet to the POINT OF BEGINNING.

Said tract contains 206,293 square feet, or 4.736 acres, more or less.



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'

NOTE: THE PROPERTY OWNERS ASSOCIATION (POA), MAY NEED TO PROVIDE MAINTENANCE TO THE REAR LOTS OF LOTS 4 THROUGH 12, BLOCK 1, EAGLE CLIFF SOUTH, SECTION 6 ADJACENT TO COMMON AREA "B" OF EAGLE CLIFF SOUTH SECTION 5 AND COMMON AREA "A" OF EAGLE CLIFF SOUTH SECTION 6, IF THE LOTS BECOME ERODED AS A RESULT OF DRAINAGE AND EROSION WITHIN THE ADJACENT COMMON AREAS. THE CITY OF NORMAN IS NOT LIABLE FOR ANY EROSION OR CONDITION OF THESE AREAS.

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 6; 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 OWNERS ASSOCIATION. 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 OWNERS ASSOCIATION 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 THE CENTER OF THE CUL-DE-SAC OF CARACARA COURT
ELEV. = 1122.29