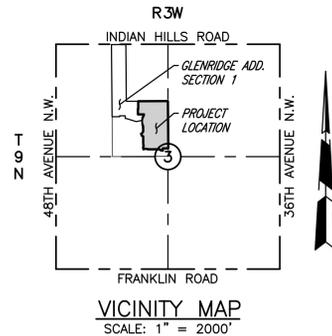


**FINAL PLAT**  
**GLENRIDGE ADDITION SECTION 2**  
**A PLANNED UNIT DEVELOPMENT**  
**A PART OF THE N.W. 1/4 OF SECTION 3, T9N, R3W, I.M.**  
**NORMAN, CLEVELAND COUNTY, OKLAHOMA**



**LEGAL DESCRIPTION:**

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION THREE (3), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT 18, BLOCK 2, GLENRIDGE ADDITION SECTION 1, RECORDED IN THE BOOK OF PLATS (BOOK 23, PAGE 135);

THENCE NORTH 89°43'17" EAST A DISTANCE OF 700.01 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3;  
 THENCE SOUTH 00°30'54" EAST ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1110.87 FEET;  
 THENCE SOUTH 89°29'06" WEST A DISTANCE OF 130.00 FEET;  
 THENCE SOUTH 00°30'54" EAST A DISTANCE OF 34.28 FEET TO A POINT OF CURVATURE;  
 THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 02°20'45" WEST, A DISTANCE OF 14.97 FEET) AND AN ARC LENGTH OF 14.98 FEET;  
 THENCE NORTH 84°47'35" WEST A DISTANCE OF 50.00 FEET;  
 THENCE NORTH 44°49'32" WEST A DISTANCE OF 35.07 FEET;  
 THENCE SOUTH 89°43'18" WEST A DISTANCE OF 260.52 FEET TO A POINT OF CURVATURE;  
 THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 78°52'23" WEST, A DISTANCE OF 49.44 FEET) AND AN ARC LENGTH OF 49.76 FEET;  
 THENCE SOUTH 89°43'18" WEST A DISTANCE OF 43.92 FEET TO A POINT ON A NON-TANGENT CURVE;  
 THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 74°02'10" WEST, A DISTANCE OF 31.01 FEET) AND AN ARC LENGTH OF 31.09 FEET;  
 THENCE NORTH 08°50'20" WEST A DISTANCE OF 50.00 FEET;  
 THENCE NORTH 22°28'39" EAST A DISTANCE OF 32.74 FEET TO A POINT ON A NON-TANGENT CURVE;  
 THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 10°41'38" WEST, A DISTANCE OF 44.18 FEET) AND AN ARC LENGTH OF 44.41 FEET;  
 THENCE NORTH 00°30'54" WEST A DISTANCE OF 168.82 FEET TO A POINT OF CURVATURE;  
 THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 05°10'28" WEST, A DISTANCE OF 12.19 FEET) AND AN ARC LENGTH OF 12.20 FEET;  
 THENCE NORTH 68°00'43" WEST A DISTANCE OF 33.08 FEET;  
 THENCE NORTH 20°51'24" WEST A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE;  
 THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 34°18'51" EAST, A DISTANCE OF 85.67 FEET) AND AN ARC LENGTH OF 91.18 FEET;  
 THENCE NORTH 00°30'54" WEST A DISTANCE OF 90.14 FEET;  
 THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 13°36'37" WEST, A DISTANCE OF 45.31 FEET) AND AN ARC LENGTH OF 45.71 FEET;  
 THENCE AROUND A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 03°24'24" EAST, A DISTANCE OF 200.68 FEET) AND AN ARC LENGTH OF 210.22 FEET;  
 THENCE AROUND A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 17°55'57" EAST, A DISTANCE OF 53.74 FEET) AND AN ARC LENGTH OF 54.41 FEET;  
 THENCE SOUTH 89°43'17" WEST A DISTANCE OF 139.90 FEET;  
 THENCE NORTH 00°16'43" WEST A DISTANCE OF 130.00 FEET;  
 THENCE NORTH 89°43'17" EAST A DISTANCE OF 8.15 FEET;  
 THENCE NORTH 00°16'43" WEST A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 707,656 SQUARE FEET, OR 16.2456 ACRES, MORE OR LESS.

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

That we, the undersigned, L & S DEVELOPMENT II, L.L.C., 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 GLENRIDGE ADDITION SECTION 2, a subdivision of a part of the N.W. 1/4 of Section 3, T9N, R3W, of the Indian Meridian to NORMAN, CLEVELAND County, Oklahoma, and have caused the said premises to be surveyed and plotted 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 GLENRIDGE ADDITION SECTION 2, L & S DEVELOPMENT II, L.L.C., 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 has caused the same to be released from all rights easement and encumbrances except as shown in the bonded abstractor's certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

L & S DEVELOPMENT II, L.L.C.

By: \_\_\_\_\_  
 Sassan K. Moghadam, MANAGER

**STATE OF OKLAHOMA s.s.**  
**COUNTY OF CLEVELAND**

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared \_\_\_\_\_ as \_\_\_\_\_ of L & S DEVELOPMENT II, L.L.C., 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 L & S DEVELOPMENT II, L.L.C., for the uses and purposes therein set forth.

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

My Commission Expires: \_\_\_\_\_

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 GLENRIDGE ADDITION SECTION 2 a subdivision of a part of the N.W. 1/4 of Section 3, T9N, R3W, of the I.M. to NORMAN, CLEVELAND County, Oklahoma appears to be vested in L & S DEVELOPMENT II, L.L.C., on this \_\_\_\_\_ day of 2014, unencumbered by pending actions, judgements, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Old Republic Title Company

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

PRESIDENT



**CERTIFICATE OF CITY OF NORMAN DEVELOPMENT COMMITTEE**

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 GLENRIDGE ADDITION SECTION 2 to NORMAN, Oklahoma are hereby accepted.

Signed by the Mayor of the City of NORMAN, Oklahoma on this this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

CITY CLERK

MAYOR,



**CERTIFICATE OF CITY CLERK**

I, \_\_\_\_\_, City Clerk of the City of NORMAN, Oklahoma, hereby certify that I have examined the records of said City and find that all delinquent 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 GLENRIDGE ADDITION SECTION 2 to the City of NORMAN, Oklahoma.

Signed by the City Clerk on this this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

CITY CLERK,



**COUNTY TREASURER'S CERTIFICATE**

I, \_\_\_\_\_, 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 GLENRIDGE ADDITION SECTION 2, 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 on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

COUNTY TREASURER



**REGISTERED LAND SURVEYOR**

I, Randall A. Mansfield, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of GLENRIDGE ADDITION SECTION 2 an addition to the City of NORMAN, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, 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.

DODSON-THOMPSON-MANSFIELD, PLLC  
 20 N.E. 38TH ST.  
 Oklahoma City, Oklahoma 73105  
 PHONE: (405) 601-7402

Randall A. Mansfield, Registered Land Surveyor No. 1613  
 Oklahoma Certificate of Authorization No. 6391 Expires June 30, 2014



**STATE OF OKLAHOMA s.s.**  
**COUNTY OF OKLAHOMA**

Before me, the undersigned, a Notary Public in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared Randall A. Mansfield, 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.

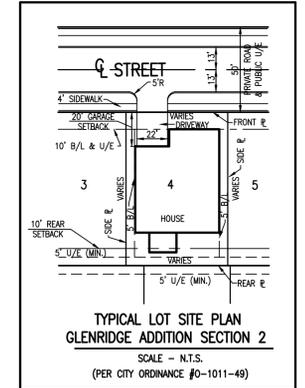
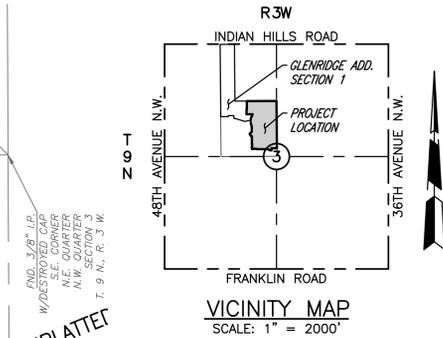
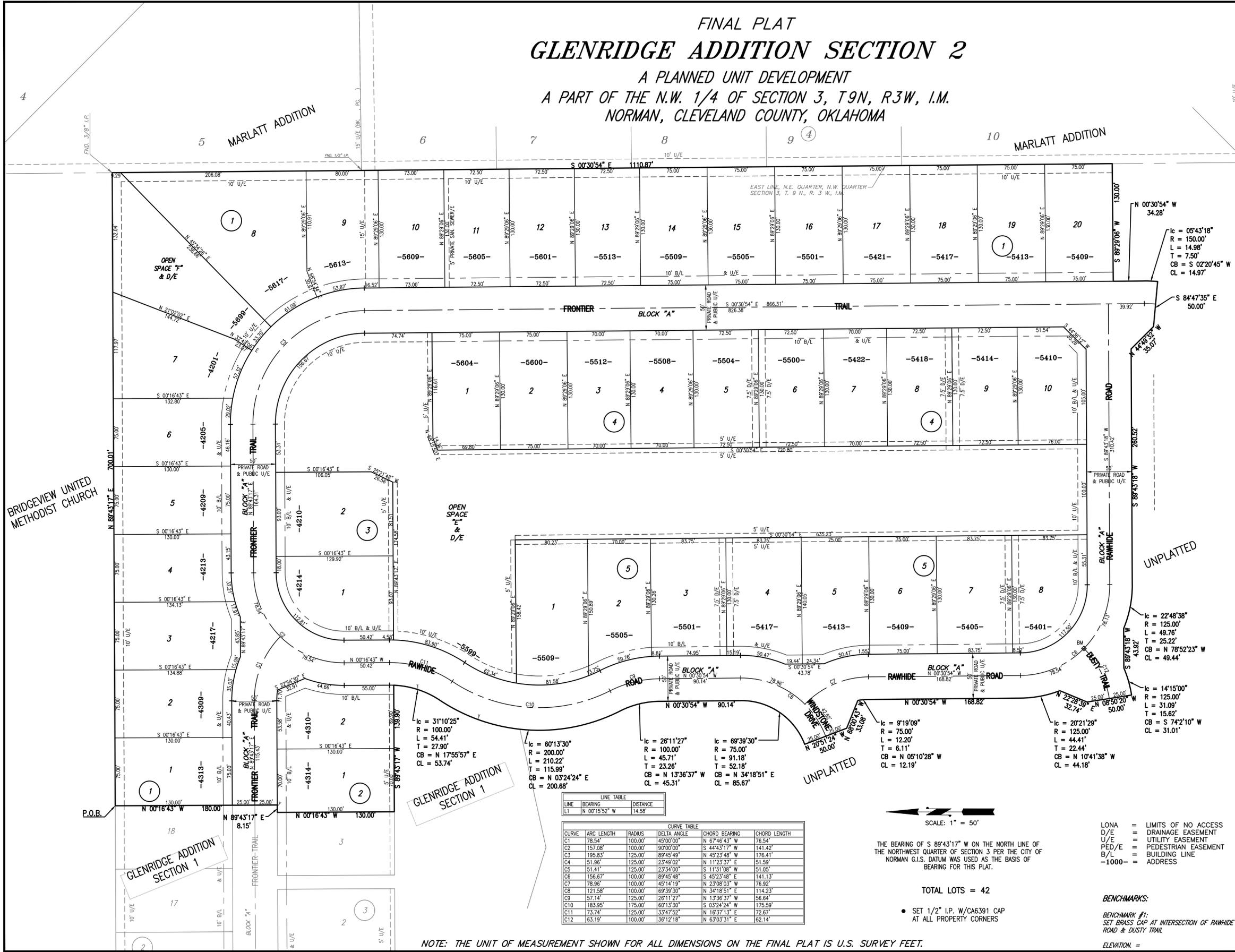
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC



Date: July 6, 2015  
 SMC CONSULTING ENGINEERS, P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106  
 PH: (405) 232-7715  
 Oklahoma CA#464 Exp. 6-30-2017

**FINAL PLAT**  
**GLENRIDGE ADDITION SECTION 2**  
 A PLANNED UNIT DEVELOPMENT  
 A PART OF THE N.W. 1/4 OF SECTION 3, T9N, R3W, I.M.  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA



- NOTES:**
- OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
  - EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED AS A PART OF THIS PLAT UNLESS OTHERWISE NOTED.

**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 OWNER(S) IN THE PLAT OF GLENRIDGE ADDITION SECTION 2; 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.

LINE	BEARING	DISTANCE
L1	N 00°15'52" W	14.58'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.54'	100.00'	45°00'00"	N 67°46'43" W	76.54'
C2	157.08'	100.00'	90°00'00"	S 44°43'17" W	141.42'
C3	195.83'	125.00'	89°45'49"	N 45°23'48" W	176.41'
C4	51.96'	125.00'	23°49'02"	N 11°23'37" E	51.59'
C5	51.41'	125.00'	23°34'00"	S 11°31'08" W	51.05'
C6	156.67'	100.00'	89°45'48"	S 45°23'48" E	141.13'
C7	78.96'	100.00'	45°14'19"	N 23°08'03" W	76.92'
C8	121.58'	100.00'	69°39'30"	N 34°18'51" E	114.23'
C9	57.14'	125.00'	26°11'27"	N 13°36'37" W	56.64'
C10	183.95'	175.00'	60°13'30"	S 03°24'24" W	175.59'
C11	73.74'	125.00'	33°47'52"	N 16°37'13" E	72.67'
C12	63.19'	100.00'	36°12'18"	N 63°03'31" E	62.14'



THE BEARING OF S 89°43'17" W ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3 PER THE CITY OF NORMAN G.I.S. DATUM WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

TOTAL LOTS = 42  
 • SET 1/2" I.P. W/CA6391 CAP AT ALL PROPERTY CORNERS

- LEGEND:**
- LONA = LIMITS OF NO ACCESS
  - D/E = DRAINAGE EASEMENT
  - U/E = UTILITY EASEMENT
  - PED/E = PEDESTRIAN EASEMENT
  - B/L = BUILDING LINE
  - 1000- = ADDRESS

**BENCHMARKS:**  
 BENCHMARK #1:  
 SET BRASS CAP AT INTERSECTION OF RAWHIDE ROAD & DUSTY TRAIL

Date: July 6, 2015  
 SMC CONSULTING ENGINEERS, P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106  
 PH: (405) 232-7715  
 Oklahoma CA#464 Exp. 6-30-2017  
 GLENRIDGE ADDITION SECTION 2  
 A PLANNED UNIT DEVELOPMENT  
 FINAL PLAT SHEET 2 OF 2

BRIDGEVIEW UNITED METHODIST CHURCH

UNPLATTED

UNPLATTED

UNPLATTED

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