



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

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

That we, the undersigned, L & S DEVELOPMENT II, LLC, a Limited Liability Company, 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 3, 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 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 GLENRIDGE ADDITION SECTION 3. L & S DEVELOPMENT II, LLC, a Limited Liability Company, 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 22nd day of September, 2021.

L & S DEVELOPMENT II, LLC,
a Limited Liability Company

By: Sassan K. Moghadam, MANAGER

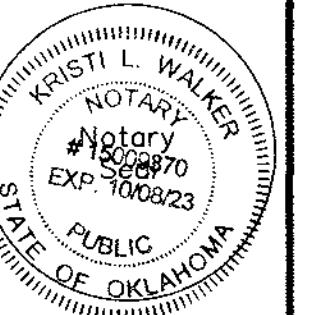
STATE OF OKLAHOMA s.s.
COUNTY OF CLEVELAND

Before me, the undersigned, a Notary Public in and for said County and State, on this 22 day of September, 2021, personally appeared Sassan K. Moghadam as Manager of L & S DEVELOPMENT II, LLC, a Limited Liability Company, 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, LLC, a Limited Liability Company, for the uses and purposes therein set forth.

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

My Commission Expires: 10/06/23

Hurst J. Weiler
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 3 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, LLC, a Limited Liability Company, on this 15th day of September, 2021, unencumbered by pending actions, judgements, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this 22nd day of September, 2021.

FIRST AMERICAN TITLE INSURANCE Co
Cleveland County Abstract Company

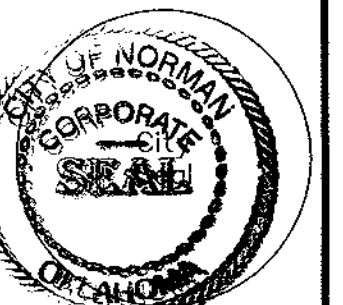
Debbie Winter
Manager



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 3rd day of June, 2021.

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 GLENRIDGE ADDITION SECTION 3 to Norman, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Norman, Oklahoma on this this 5th day of October, 2021.

ATTEST:

Brenda Hall
CITY CLERK

Teresa Clark
MAYOR



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 unamortized 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 3 to the City of Norman, Oklahoma.

Signed by the City Clerk on this this 5th day of October, 2021.

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 2020 and all prior years on the land shown on the annexed plat of GLENRIDGE 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 on this 23rd day of September, 2021.

Jim Reynolds by Devin Davis, Deputy
COUNTY TREASURER



LICENSED PROFESSIONAL LAND SURVEYOR

I, Randall A. Mansfield, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Oklahoma, and that the annexed plat of GLENRIDGE ADDITION SECTION 3 an addition to the City of Norman, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 22nd day of September, 2021, 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 annexed plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

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

Randall A. Mansfield, Licensed Land Surveyor No. 1613
Oklahoma Certificate of Authorization No. 6391 Expires June 30, 2022



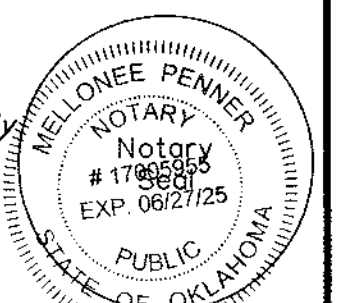
STATE OF OKLAHOMA s.s.
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this 21st day of September, 2021, 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: September 21, 2021
SMC CONSULTING ENGINEERS, P.C.
815 W. Main Street
Oklahoma City, OK 73106
PH: (405)232-7715
Oklahoma CA#464 Exp. 6-30-2023

Doc # P2021-24 BT: P. B. 25 P. 177 PL
10/06/2021 02:08:42 PM Pages: 2
Cleveland County Clerk, OK - Tanny Belinson
Plan: 5 06 10

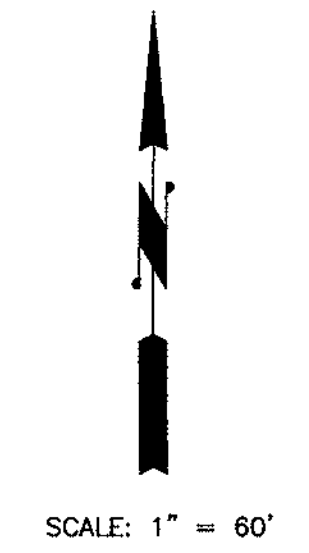
FINAL PLAT

GLENRIDGE ADDITION SECTION 3

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NORMAN, CLEVELAND COUNTY, OKLAHOMA

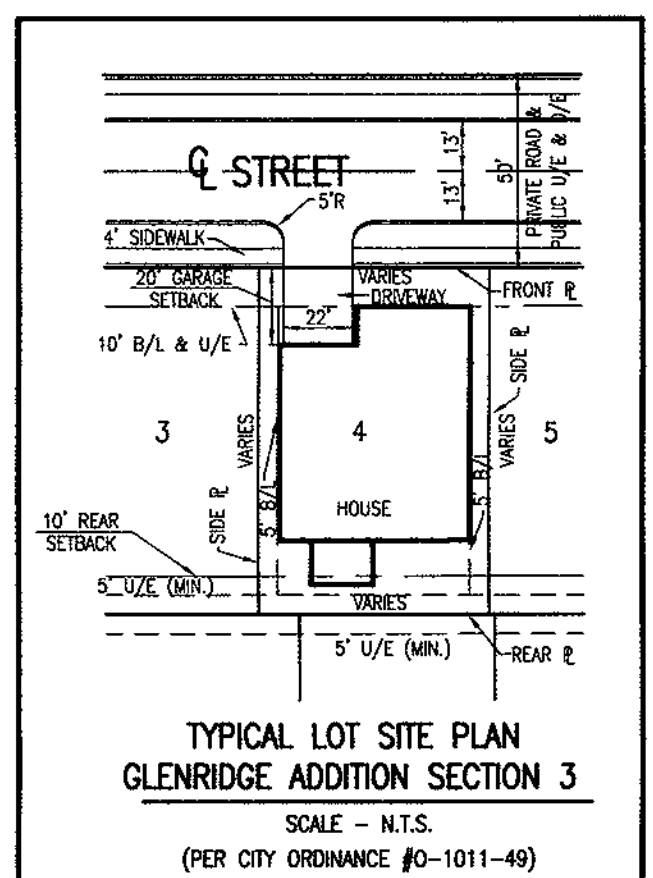


THE BEARING OF S 89°43'17" W ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3 PER THE CITY OF NORMAN C.I.S. DATUM WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

TOTAL LOTS = 57

BENCHMARK:

BENCHMARK: SET BRASS CAP AT INTERSECTION OF WINDSTONE LANE & WINDSTONE DRIVE. ELEV. = 1188.17'

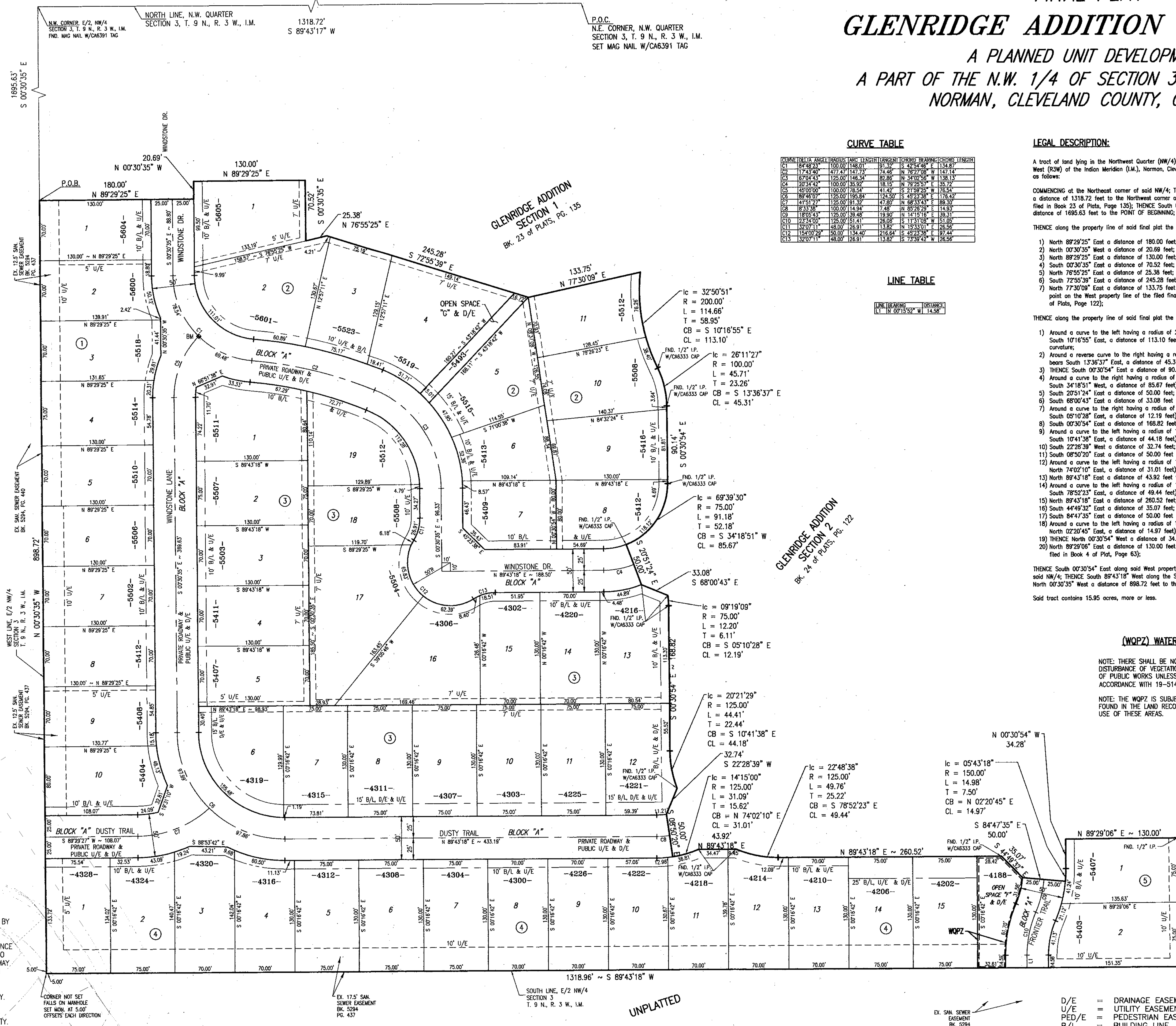


NOTES:

1. OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY MANDATORY PROPERTY OWNERS' ASSOCIATION.
2. 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.
3. BLOCK "A" IS A PRIVATE ROADWAY AND PUBLIC UTILITY & DRAINAGE EASEMENT.
4. SET 1/2" I.P. W/CA6391 CAP AT ALL PROPERTY CORNERS

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 GLENRIDGE ADDITION SECTION 3; 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, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNERS ASSOCIATION. OFFICIALS REPRESENTING THE 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 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.



CURVE TABLE

CURVE NO.	ANGLE	CHORD	TANGENT	CHORD BEARING	CHORD LENGTH
C1	174°40'00"	172.00	172.00	S 45°44'00" E	172.00
C2	174°40'00"	172.00	172.00	N 44°16'00" W	172.00
C3	67°04'43"	125.00	146.34	N 34°02'56" W	138.13
C4	125°14'00"	100.00	55.92	N 72°53'07" E	105.29
C5	45°00'00"	100.00	76.60	S 21°59'25" W	76.54
C6	89°46'00"	125.00	135.84	N 42°22'36" E	176.42
C7	41°51'00"	125.00	81.37	N 68°33'43" E	88.30
C8	6°33'36"	100.00	14.94	N 85°28'29" E	14.93
C9	18°05'33"	125.00	29.48	N 83°15'08" E	29.21
C10	23°24'00"	125.00	39.48	N 81°31'08" E	39.21
C11	32°07'31"	48.00	26.91	N 53°33'01" E	26.59
C12	13°40'00"	80.00	134.40	N 62°23'30" E	87.44
C13	32°07'11"	48.00	26.91	S 73°32'42" W	26.59

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 00°30'35" E	14.98

LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW/4) of Section Three (3), Township Nine North (19N), Range Three West (R3W) of the Indian Meridian (I.M.), Norman, Cleveland County, Oklahoma and being more particularly described as follows:

COMMENCING at the Northeast corner of said NW/4; THENCE South 89°43'17" West along the North line of said NW/4 a distance of 1318.72 feet to the Northwest corner of the filed final plat of GLENRIDGE ADDITION SECTION 1 (as filed in Book 23 of Plats, Page 135); THENCE South 00°30'35" East along the West property line of said final plat a distance of 1695.63 feet to the POINT OF BEGINNING;

THENCE along the property line of said final plat the following seven (7) courses:

- 1) North 89°29'25" East a distance of 180.00 feet;
- 2) North 00°30'35" West a distance of 20.69 feet;
- 3) North 89°29'25" East a distance of 130.00 feet;
- 4) South 00°30'35" East a distance of 70.52 feet;
- 5) North 76°55'25" East a distance of 25.38 feet;
- 6) South 72°53'08" East a distance of 245.28 feet;
- 7) North 77°30'09" East a distance of 133.75 feet to a point on a non-tangent curve, said point also being a point on the West property line of the filed final plat of GLENRIDGE ADDITION SECTION 2 (as filed in Book 24 of Plats, Page 122);

THENCE along the property line of said final plat the following twenty (20) courses:

- 1) Around a curve to the left having a radius of 180.00 feet (said curve subtended by a chord which bears South 10°16'55" East, a distance of 113.10 feet) and an arc length of 114.86 feet to a point of reverse curvature;
- 2) Around a reverse curve to the right having a radius of 100.00 feet (said curve subtended by a chord which bears South 13°36'37" East, a distance of 45.31 feet) and an arc length of 45.71 feet;
- 3) THENCE South 00°30'35" East a distance of 90.14 feet to a point of curvature;
- 4) Around a curve to the left having a radius of 75.00 feet (said curve subtended by a chord which bears South 3°41'85" West, a distance of 85.67 feet) and an arc length of 91.16 feet;
- 5) South 20°51'24" East a distance of 50.00 feet;
- 6) South 89°00'43" East a distance of 33.08 feet to a point on a non-tangent curve;
- 7) Around a curve to the right having a radius of 75.00 feet (said curve subtended by a chord which bears South 00°10'28" East, a distance of 12.19 feet) and an arc length of 12.20 feet;
- 8) South 00°30'35" East a distance of 168.82 feet to a point of curvature;
- 9) Around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears South 10°41'38" East, a distance of 44.18 feet) and an arc length of 44.41 feet;
- 10) South 22°28'39" East a distance of 32.74 feet;
- 11) South 08°50'00" East a distance of 50.00 feet to a point on a non-tangent curve;
- 12) Around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears North 7°40'21" East, a distance of 31.01 feet) and an arc length of 31.09 feet;
- 13) North 89°43'18" East a distance of 43.92 feet to a point on a non-tangent curve;
- 14) Around a curve to the left having a radius of 125.00 feet (said curve subtended by a chord which bears South 7°52'23" East, a distance of 49.44 feet) and an arc length of 49.76 feet;
- 15) North 89°43'18" East a distance of 26.52 feet;
- 16) South 44°49'32" East a distance of 35.07 feet;
- 17) South 84°47'35" East a distance of 50.00 feet to a point on a non-tangent curve;
- 18) Around a curve to the left having a radius of 150.00 feet (said curve subtended by a chord which bears North 02°04'43" East, a distance of 14.97 feet) and an arc length of 14.98 feet;
- 19) THENCE North 00°30'35" West a distance of 34.28 feet;
- 20) North 89°29'06" East a distance of 130.00 feet to a point on the West property line of MARLATT ADDITION (as filed in Book 4 of Plats, Page 63);

THENCE South 00°30'35" East along said West property line a distance of 150.00 feet to the Southeast corner of said NW/4; THENCE South 89°43'18" West along the South line of said NW/4 a distance of 1318.96 feet; THENCE North 00°30'35" West a distance of 898.72 feet to the POINT OF BEGINNING.

Said tract contains 15.95 acres, more or less.

(WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 19-514(E) OF THE NORMAN CITY CODE.

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

MARLATT ADDITION
(Bk. 4 of Plats, Pg. 63)

S.E. CORNER, N.W. QUARTER
SECTION 3, T. 9 N., R. 3 W., I.M.
FND. 3/8" I.P.

D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
PED/E = PEDESTRIAN EASEMENT
B/L = BUILDING LINE
-1000- = ADDRESS

Date: September 21, 2021
SMC CONSULTING ENGINEERS, P.C.
815 W. Main Street
Oklahoma City, OK 73106
PH: (405) 232-7715
Oklahoma CA#464 Exp. 6-30-2023

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

UNPLATTED