

PARTIAL VACATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Title 11 O.S. § 42-106, the undersigned parties, being 100% of the owners of lots embraced in the Final Plat of South Portland Commercial Park, an addition to the City of Oklahoma City, Cleveland County, Oklahoma, being a part of the West Half of Section One (1) in Township Ten (10) North of Range Four (4) West of the Indian Meridian, said plat recorded in Book 24 on Page 258 in the Plat of Records in the office of the County Clerk, Cleveland County, Oklahoma, attached and incorporated herein as **Exhibit A**, do hereby revoke, cancel, annul, and forever vacate the portion of the Final Plat of South Portland Commercial Park, specifically, the following:

1. The Limits of No Access stipulated along the south 183.63 feet of Lot 1, Block 2 in **Exhibit A**.

The undersigned hereby destroy the force and effect of the above-referenced Limit of No Access of the Final Plat of South Portland Commercial Park and further divest any and all public and private rights which may exist in and to said vacated portion of the Final Plat of South Portland Commercial Park, to wit:

Executed as of the 3rd day of December, 2024.

(Signatures on the following pages)

I-44, LLC

Name: John R. Bates
Title: Manager
Lot 1, Block 2
Common Area A & D/E

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

SS. LLC ACKNOWLEDGMENT

On the 21st day of November, 2024, before me appeared John R Bates to me personally known, who, being by me duly sworn, did say that he is the member/manager of I-44, LLC, a Limited Liability Company of the State of Oklahoma, and the said instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and/or its Operating Agreement; and said John R Bates acknowledged said instrument to be the free act and deed of said Limited Liability Company.

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

Karen J. Polee
Notary Public

My Commission No.: 22005359

My Commission Expires: 04/15/26



I-44 and South May, LLC
Name: Hunter Miller
Title: Manager

STATE OF OKLAHOMA)
) SS. LLC ACKNOWLEDGMENT
COUNTY OF OKLAHOMA)

On the 21st day of November, 2024, before me appeared Hunter Miller to me personally known, who, being by me duly sworn, did say that he is the member/manager of I-44 and South May, LLC, a Limited Liability Company of the State of Oklahoma, and the said instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and/or its Operating Agreement: and said Manager acknowledged said instrument to be the free act and deed of said Limited Liability Company.

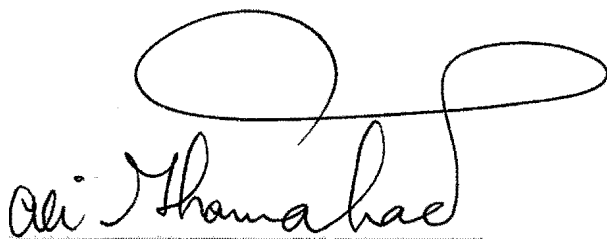
Given under my hand and seal the day and year last above written.

My Commission No.: 02001844

My Commission Expires: 01/31/2024


Notary Public





Decker Center, LLC

Name: Ali Ghanianabadi

Title: Manager

Lot 4, Block 1

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

SS. LLC ACKNOWLEDGMENT

On the 3rd day of December, 2024, before me appeared Ali Ghanianabadi to me personally known, who, being by me duly sworn, did say that he is the member/manager of Decker Center, LLC, a Limited Liability Company of the State of Oklahoma, and the said instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and/or its Operating Agreement; and said he acknowledged said instrument to be the free act and deed of said Limited Liability Company.

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

My Commission No.: 19001300

My Commission Expires: 02/04/2027


Notary Public



Ali Ghanianabadi

Brady's Plaza, LLC
Name: Ali Ghanianabadi
Title: Manager
Lot 3, Block 1

STATE OF OKLAHOMA)

SS. LLC ACKNOWLEDGMENT

COUNTY OF OKLAHOMA)

On the 3rd day of December, 2024, before me appeared Ali Ghanianabadi to me personally known, who, being by me duly sworn, did say that he is the member/manager of Brady's Plaza, LLC, a Limited Liability Company of the State of Oklahoma, and the said instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and/or its Operating Agreement; and said he acknowledged said instrument to be the free act and deed of said Limited Liability Company.

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

Mariana Guerrero
Notary Public

My Commission No.: 19001300

My Commission Expires: 02/04/2027



PART OF THE WEST HALF (W/2) OF SECTION 1, T10N, R4W, I.M.
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA

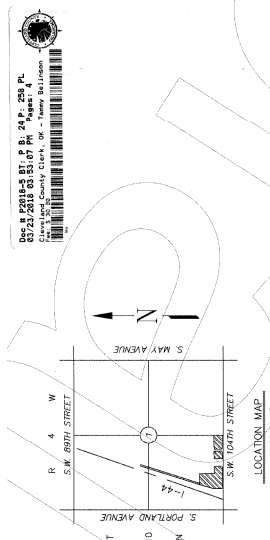
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20 SHEET

FINAL PLAT
OF

SOUTH PORTLAND COMMERCIAL PARK

PART OF THE WEST HALF (W/2) OF SECTION 1, T10N, R4W, I.M.
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



NOTES

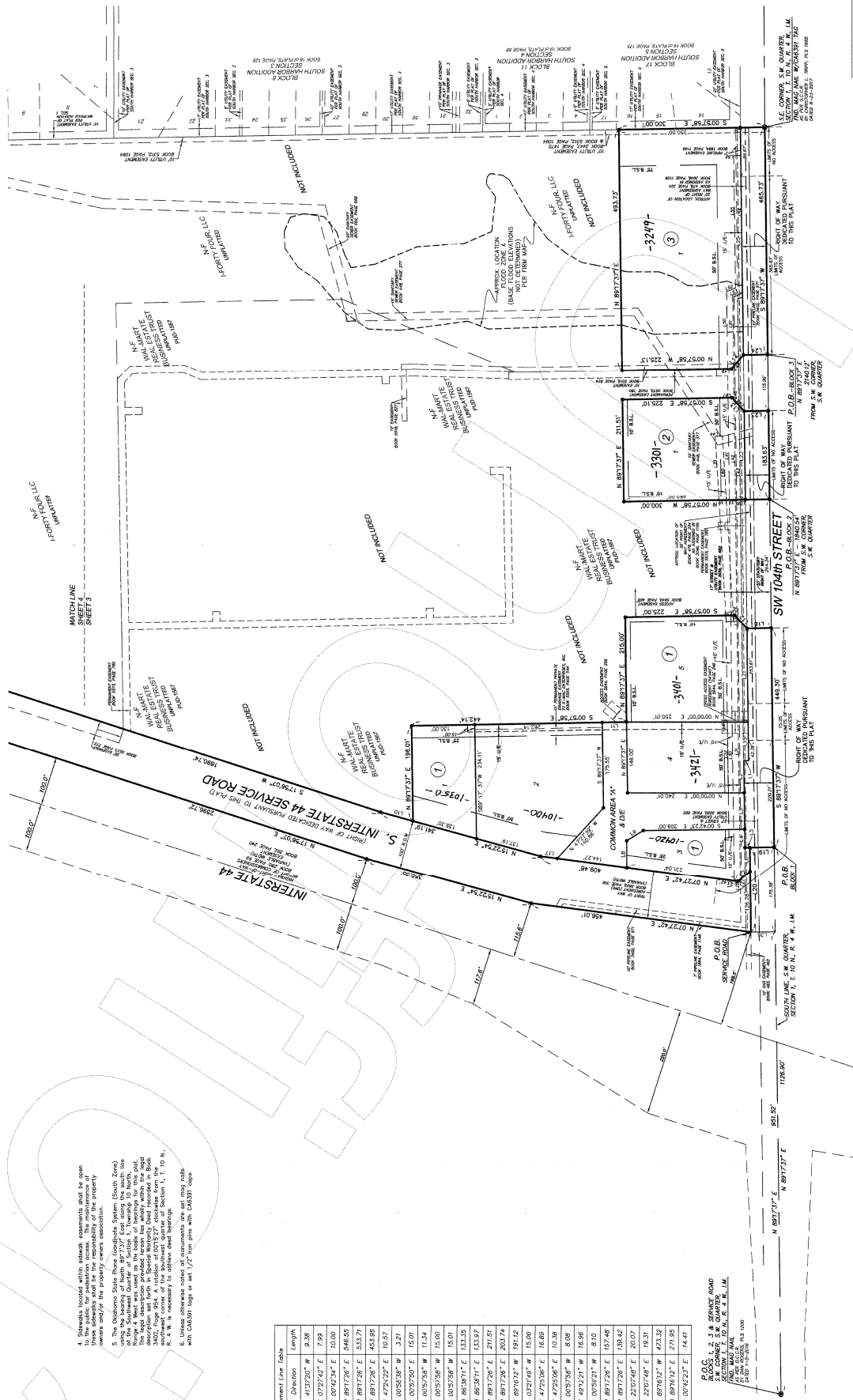
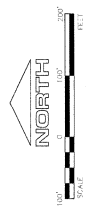
- Existing easements recorded by separate instruments are shown as separate items on the map and shall not be considered a part of this plot.
- Maintenance of Common Area and/or Drainage easement shall be the responsibility of the property owner(s) and/or tenants of the property. No structures, fences or material, grading, fill or other obstruction, including, either temporary or permanent shall be placed in drainage-related common areas and/or drainage easements.
- Sidewalks along E. 1-44 Service Road and in Common Areas are required and must be installed by the developer. The cost of the work of a dedication to be completed by the State shall be reduced to zero and to be maintained by the property owner(s) and/or property owners' association.

4. Sirenia located within tidflow easements shall be open to the public and the public shall be responsible for their safety. The public shall not be responsible for the safety of the property owners and/or the property owners association.
5. The Oklahoma State Plane Coordinate System (South Zone) shall be used for all bearings and distances. The bearing shall be the Southwest Quarter of Section 1, Township 10 North, Range 4 West used as the basis of bearings for this plot. The legal description provided shall state clearly within the legal description the bearing and distance to the beginning of the easement. The legal description shall be as follows: S402, 3402, 3402, 3402. A rotation of 00075-277 clockwise from the South + West of the southwest quarter of Section 1, T. 10 N. + W. is necessary to callhead dead bearings.
6. Unless otherwise noted all monuments are set mag nails with CA5391 logs or set 1/2" top pins with CA5391 caps.

Line		Line		Line	
Line	Direction	Line	Direction	Line	Direction
L1	N 41°52'31" W	L1	N 09°42'31" W	L1	N 41°52'31" W
L2	N 07°42'42" E	L2	N 08°17'27" W	L2	N 07°42'42" E
L3	S 04°54'34" E	L3	S 08°17'27" W	L3	S 04°54'34" E
L4	N 08°17'26" E	L4	N 09°42'31" W	L4	N 08°17'26" E
L5	N 07°42'42" E	L5	N 08°17'27" W	L5	N 07°42'42" E
L6	N 07°42'42" E	L6	N 08°17'27" W	L6	N 07°42'42" E
L7	N 41°52'30" W	L7	N 41°52'30" W	L7	N 41°52'30" W
L8	N 07°42'42" E	L8	N 08°17'27" W	L8	N 07°42'42" E
L9	S 04°54'34" E	L9	S 08°17'27" W	L9	S 04°54'34" E
L10	N 08°17'26" E	L10	N 09°42'31" W	L10	N 08°17'26" E
L11	N 07°42'42" E	L11	N 08°17'27" W	L11	N 07°42'42" E
L12	N 07°42'42" E	L12	N 08°17'27" W	L12	N 07°42'42" E
L13	S 04°54'34" E	L13	S 08°17'27" W	L13	S 04°54'34" E
L14	N 08°17'26" E	L14	N 09°42'31" W	L14	N 08°17'26" E
L15	N 07°42'42" E	L15	N 08°17'27" W	L15	N 07°42'42" E
L16	N 07°42'42" E	L16	N 08°17'27" W	L16	N 07°42'42" E
L17	N 41°52'30" W	L17	N 41°52'30" W	L17	N 41°52'30" W
L18	N 07°42'42" E	L18	N 08°17'27" W	L18	N 07°42'42" E
L19	S 04°54'34" E	L19	S 08°17'27" W	L19	S 04°54'34" E
L20	N 08°17'26" E	L20	N 09°42'31" W	L20	N 08°17'26" E
L21	N 07°42'42" E	L21	N 08°17'27" W	L21	N 07°42'42" E
L22	N 07°42'42" E	L22	N 08°17'27" W	L22	N 07°42'42" E
L23	S 04°54'34" E	L23	S 08°17'27" W	L23	S 04°54'34" E
L24	N 08°17'26" E	L24	N 09°42'31" W	L24	N 08°17'26" E
L25	N 07°42'42" E	L25	N 08°17'27" W	L25	N 07°42'42" E
L26	N 07°42'42" E	L26	N 08°17'27" W	L26	N 07°42'42" E
L27	S 04°54'34" E	L27	S 08°17'27" W	L27	S 04°54'34" E
L28	N 08°17'26" E	L28	N 09°42'31" W	L28	N 08°17'26" E
L29	N 07°42'42" E	L29	N 08°17'27" W	L29	N 07°42'42" E
L30	N 07°42'42" E	L30	N 08°17'27" W	L30	N 07°42'42" E
L31	S 04°54'34" E	L31	S 08°17'27" W	L31	S 04°54'34" E
L32	N 08°17'26" E	L32	N 09°42'31" W	L32	N 08°17'26" E
L33	N 07°42'42" E	L33	N 08°17'27" W	L33	N 07°42'42" E
L34	N 07°42'42" E	L34	N 08°17'27" W	L34	N 07°42'42" E
L35	S 04°54'34" E	L35	S 08°17'27" W	L35	S 04°54'34" E
L36	N 08°17'26" E	L36	N 09°42'31" W	L36	N 08°17'26" E
L37	N 07°42'42" E	L37	N 08°17'27" W	L37	N 07°42'42" E
L38	N 07°42'42" E	L38	N 08°17'27" W	L38	N 07°42'42" E
L39	S 04°54'34" E	L39	S 08°17'27" W	L39	S 04°54'34" E
L40	N 08°17'26" E	L40	N 09°42'31" W	L40	N 08°17'26" E
L41	N 07°42'42" E	L41	N 08°17'27" W	L41	N 07°42'42" E
L42	N 07°42'42" E	L42	N 08°17'27" W	L42	N 07°42'42" E
L43	S 04°54'34" E	L43	S 08°17'27" W	L43	S 04°54'34" E
L44	N 08°17'26" E	L44	N 09°42'31" W	L44	N 08°17'26" E
L45	N 07°42'42" E	L45	N 08°17'27" W	L45	N 07°42'42" E
L46	N 07°42'42" E	L46	N 08°17'27" W	L46	N 07°42'42" E
L47	S 04°54'34" E	L47	S 08°17'27" W	L47	S 04°54'34" E
L48	N 08°17'26" E	L48	N 09°42'31" W	L48	N 08°17'26" E
L49	N 07°42'42" E	L49	N 08°17'27" W	L49	N 07°42'42" E
L50	N 07°42'42" E	L50	N 08°17'27" W	L50	N 07°42'42" E
L51	N 08°17'26" E	L51	N 09°42'31" W	L51	N 08°17'26" E
L52	N 07°42'42" E	L52	N 08°17'27" W	L52	N 07°42'42" E
L53	N 07°42'42" E	L53	N 08°17'27" W	L53	N 07°42'42" E
L54	S 04°54'34" E	L54	S 08°17'27" W	L54	S 04°54'34" E
L55	N 08°17'26" E	L55	N 09°42'31" W	L55	N 08°17'26" E
L56	N 07°42'42" E	L56	N 08°17'27" W	L56	N 07°42'42" E
L57	N 07°42'42" E	L57	N 08°17'27" W	L57	N 07°42'42" E
L58	S 04°54'34" E	L58	S 08°17'27" W	L58	S 04°54'34" E
L59	N 08°17'26" E	L59	N 09°42'31" W	L59	N 08°17'26" E
L60	N 07°42'42" E	L60	N 08°17'27" W	L60	N 07°42'42" E
L61	N 07°42'42" E	L61	N 08°17'27" W	L61	N 07°42'42" E
L62	S 04°54'34" E	L62	S 08°17'27" W	L62	S 04°54'34" E
L63	N 08°17'26" E	L63	N 09°42'31" W	L63	N 08°17'26" E
L64	N 07°42'42" E	L64	N 08°17'27" W	L64	N 07°42'42" E
L65	N 07°42'42" E	L65	N 08°17'27" W	L65	N 07°42'42" E
L66	S 04°54'34" E	L66	S 08°17'27" W	L66	S 04°54'34" E
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L69	N 07°42'42" E	L69	N 08°17'27" W	L69	N 07°42'42" E
L70	S 04°54'34" E	L70	S 08°17'27" W	L70	S 04°54'34" E
L71	N 08°17'26" E	L71	N 09°42'31" W	L71	N 08°17'26" E
L72	N 07°42'42" E	L72	N 08°17'27" W	L72	N 07°42'42" E
L73	N 07°42'42" E	L73	N 08°17'27" W	L73	N 07°42'42" E
L74	S 04°54'34" E	L74	S 08°17'27" W	L74	S 04°54'34" E
L75	N 08°17'26" E	L75	N 09°42'31" W	L75	N 08°17'26" E
L76	N 07°42'42" E	L76	N 08°17'27" W	L76	N 07°42'42" E
L77	N 07°42'42" E	L77	N 08°17'27" W	L77	N 07°42'42" E
L78	S 04°54'34" E	L78	S 08°17'27" W	L78	S 04°54'34" E
L79	N 08°17'26" E	L79	N 09°42'31" W	L79	N 08°17'26" E
L80	N 07°42'42" E	L80	N 08°17'27" W	L80	N 07°42'42" E
L81	N 07°42'42" E	L81	N 08°17'27" W	L81	N 07°42'42" E
L82	S 04°54'34" E	L82	S 08°17'27" W	L82	S 04°54'34" E
L83	N 08°17'26" E	L83	N 09°42'31" W	L83	N 08°17'26" E
L84	N 07°42'42" E	L84	N 08°17'27" W	L84	N 07°42'42" E
L85	N 07°42'42" E	L85	N 08°17'27" W	L85	N 07°42'42" E
L86	S 04°54'34" E	L86	S 08°17'27" W	L86	S 04°54'34" E
L87	N 08°17'26" E	L87	N 09°42'31" W	L87	N 08°17'26" E
L88	N 07°42'42" E	L88	N 08°17'27" W	L88	N 07°42'42" E
L89	N 07°42'42" E	L89	N 08°17'27" W	L89	N 07°42'42" E
L90	S 04°54'34" E	L90	S 08°17'27" W	L90	S 04°54'34" E
L91	N 08°17'26" E	L91	N 09°42'31" W	L91	N 08°17'26" E
L92	N 07°42'42" E	L92	N 08°17'27" W	L92	N 07°42'42" E
L93	N 07°42'42" E	L93	N 08°17'27" W	L93	N 07°42'42" E
L94	S 04°54'34" E	L94	S 08°17'27" W	L94	S 04°54'34" E
L95	N 08°17'26" E	L95	N 09°42'31" W	L95	N 08°17'26" E
L96	N 07°42'42" E	L96	N 08°17'27" W	L96	N 07°42'42" E
L97	N 07°42'42" E	L97	N 08°17'27" W	L97	N 07°42'42" E
L98	S 04°54'34" E	L98	S 08°17'27" W	L98	S 04°54'34" E
L99	N 08°17'26" E	L99	N 09°42'31" W	L99	N 08°17'26" E
L100	N 07°42'42" E	L100	N 08°17'27" W	L100	N 07°42'42" E

FACTS

L = BUILDING SETBACK LINE
E = PUBLIC UTILITY EASEMENT
= DRAINAGE EASEMENT



SHEET NO.
3 OF 4

FINAL PLAT
OF
SOUTH PORTLAND COMMERCIAL PARK
PART OF THE WEST HALF (W/2) OF SECTION 1, T10N, R4W, I.M.
OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA

