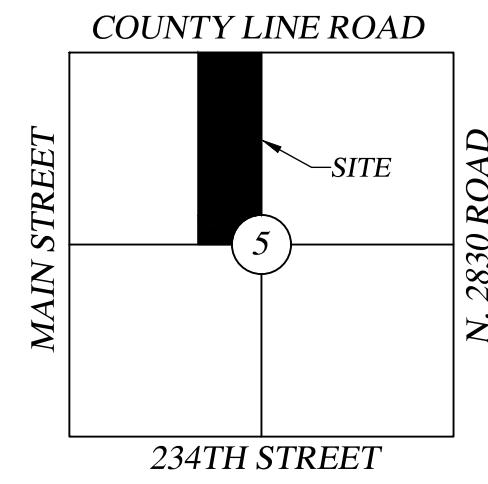


PRELIMINARY PLAT OF HARVEST RIDGE

PART OF THE NW/4 OF
SEC. 5, T14N, R7W I.M.,
CANADIAN COUNTY, OK



TOWNSHIP 14 NORTH, RANGE 7 WEST, I.M.
CANADIAN COUNTY, OKLAHOMA

LEGAL DESCRIPTION (WARRANTY DEED IN BOOK 6034, PAGE 671, RECORDS OF THE
CANADIAN COUNTY CLERK):
A TRACT, PIECE, OR PARCEL OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF
SECTION FIVE (5), TOWNSHIP FOURTEEN (14) NORTH, RANGE SEVEN (7) WEST OF THE
PRINCIPAL MERIDIAN, IN THE STATE OF OKLAHOMA, BEING MORE PARTICULARLY
DESCRIBED BY THE LINES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTH EAST
CORNER OF SAID NW/4; THENCE S08°43'49"W ALONG THE EAST LINE OF SAID NW/4; THENCE S89°43'43"W A
DISTANCE OF 2710.53 FEET TO THE SOUTHEAST CORNER OF SAID NW/4; THENCE S89°43'43"W A
DISTANCE OF 2710.53 FEET TO THE POINT ON THE NORTH LINE OF SAID NW/4; THENCE
N88°45'27"E A DISTANCE OF 812.28 FEET; THENCE N00°18'49"E A
DISTANCE OF 2697.36 FEET TO A POINT ON THE NORTH LINE OF SAID NW/4; THENCE
N88°45'27"E A DISTANCE OF 812.28 FEET TO THE POINT ON THE NORTH LINE OF SAID NW/4; THENCE
N88°45'27"E A DISTANCE OF 812.28 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 50.419 ACRES, MORE OR LESS.

TITLE COMMITMENT PROVIDED BY:

- LEGACY TITLE
4335 NORTH CLASSEN BOULEVARD
OKLAHOMA CITY, OK 73118
PHONE: 405-766-5539
- FILE NUMBER: 2023-426-SC
- EFFECTIVE DATE: DECEMBER 12, 2023 AT 7:30 AM

TITLE COMMITMENT SCHEDULE B - SECTION II ITEMS:

(14) STATUTORY RIGHTS-OF-WAY ALONG ALL GOVERNMENTAL SECTION LINES.
DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

(15) NO LIABILITY IS ASSUMED FOR THE MAINTENANCE OF PRIVATE ROADS, STREETS, AND RIGHT OF WAYS OR DRAINAGE
EASEMENTS.
NOT APPLICABLE FOR SURVEY EVALUATION.

(16) ANY AND ALL MORTGAGES OR SECURITY INTERESTS CREATED OR GIVEN BY THE INSURED HEREIN.
NOT APPLICABLE FOR SURVEY EVALUATION.

(17) PLEASE BE AWARE THAT DUE TO THE CONFLICT BETWEEN FEDERAL AND STATE LAWS CONCERNING THE
CULTIVATION, DISTRIBUTION, MANUFACTURE OR SALE OF MARIJUANA, THE COMPANY IS NOT ABLE TO CLOSE OR INSURE
ANY TRANSACTION INVOLVING LAND THAT IS ASSOCIATED WITH THESE ACTIVITIES.
NOT APPLICABLE FOR SURVEY EVALUATION.

(18) EASEMENT IN FAVOR OF COUNTY OF CANADIAN, STATE OF OKLAHOMA, RECORDED IN BOOK 343, PAGE 272.
DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

(19) EASEMENT DEED BY COURT ORDER IN CASE NO. CIV-11-1475-WD, RECORDED IN BOOK 4033, PAGE 23.
DOES AFFECT THE SUBJECT PROPERTY, IS NOT SHOWN HEREON AND IS BLANKET IN NATURE.

NOTES:

1) THERE IS A GAP BETWEEN THE SOUTH LINE OF THE SUBJECT PROPERTY AND THE NORTH LINES OF THE SOUTH ADJOINING
PROPERTIES, FOUND BY EXISTING LEGAL DESCRIPTIONS AND CONFIRMED BY MONUMENTS FOUND IN THE FIELD.

2) HARVEST RIDGE ROAD WILL BE A PUBLICLY MAINTAINED ROAD.

3) TO THE REST OF OUR ABILITY, THIS SURDIVISION HAS BEEN DESIGNED IN ACCORDANCE WITH THE ORDINANCES AND
REGULATIONS GOVERNING THE SUBDIVISION.

4) REFERENCE PRELIMINARY ENGINEERING PLAN (C-100) FOR ADDITIONAL INFORMATION.

5) MAINTENANCE OF COMMON AREA AND ROAD PRIMARILY THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. MAINTENANCE OF THE
HOME OWNERS ASSOCIATION - NO STRUCTURE, EXCEPT BRIDGE, GIRDING, FILL OR OTHER OBSTRUCTIONS, EITHER
TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE-RELATED COMMON AREAS AND/OR DRAINAGE
EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS AND BENCHES SHALL BE PERMITTED IF
INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.

6) THE PREVIOUSLY RECORDED EASEMENTS THAT ARE SHOWN HEREON (WITH BOOK AND PAGE GIVEN) ARE FOR REFERENCE
ONLY AND DO NOT CONFER TITLE WITHIN THE SUBJECT PROPERTY.

7) ALL LANDSCAPING AND ASSOCIATED IRRIGATION SYSTEMS LOCATED WITHIN THE COMMON AREAS AND RIGHTS-OF-WAY
SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

8) THE 43' STRIP OF LAND, BETWEEN THE NORTH LINES OF LOT 1 / LOT 38 AND THE SECTION LINE, IS DEDICATED BY MEANS
OF THIS PLAT TO THE CITY OF OKARCHE FOR THE CONTINUED USE OF PUBLIC ROADS AND UTILITIES.

9) THE MAINTENANCE OF THE 43' STRIP OF LAND IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
EMERGENCY ACCESS EASEMENT IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

10) SANITARY SEWER FOR THE SITE WILL BE PROVIDED BY INDIVIDUAL LOT OWNERS VIA ON-SITE SEPTIC SYSTEMS IN
ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS.

FEMA FLOOD ZONE INFORMATION:
- THE SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- FIRM PANEL NUMBER: 400-70101-000
EFFECTIVE DATE: 26 SEPTEMBER 2008
- THE FLOOD ZONE DETERMINATION FOR THIS PROPERTY WAS MADE BY GRAPHIC PLOTTING ONLY.

ZONING INFORMATION:
THE SUBJECT PROPERTY WAS RECENTLY RE-ZONED FROM A-1 (AGRICULTURAL) TO R-1 (LOW DENSITY RESIDENTIAL) BY THE CITY
OF OKARCHE.

DEVELOPER:
GRELLNER DEVELOPMENT, LLC
P.O. BOX 201
OKARCHE, OKLAHOMA 73762

DATE: DECEMBER 12, 2023

GLS
Gustin Land Surveying, LLC
1800 E. MEMORIAL ROAD, STE. 106
OKLAHOMA CITY, OK 73131
PH. 405-740-6748
JOB#- 149-25 prelim plat (rev1)
DRAWN BY- M. GUSTIN
DATE- 12 DECEMBER 2025
REVISED- 12 DECEMBER 2025

Kimley»Horn

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4727 GAILLARDIA PARKWAY, SUITE 250, OKLAHOMA CITY, OK 73142
PHONE: 405-241-5423 FIRM NO. 2740; EXP. JUNE 30, 2027
WWW.KIMLEY-HORN.COM

