



PRELIMINARY PLAT OF

HARVEST RIDGE

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

TOWNSHIP 14 NORTH, RANGE 7 WEST, L.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 INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NW/4; THENCE S00°18'49"W ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 2710.53 FEET TO THE SOUTHEAST CORNER OF SAID NW/4; THENCE S89°43'04"W ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 812.28 FEET; THENCE N00°19'49"E A DISTANCE OF 2697.36 FEET TO A POINT ON THE NORTH LINE OF SAID NW/4; THENCE N88°47'20"E ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 812.52 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.

THIS SUBDIVISION CONTAINS:

- A TOTAL ACREAGE (EXCLUDING THE 43' STRIP ALONG COUNTY LINE ROAD) OF 49.617 ACRES
- 38 LOTS
- 1 COMMON AREA

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 EVALUATING LEGAL DESCRIPTIONS AND CONFIRMED BY MONUMENTS FOUND IN THE FIELD.
- 2) HARVEST RIDGE ROAD WILL BE A PUBLICLY MAINTAINED ROAD.
- 3) TO THE BEST OF OUR ABILITY, THIS SUBDIVISION 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 THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, 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 ARE NOT TO BE CREATED WITH THE PLAT.
- 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 OKARCHIE FOR THE CONTINUED USE OF PUBLIC ROADS AND UTILITIES.
- 9) THE MAINTENANCE OF THE PRIVATE DRIVE WITHIN THE PRIVATE DRAINAGE EASEMENT / UTILITY EASEMENT / 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 -

- THIS PROPERTY IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- FIRM PANEL NUMBER 4001/C0100H
- 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 OKARCHIE.

DEVELOPER -
GRELLNER DEVELOPMENT, LLC
P.O. BOX 201
OKARCHIE, OKLAHOMA 73762
DATE: DECEMBER 12, 2025

GLS
Gustin Land Surveying, LLC

1800 E. MEMORIAL ROAD, STE. 106
OKLAHOMA CITY, OK 73131
PH. 405-740-6748

JOB - 149.25 preliminary plat (rev1)
DRAWN BY - M. GUSTIN
DATE - 12 DECEMBER 2025
REVISED -

Kimley»Horn

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

