

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That A & T DEVELOPMENT, INC. AN OKLAHOMA CORPORATION, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 14th day of May, 2014. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

A & T DEVELOPMENT, INC.
AN OKLAHOMA CORPORATION

MARNE TRUMBLY, PRESIDENT

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this 14th day of May, 2014, personally appeared MARNE TRUMBLY, PRESIDENT OF A & T DEVELOPMENT, INC. AN OKLAHOMA CORPORATION, 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 said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

May 02, 2015

June E. Young
NOTARY PUBLIC
#11004011

LEGAL DESCRIPTION

A tract of land situate within a portion the Southeast Quarter (SE/4) of Section Thirty-One (31), Township Twelve North (T12N), Range Five West (R5W), of the Indian Meridian, (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described as follows:

Commencing at the Southeast Corner of said SE/4 at a PK Nail found in place; thence N89° 57'57"W along the South line of said SE/4 a distance of 2654.80 feet to the Southwest Corner of said SE/4 marked by a nail found in place; thence N00° 09'58"E along the West line of said SE/4 a distance of 1339.58 feet Northwest corner of SETTLERS RIDGE SEC. 6 according to the recorded plat thereof, being the POINT OF BEGINNING; thence continuing N00°09'58"E along said West line a distance of 601.46 feet; thence S89°50'02"E a distance of 120.00 feet; thence N00°09'58"E a distance of 40.97 feet; thence S89°50'02"E a distance of 120.00 feet; thence S78°47'08"E a distance of 158.77 feet; thence N87°46'51"E a distance of 142.99 feet to the Northwest corner of SETTLERS RIDGE SEC. 2 according to the recorded plat thereof; thence along the Westerly boundary lines of said plot the following Five (5) courses:

- 1) S02°13'09"E a distance of 120.00 feet; thence
- 2) S87°46'51"W a distance of 11.40 feet; thence
- 3) S02°13'09"E a distance of 340.00 feet; thence
- 4) N87°46'51"E a distance of 1.05 feet; thence
- 5) S02°13'09"E a distance of 135.00 feet to a point on the North line of SETTLERS RIDGE SEC. 6 according to the recorded plat thereof; thence along the Northerly boundary lines of said plot the following Four (4) courses:

- 1) S87°46'51"W a distance of 383.44 feet; thence
- 2) N89°50'02"W a distance of 50.00 feet; thence
- 3) S00°09'58"W a distance of 2.08 feet; thence
- 4) S87°46'51"W a distance of 120.10 feet to the POINT OF BEGINNING;

Said tract contains 330,867 Square Feet or 7.595 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, JENNIFER L. WHITEY, do hereby certify that I am a REGISTERED PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

J. Whitey
JENNIFER L. WHITEY, R.P.L.S. 1517

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared JENNIFER L. WHITEY, to me known to be the identical person who executed the above instrument and acknowledged to me that she executed the same as her free and voluntary act and deed. Given under my hand and seal this 14th day of May, 2014.

MY COMMISSION EXPIRES:

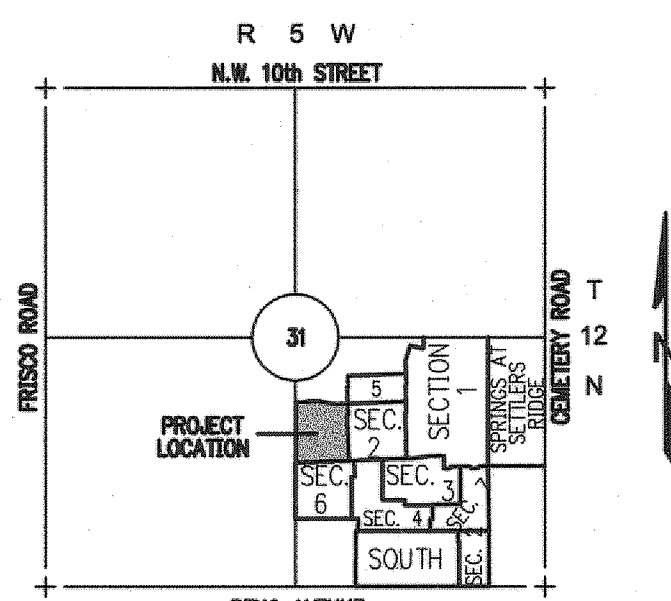
March 28, 2015

Notary Public
#03005138

CITY PLANNING COMMISSION APPROVAL

I, Aubrey Hammond, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 14th day of September, 2013.

Aubrey Hammond
PLANNING DIRECTOR

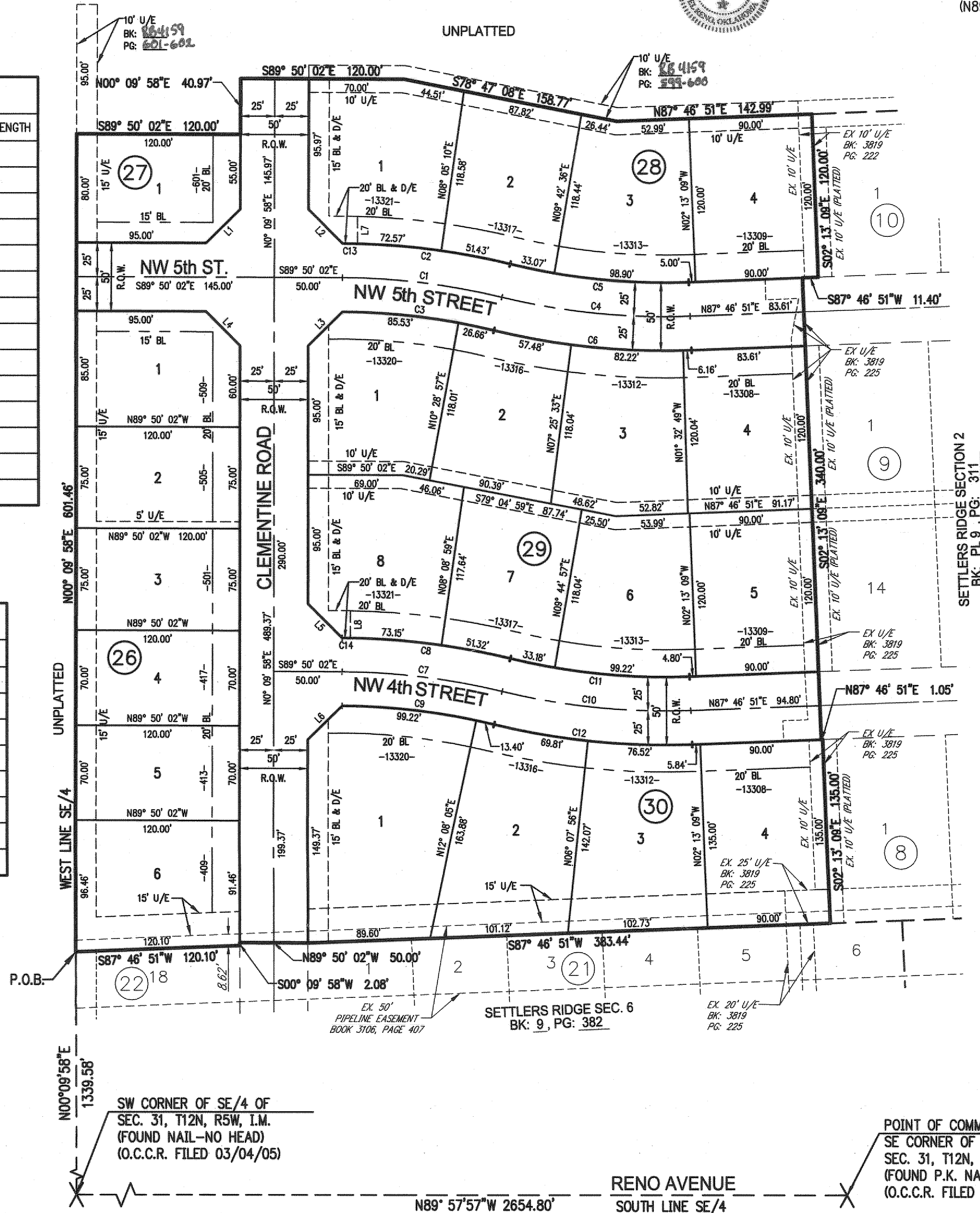


LOCATION MAP
SCALE: 1" = 2000'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	118.09'	500.00'	01°33'57"	N83° 04' 04"W	117.82'
C2	124.00'	525.00'	01°33'57"	N83° 04' 04"W	123.71'
C3	112.19'	475.00'	01°33'57"	N83° 04' 04"W	111.93'
C4	138.91'	500.00'	01°55'04"	S84° 15' 37"E	138.46'
C5	131.96'	475.00'	01°55'04"	S84° 15' 37"E	131.54'
C6	145.85'	525.00'	01°55'04"	S84° 15' 37"E	145.39'
C7	118.55'	500.00'	01°33'57"	N83° 02' 29"W	118.27'
C8	124.48'	525.00'	01°33'57"	N83° 02' 29"W	124.19'
C9	112.62'	475.00'	01°33'57"	N83° 02' 29"W	112.36'
C10	139.37'	500.00'	01°58'13"	S84° 14' 03"E	138.92'
C11	132.40'	475.00'	01°58'13"	S84° 14' 03"E	131.97'
C12	146.33'	525.00'	01°58'13"	S84° 14' 03"E	145.86'
C13	10.92'	525.00'	001°11'31"	N89° 14' 16"W	10.92'
C14	5.94'	525.00'	000°38'53"	N89° 30' 36"W	5.94'

NOTE:
C13 & C14 ARE TIE DISTANCES FROM LOT CORNER TO EASEMENT LINE.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.36'	S45° 09' 58"W
L2	35.36'	S44° 50' 02"E
L3	35.36'	S45° 09' 58"W
L4	35.36'	N44° 50' 02"W
L5	35.36'	S44° 50' 02"E
L6	35.36'	S45° 09' 58"W
L7	20.00'	N00° 09' 58"E
L8	20.00'	N00° 09' 58"E

FINAL PLAT
OF
SETTLERS RIDGE
SEC. 8

A PART OF THE SE/4 OF SECTION 31, T12N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc# P 2014 13
Bk# Pg# 9 392
Filed: 07-09-2014
01:59:27 PM
Canadian County, OK

LMG
PL

SCALE: 1" = 60'

GRAPHIC SCALE IN FEET
60 0 60

BASIS OF BEARING = SOUTH LINE OF THE
SE/4 OF SECTION 31, T12N, R5W, I.M.
(N89° 57'57"W)

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said County show that the title to the land on the annexed plat is vested in A & T DEVELOPMENT, INC. AN OKLAHOMA CORPORATION, that on the 14th day of May, 2014, there are no actions pending or judgments of any nature in any court of law with the clerk of any court in said County and State against said land, or the owners thereof, and that the taxes are paid for the year 2013, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 14th day of May, 2014.

FIRST AMERICAN TITLE & TRUST COMPANY

Jay Scheller
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, Carolyn H. Beck, do hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2013, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY OF EL RENO, OKLAHOMA, this 9th day of July, 2014.

Carolyn H. Beck
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, this 15th day of July, 2014.

ATTEST:
CITY CLERK

Mail Curtis
MAYOR

CERTIFICATE OF CITY CLERK

I, James Kersey, City Clerk of the CITY OF OKLAHOMA CITY, STATE OF OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 15th day of July, 2014.

James Kersey
CITY CLERK

NOTES

1. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING 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 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
2. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973"
3. PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
4. MAINTENANCE OF COMMON AREAS, PRIVATE DRAINAGE EASEMENTS AND ISLANDS/MEDIANS IN STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
5. A SIDEWALK SHALL BE SHOWN ON EACH BUILDING PERMIT APPLICATION ADJACENT TO ALL INTERIOR STREETS AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. IF THE GARAGE EXTENDS BEYOND THE MAIN FRONT WALL OF A DWELLING TOWARDS THE STREET, ONE 3 INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2 INCH CALIPER TREES SHALL BE PLANTED IN THE FRONT YARD.

LEGEND

BL	BUILDING LIMIT LINE
EX	EXISTING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
BM	BENCHMARK

FINAL PLAT TO SERVE
SETTLERS RIDGE SEC. 8

214 E. Main
Oklahoma City, Oklahoma 73104

Crafton Tull
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SHEET NO.: 1 OF 1
DATE: 05/13/14
PROJECT NO.: 12601804

PD-2304

