

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 2nd day of May, 2013. 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)
JSS:
COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this 2nd day of May, 2013, 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 of the Southeast Quarter (SE/4) of Section Thirty-One (31), Township Twelve North (T12N), Range Five West (R5W), of the Indian Meridian, (I.M.), Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast Corner of said SE/4 at a 604 nail found in place; thence S89°51'05"W along the North line of said SE/4 a distance of 1521.82 feet to a point on the North line of said SE/4; thence S00°01'51"W a distance of 374.77 feet to a point on the West line of Settlers Ridge Sec. 1, according to the recorded plat thereof, and the POINT OF BEGINNING;

Thence continuing along the West line of said Addition, the following Three (3) calls;

- 1.) Thence S02°13'09"E a distance of 120.00 feet; thence
- 2.) Thence S87°46'51"W a distance of 11.23 feet; thence
- 3.) Thence S02°13'09"E a distance of 170.00 feet to a point on the North line of Settlers Ridge Sec. 2, according to the recorded plat thereof; thence

S87°46'51"W along the North line of said Settlers Ridge Sec. 2 a distance of 605.00 feet; thence N02°13'09"W a distance of 170.00 feet; thence N87°46'51"E a distance of 11.23 feet; thence N02°13'09"W a distance of 120.00 feet; thence N87°46'51"E a distance of 605.00 feet to the POINT OF BEGINNING;

Said tract contains 175,450 Square Feet or 4.03 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.

STATE OF OKLAHOMA)
JSS:
COUNTY OF OKLAHOMA)

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

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 1st day of May, 2013.

MY COMMISSION EXPIRES:

March 28, 2015

Debra Mack
NOTARY PUBLIC
#03005138

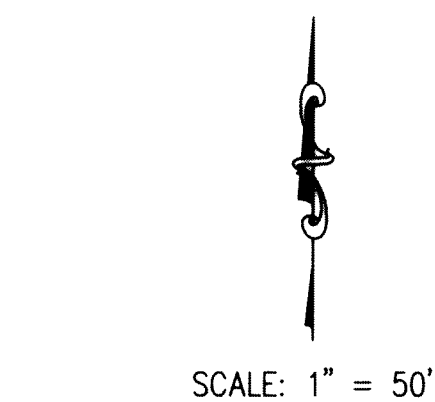
CITY PLANNING COMMISSION APPROVAL

I, Russell Claus, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 10th day of May, 2013.

PLANNING DIRECTOR

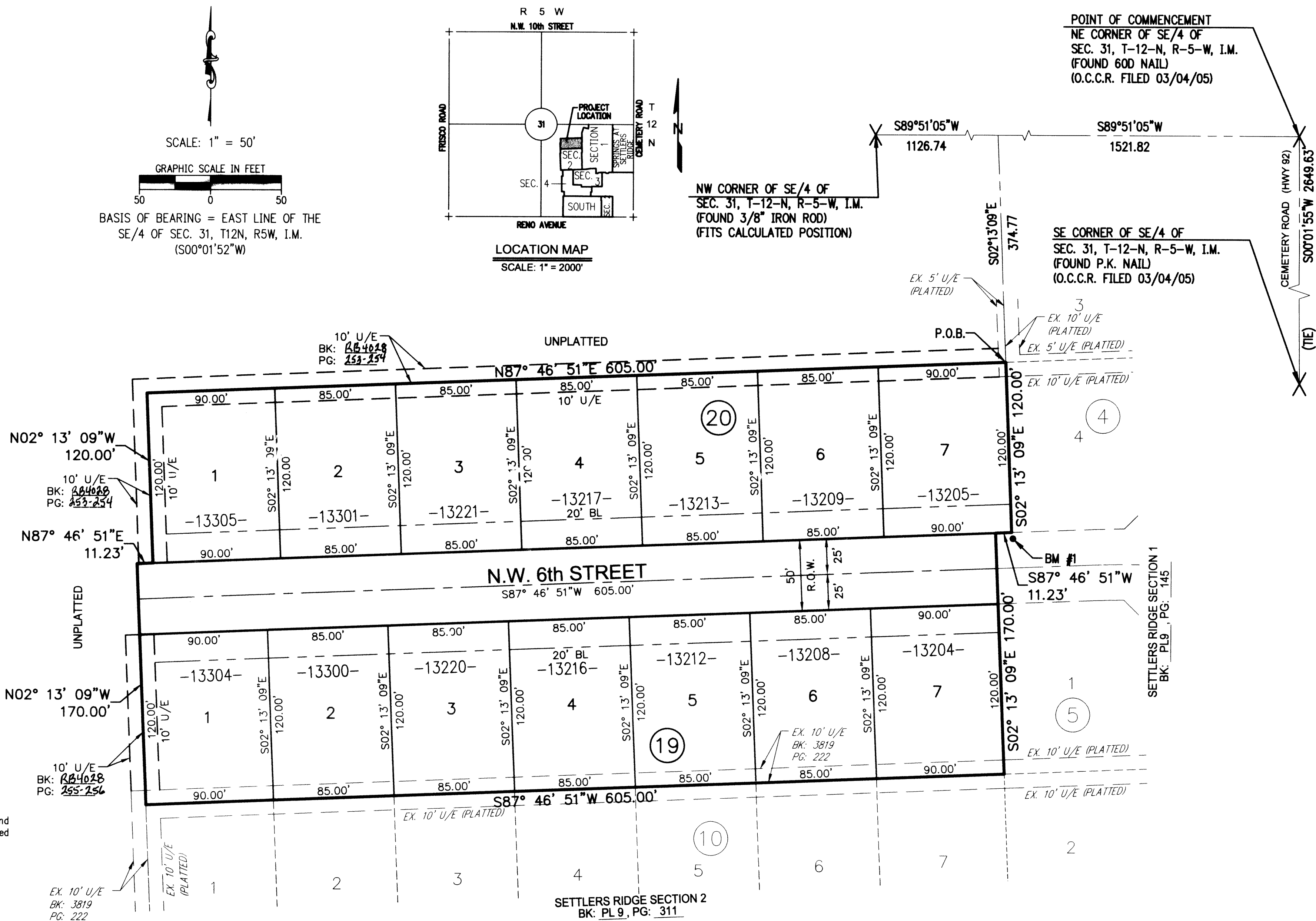
STATE OF OKLAHOMA COUNTY OF CANADIAN FILED FOR RECORD

Doc# P 2013-13
Book PL 9 Page 353
Date: 06-19-2013
Time: 09:33:59 AM
Shelley Dickerson, County Clerk
By Tracy Caruth, Deputy



SCALE: 1" = 50'
BASIS OF BEARING = EAST LINE OF THE
SE/4 OF SEC. 31, T12N, R5W, I.M.
(S00°01'52"W)

FINAL PLAT OF SETTLERS RIDGE SEC. 5 A PART OF THE SE/4 OF SEC. 31, T-12-N, R5-W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



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

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 15th day of April, 2013, there are no actions pending or judgments of any nature in any court or on file 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 2012, 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 6th day of May, 2013.

FIRST AMERICAN TITLE & TRUST COMPANY

Jay Scheller
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, Carolyn M. Leek, 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 2012, 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 19 day of June, 2013.

Carolyn M. Leek by Kim Arnold
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 6th day of June, 2013.

ATTEST:

Shirley Berry
CITY CLERK

Mike Austin
MAYOR

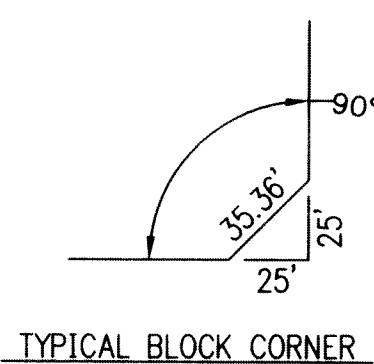
CERTIFICATE OF CITY CLERK

I, Shirley Berry, 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 1st day of June, 2013.

Shirley Berry
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 FOR ALL PAVING
3. PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
4. BENCHMARKS
1.) CUT "X" ON TOP OF CURB AT NORTH E.O.P. N.W. 6th STREET (SETTLERS RIDGE SEC. 1)
ELEVATION = 1366.38 (NGVD 1929)
2.) CUT "X" ON TOP OF CURB AT SOUTH E.O.P. N.W. 5th STREET (SETTLERS RIDGE SEC. 1)
ELEVATION = 1364.87 (NGVD 1929)
5. MAINTENANCE OF COMMON AREAS, PRIVATE DRAINAGE EASEMENTS AND ISLANDS/MEDIANS IN STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
6. 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.
7. 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.



FINAL PLAT TO SERVE SETTLERS RIDGE SEC. 5	
 214 E. Main Oklahoma City, Oklahoma 73104 architectural engineering surveying 405.787.6270 405.787.6274 www.craftontull.com	SHEET NO.: 1 OF 1 DATE: 05/01/13 PROJECT NO.: 12601801
CERTIFICATE OF AUTHORIZATION EX-172 (PLS) EXPIRES 06/30/14 PD-2194	

