

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 23rd day of September, 2011. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

A & T DEVELOPMENT, INC.
AN OKLAHOMA CORPORATION
Marne Trumbly
MARNE TRUMBLY, PRESIDENT

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this 23rd day of September, 2011, 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:

March 28, 2015

D. Mack
NOTARY PUBLIC
#03005138

LEGAL DESCRIPTION

A tract of land in the Southeast Quarter (S.E./4) of Section Thirty-One (31), Township Twelve North (T-12-N), Range Five West (R-5-W), I.M., Oklahoma City, Canadian County, Oklahoma, said tract being more fully described as follows:

Commencing at the Northeast Corner of Said S.E./4; Thence S89°51'05"W along the North Line of said S.E./4 a distance of 648.00 feet to the Northeast Corner of Settlers Ridge Section 1 according to the recorded plat thereof;

Thence along the East and South Lines of Said Addition the following Fifteen (15) calls:

1. Thence S00°01'52"W a distance of 1341.70 feet;
2. Thence S89°11'42"W a distance of 95.01 feet;
3. Thence S44°36'47"W a distance of 35.61 feet;
4. Thence S00°01'52"W a distance of 0.73 feet;
5. Thence N89°58'08"W a distance of 50.00 feet;
6. Thence N45°23'13"W a distance of 35.10 feet;
7. Thence S89°11'42"W a distance of 190.03 feet;
8. Thence S44°36'47"W a distance of 35.61 feet;
9. Thence N89°58'08"W a distance of 50.00 feet;
10. Thence N00°01'52"E a distance of 136.55 feet;
11. Thence S00°06'02"W a distance of 156.88 feet;
12. Thence S81°51'01"W a distance of 88.86 feet;
13. Thence S84°54'12"W a distance of 20.89 feet;
14. Thence S07°33'35"E a distance of 4.49 feet;
15. Thence S87°46'51"W a distance of 125.97 feet to the Point of Beginning;

Thence continuing S87°46'51"W a distance of 600.00 feet;
Thence N02°13'09"W a distance of 135.00 feet;
Thence S89°46'51"W a distance of 1.04 feet;
Thence N02°13'09"W a distance of 340.00 feet;
Thence N02°13'09"E a distance of 11.40 feet;
Thence N02°13'09"W a distance of 290.00 feet;
Thence N87°46'51"E a distance of 605.00 feet to a Point of the West Line of Settlers Ridge Section 1;
Thence along the West Line of Said Addition the following Five (5) calls:

1. Thence S02°13'09"E a distance of 120.00 feet;
2. Thence S87°46'51"W a distance of 11.40 feet;
3. Thence S02°13'09"E a distance of 290.00 feet;
4. Thence S87°46'51"W a distance of 3.95 feet;
5. Thence S02°13'09"E a distance of 185.00 feet to the Point of Beginning;

Said tract containing 8.24 acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, WILLIAM SULLIVAN, 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.

William Sullivan
WILLIAM SULLIVAN, R.P.L.S. 1571

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared WILLIAM SULLIVAN, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this 22nd day of September, 2011.

MY COMMISSION EXPIRES:

March 28, 2015

D. Mack
NOTARY PUBLIC
#03005138

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 September, 2011, 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 2010, 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 23rd day of September, 2011.

FIRST AMERICAN TITLE & TRUST COMPANY

C. Hayden Chapman
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, Caroleen 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 2010, 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 4 day of November, 2011.

Caroleen 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 12 day of November, 2011.

ATTEST:
Anna Kern
CITY CLERK

Mark Cantu
MAYOR

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 March, 2011.

Russell Claus
PLANNING DIRECTOR

CERTIFICATE OF CITY CLERK

I, Anna Kern, 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 and unrecorded 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 12 day of November, 2011.

Anna Kern
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 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 NAILS WITH WASHER FOR ALL PAVING

3. PROPERTY CORNER MONUMENTS SHALL BE:

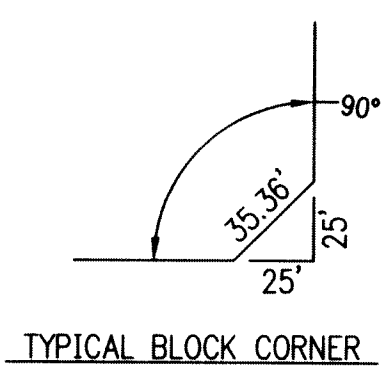
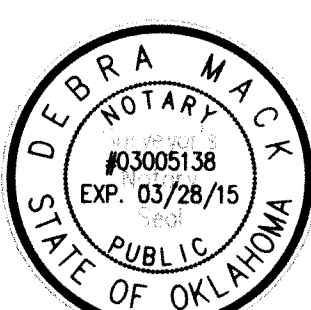
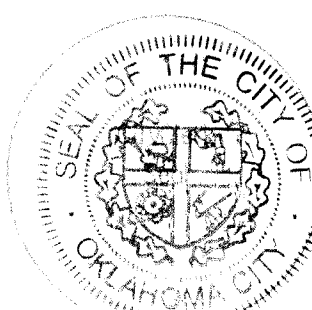
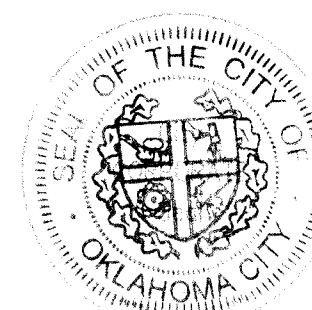
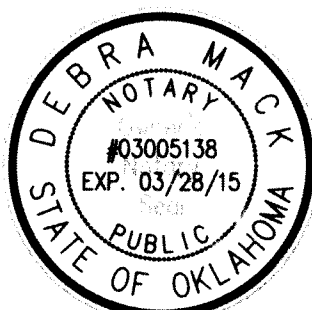
3/8" IRON RODS WITH A PLASTIC CAP

4. BENCHMARK = 1) P.K. NAIL AT INTERSECTION OF RENO AVENUE AND JOHN WEDMAN BOULEVARD
ELEV. = 1354.69 (NGVD 1929)
2) TOP RIM - SANITARY SEWER MANHOLE @ S.E. CORNER OF LOT 1, BLOCK 6 OF STTLER'S RIDGE SEC. 1
ELEV. = 1367.41 (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.



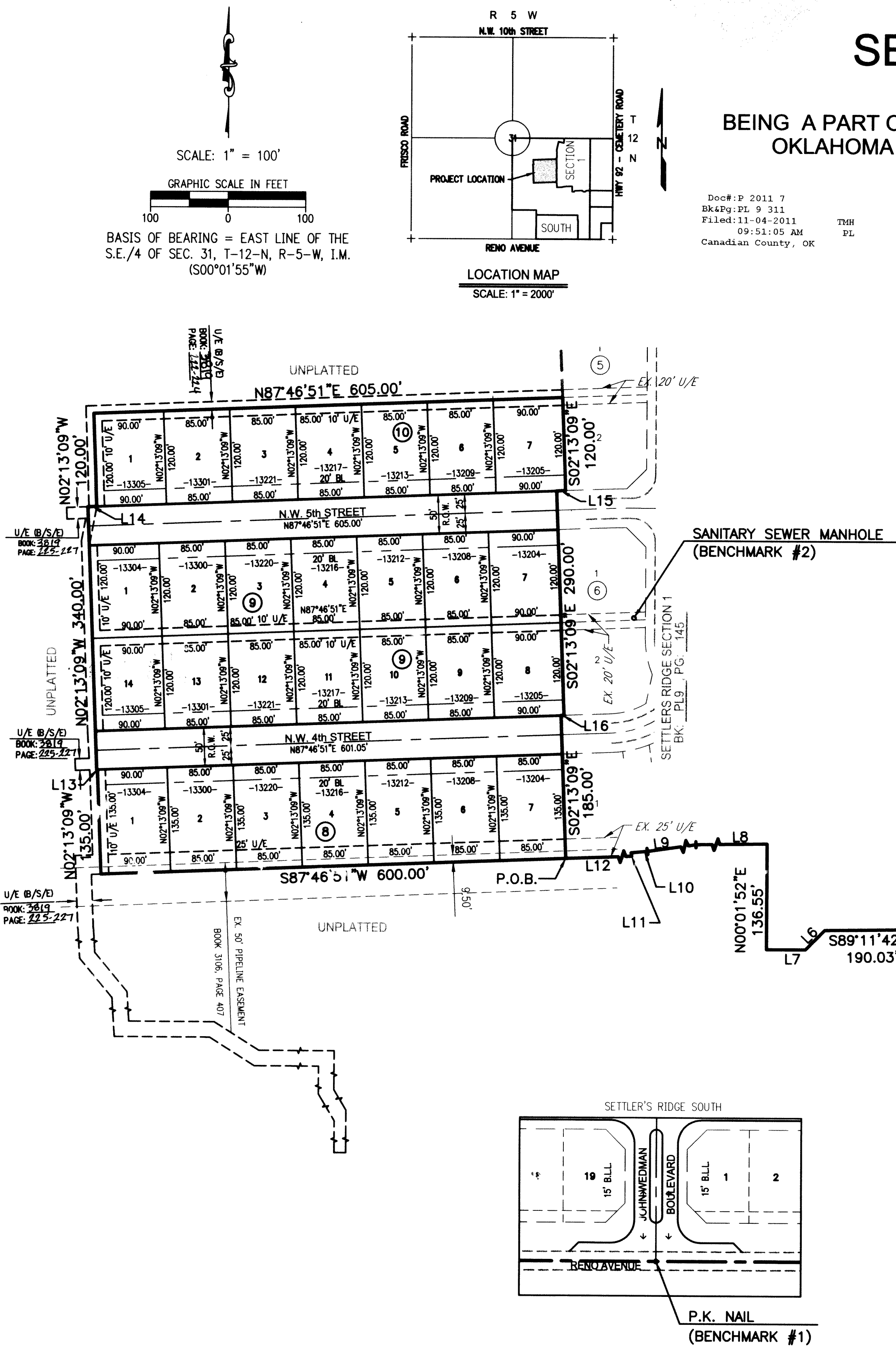
FINAL PLAT TO SERVE
SETTLERS RIDGE SECTION 2

214 E. Main
Oklahoma City, Oklahoma 73104

Crafton Tull
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405.787.6270 | 405.787.6276
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CERTIFICATE OF AUTHORIZATION
C.A. #73 (P.L.S.) EXPIRES 6/30/2012

SHEET NO.: 1 OF 1
DATE: 09/22/11
PROJECT NO.: 106075-00
PD-1953



FINAL PLAT OF SETTLERS RIDGE SECTION 2 BEING A PART OF THE S.E./4 OF SEC. 31, T-12-N, R-5-W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc#: P 2011 7
Bk&Pg: PL 9 311
Filed: 11-04-2011
09:51:05 AM
Canadian County, OK

T&H
PL

POINT OF COMMENCEMENT
N.E. CORNER OF S.E./4 OF
SEC. 31, T-12-N, R-5-W, I.M.
(FOUND 60D NAIL)
(O.C.C.R. FILED 03/04/05)

S.E. CORNER OF S.E./4 OF
SEC. 31, T-12-N, R-5-W, I.M.
(FOUND P.K. NAIL)
(O.C.C.R. FILED 03/04/05)

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S89°11'42"W	95.01
L2	S44°36'47"W	35.61
L3	S00°01'52"W	0.73
L4	N89°58'08"W	50.00
L5	N45°23'13"W	35.10
L6	S44°36'47"W	35.61
L7	N89°58'08"W	50.00
L8	S89°06'02"W	156.88
L9	S81°51'01"W	88.86
L10	S84°54'12"W	20.89
L11	S07°33'35"E	4.49
L12	S87°46'51"W	125.97
L13	S87°46'51"W	1.04
L14	N87°46'51"E	11.40
L15	S87°46'51"W	11.40
L16	S87°46'51"W	3.95

LEGEND

BL	BUILDING LIMIT LINE
B/S/E	BY SEPARATE INSTRUMENT
EX.	EXISTING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT