

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 5th day of May, 2015. 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 CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this 5th day of May, 2015, 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, 2019

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.), in 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 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 1941.04 feet to the POINT OF BEGINNING; thence continuing N00°09'58"E along said West line a distance of 700.15 feet to the Northwest Corner of said SE/4; thence N89°51'05"E along the North line of said SE/4 a distance of 1326.09 feet to a point on the West line of SETTLERS RIDGE SEC. 1 according to the recorded plat thereof;

thence along the Westerly lines of said plot the next Five (5) courses:

- 1.) S00°01'52"W a distance of 63.21 feet to a point on a tangent curve to the right; thence
- 2.) S55.87 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 55.73 feet which bears S07°08'42"W; thence
- 3.) N75°44'28"W a distance of 136.59 feet; thence
- 4.) S13°16'44"W a distance of 212.16 feet; thence
- 5.) S02°13'09"E a distance of 83.72 feet to a point on the North line of SETTLERS RIDGE SEC. 5 according to the recorded plat thereof;

thence along the Northerly and Westerly lines of said plot the next Four (4) courses:

- 1.) S87°46'51"W a distance of 605.00 feet; thence
- 2.) S02°13'09"E a distance of 120.00 feet; thence
- 3.) S87°46'51"W a distance of 11.23 feet; thence
- 4.) S02°13'09"E a distance of 170.00 feet to a point on the North line of SETTLERS RIDGE SEC. 8 according to the recorded plat thereof;

thence along the Northerly lines of said plot the next Five (5) courses:

- 1.) S87°46'51"W a distance of 142.99 feet; thence
- 2.) N78°47'08"W a distance of 158.77 feet; thence
- 3.) N89°50'02"W a distance of 120.00 feet; thence
- 4.) S00°09'58"W a distance of 40.97 feet; thence
- 5.) N89°50'02"W a distance of 120.00 feet to the POINT OF BEGINNING;

Said tract contains 621,374 Square Feet, or 14.265 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)
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 22nd day of April, 2015.

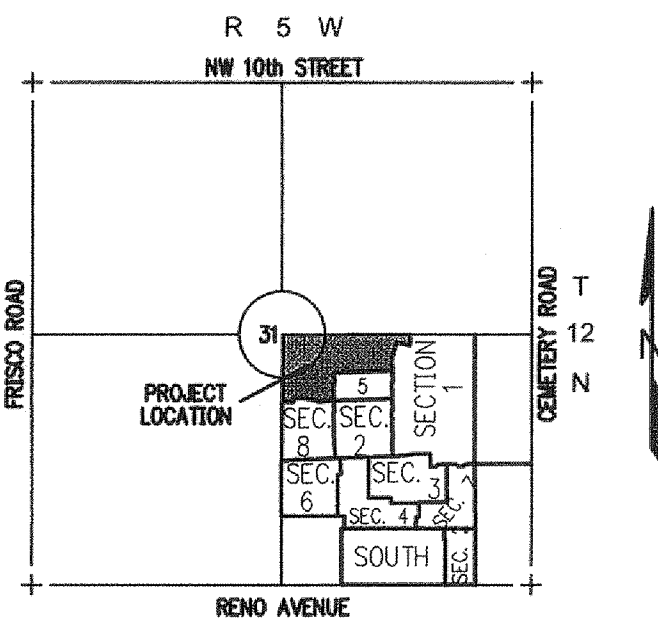
MY COMMISSION EXPIRES:
March 28, 2019

D. Mack
NOTARY PUBLIC
#03005138

CITY PLANNING COMMISSION APPROVAL

I, *Barry Hammon*, 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 October, 2013.

Barry Hammon
PLANNING DIRECTOR



LOCATION MAP
SCALE: 1" = 2000'

FINAL PLAT
OF
**SETTLERS RIDGE
SEC. 9**
A PART OF THE SE/4 OF SEC. 31, T12N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

SCALE: 1" = 60'
GRAPHIC SCALE IN FEET
BASIS OF BEARING = SOUTH LINE OF THE
SE/4 OF SEC. 31, T12N, R5W, I.M.
(N89° 57'57"W)

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
(NR)	NONRADIAL LINE

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 22nd day of April, 2015, 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 2014, 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.

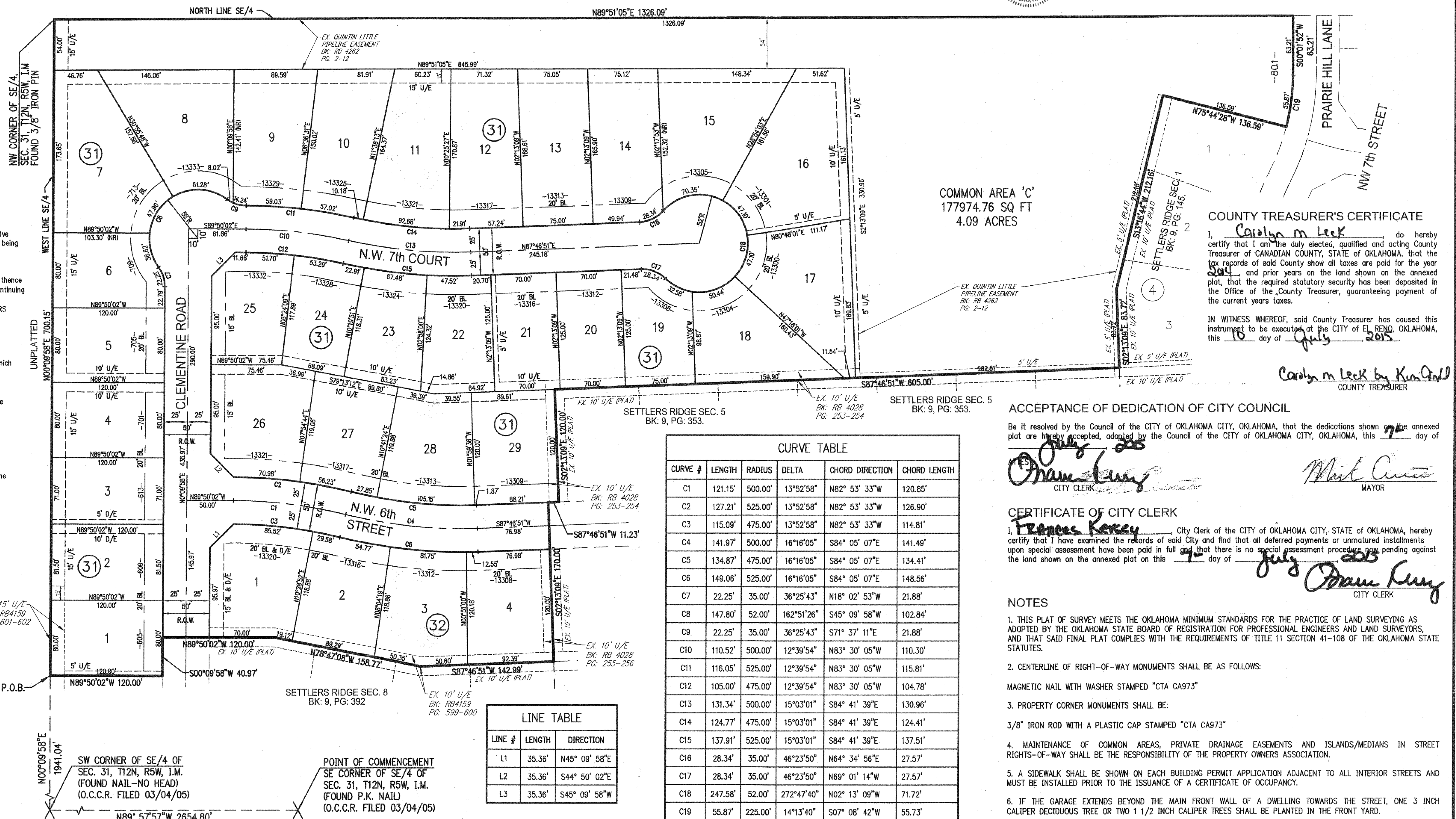
IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 6th day of April, 2015.



Doc# P 2015 18
Bk# Pg# PL 9 452
Filed: 07-10-2015
10:10:53 AM
Canadian County, OK

FIRST AMERICAN TITLE & TRUST COMPANY

John J. Threlkeld
VICE-PRESIDENT



COMMON AREA 'C'
177974.76 SQ FT
4.09 ACRES

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 2014 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 10th day of July, 2015.

Carolyn M. Leek by Kim Gail
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 9th day of July, 2015.

Chris Kasey
CITY CLERK

Mark Curtis
MAYOR

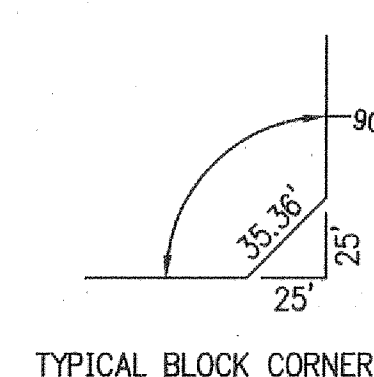
CERTIFICATE OF CITY CLERK

I, *Frances Kasey*, 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 9th day of July, 2015.

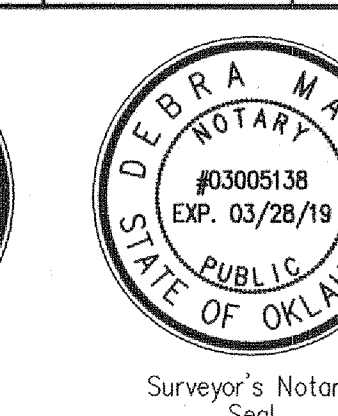
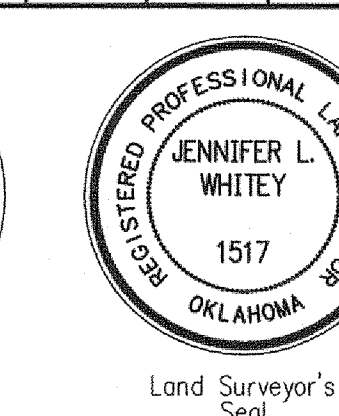
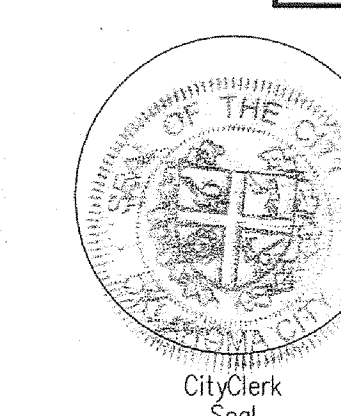
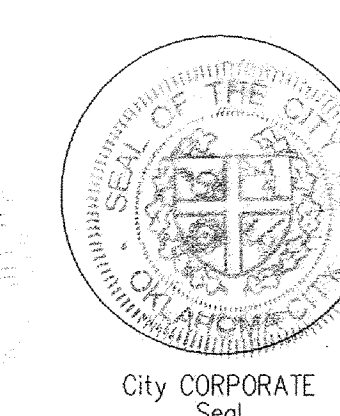
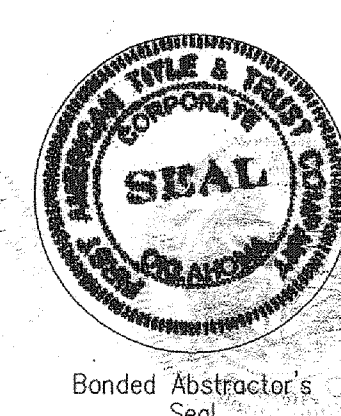
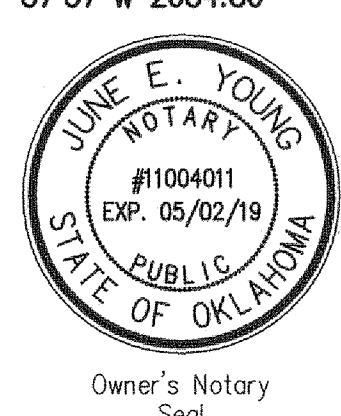
Chris Kasey
CITY CLERK

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 RIGHT-OF-WAY 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.



TYPICAL BLOCK CORNER



FINAL PLAT TO SERVE
SETTLERS RIDGE SEC. 9

214 E. Main
Oklahoma City, Oklahoma 73104

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6271
www.craftontull.com

SHEET NO.: 1 OF 1
DATE: 04/28/15
PROJECT NO.: 12601805

PD-2302