R 5 W

N. 10th STREET

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 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 <u>loth</u> day of <u>fluguest</u>.

Convenants, reservations, and restrictions for this addition are contained in a separate instrument.

A & T DEVELOPMENT, INC.

STATE OF OKLAHOMA CANADIAN

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: 04/19/2010

LEGAL DESCRIPTION

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 POINT OF BEGINNING: THENCE SOCOT'52"W A DISTANCE OF 1341.70 FEET; THENCE S89"11"42"W A DISTANCE OF 95.01 FEET; THENCE S44'36'4/"W A DISTANCE OF 35.61 FEET; THENCE SOO'01'52"W A DISTANCE OF 0.73 FEET; THENCE S89'11'42"W A DISTANCE OF 190.03 FEET THENCE S44'36'47"W A DISTANCE OF 35.61 FEET; THENCE N89'58'08"W A DISTANCE OF 50.00 FEET; THENCE NO0'01'52"E A DISTANCE OF 136.55 FEET THENCE S89'06'02"W A DISTANCE OF 156.88 FEET; THENCE S81.51'01"W A DISTANCE OF 88.86 FEET; THENCE S84'54'12"W A DISTANCE OF 20.89 FEET; THENCE SO7'33'35"E A DISTANCE OF 4.49 FEET; THENCE S87'46'51"W A DISTANCE OF 125.97 FEET;

THENCE Nº2"13'09"W A DISTANCE OF 185.00 FEET; THENCE N87'46'51"E A DISTANCE OF 3.95 FEET; THENCE NO2"13'09"W A DISTANCE OF 290.00 FEET; THENCE N87'46'51"E A DISTANCE OF 11.40 FEET; THENCE NO2'13'09"W A DISTANCE OF 290.00 FEET; THENCE N87'46'51"E A DISTANCE OF 11.23 FEET;

THENCE NO2'13'09'W A DISTANCE OF 203.72 FEET;

THENCE N13"16'44"E A DISTANCE OF 212.16 FEET; THENCE S75 44'28"E A DISTANCE OF 136.59 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF NO7'08'42"E, A CHORD DISTANCE OF 55.73 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 55.87 FEET; THENCE NOO'01'52"W A DISTANCE OF 63.21 FEET; TO A POINT ON THE NORTH LINE OF SAID SE/4; THENCE N89'51'05"E ALONG SAID NORTH LINE A DISTANCE OF 674.46 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 25.16 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATE

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 shown hereon actually exist and their positions are correctly shown.

Elin Sullin VILLIAM SULLIVAN, R.P.L.S. 1571

STATE OF OKLAHOMA CANADIAN)SS: COUNTY OF CLEVELAND

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

MY COMMISSION EXPIRES:

April 19, 2010



FINAL PLAT OF

SETTLER'S RIDGE SEC. 1

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

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 day of Avgust, 2006 there are no actions pending or judgements of state against said land, or the owners thereof, and that the taxes are paid for the year 2005, 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.

COUNTY TREASURER'S CERTIFICATE

1. DAVID TRADCLIFF, 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 2005, 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

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of EL RENO, OKLAHOMA, this 21 day of 3006.

CITY PLANNING COMMISSION APPROVAL

I, John M. Dugan , 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 November

CERTIFICATE OF CITY CLERK

Mances Kerscy, City Clerk of the CITY of OKLAHOMA CITY, STATE of OKLAHOMA,

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

CITY CLERK

1. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS: MAG NAILS WITH WASHER FOR ASPHALT PAVING

2. PROPERTY CORNER MONUMENTS SHALL BE:

3/8" IRON RODS WITH A PLASTIC CAP

CUT "X" FOR CONCRETE PAVING

185.00 3. ALL RESIDENCES SHALL BE CONSTRUCTED WITH CLASS "C" OR BETTER ROOFS.

4. MAINTENANCE OF ALL COMMON AREAS, DRAINAGE EASEMENTS AND ISLANDS/MEDIANS WITHIN THE STREET RIGHT-OF WAY SHOWN ON THE PLAT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, THAT MAY CAUSE A BLOCKAGE OF FLOW OR AN ADVERSE EFFECT ON THE FUNCTIONING OF THE STORM WATER FACILITY SHALL BE PLACED WITHIN THE COMMON AREAS INTENDED FOR THE USE OF CONVEYANCE OF STORM WATER, AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO WALKS, BENCHES, PIERS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.

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

6. SIDEWALKS ALONG COMMON AREAS SHALL BE INSTALLED WITH PUBLIC IMPROVEMENTS BY DEVELOPER, PRIOR TO ANY CERTIFICATES OF OCCUPANCY.

> SULLIVAN 1571

7. THERE SHALL BE AT LEAST ONE 3" CALIPER TREE IN THE FRONT YARD OF EACH LOT ALONG STRAIGHT SECTIONS OF STREET EXCEEDING 500 FEET IN LENGTH.

Project Location SCALE: 1"=100' B/L = BUILDING LINEGRAPHIC SCALE D'/E = DRAINAGE EASEMENT RENO AVENUE L.N.A. = LIMITS OF NO ACCESS LOCATION MAP (NR) = NONRADIAL LINE P.O.B. P.O.B. = POINT OF BEGINNING U/E = UTILITY EASEMENT TYPICAL BLOCK CORNER 1 inch = 100 feetCHILASTED S89'51'05"W 648.00' N89'51'05"E 674.46' 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) RADIUS ARC CHORD CHORD BEARING TANGENT 14*13*40" 225.00 55.87 55.73 N07*08*42*E 28.08 12*16'04" N89'58'08"W S44'36'47'W N89'58'08'W S89'06'02"W S07'33'35"E N87'46'51"E N00'01'52"E S34'39'32"E S73'53'52"E N63'33'31"E S45'01'52"W 33'46'05" S45'01'52"W 28'57'30" 93.37 47.19 46.69 N73'18'06"E 22'00'14" 125.00 48.01 47.71 \$10'58'15"E 135.00 42'44'59" S45'23'13"E N44'36'47"E C30 22'00'14" 125.00 48.01 47.71 \$10'58'15"E 24.30

C31 2'15'01" 475.00 18.66 18.65 \$88'54'21"W 9.33

C32 2'15'01" 500.00 19.64 19.64 \$88'54'21"W 9.82

C33 2'15'01" 525.00 20.62 20.62 \$88'54'21"W 9.33

C34 2'15'01" 475.00 18.66 18.65 \$88'54'21"W 9.33

C35 2'15'01" 500.00 19.64 19.64 \$88'54'21"W 9.82

C36 2'15'01" 525.00 20.62 20.62 \$88'54'21"W 9.82

C37 18'11'42" 125.00 39.70 39.53 \$09'07'43"W 10.31

C39 18'11'42" 100.00 31.76 31.62 \$09'07'43"W 16.01

C39 18'11'42" 75.00 23.82 23.72 \$09'07'43"W 12.01

C40 18'11'42" 75.00 23.82 23.72 \$09'07'43"W 12.01

C41 18'11'42" 100.00 31.76 31.62 \$09'07'43"E 12.01

C41 18'11'42" 125.00 39.70 39.53 \$09'07'43"E 16.01

C42 18'11'42" 125.00 39.70 39.53 \$09'07'43"E 16.01

C44 26'29'44" 399.06 184.54 182.90 \$13'16'44"W 93.95

C44 26'29'44" 374.06 172.98 171.44 \$13'16'44"W 88.07

C45 26'29'44" 349.06 161.42 159.98 \$13'16'44"W 82.18 S45'23'13"E N44'58'08"W N45'01'52"E 120.75'(NR) S45'01'52"W S11'44'11"W S87'46'51"W S87'46'51"W 120.00 N44'58'08"W N89'58'08"W N89'58'08"W S45'01'52"W S87'46'51"W N44'58'08"W 120.00 N89'58'08"W N45'01'52"E N00'01'52"E 63.22 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 N.W. 4th STREET ENGINEERS AND LAND SURVEYORS, AND THAT SAID N89'58'08'W FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF 120.00 TITLE 11 SECTION 41-108 OF THE OKLAHOMA 120.00 15' U/E TO BE-13.36 STATE STATUTES. 13200--NO2'13'09"W-S89"11'42"W 648.02' © N.W. STA STREET N89'11'42"E 435.05' 290.03 S.E. CORNER OF S.E./4 OF SEC. 31, T-12-N, R-5-W, I.M. 15' U/E TO BE (FOUND P.K. NAIL)

PART OF THIS PLAT

COST OF ATE

9-MANAP

TREASURER'S

ARSTRACTOR'S

NOTARY

SEAL

Doc#:P 2006 39 Bk&Pg:PL 9 145 Filed: 09-21-2006

01:08:32 PM Canadian County, OK

> FINAL PLAT OF SETTLER'S RIDGE SEC. 1 Design Engineers, Inc.



(O.C.C.R. FILED 03/04/05)

Civil and Environmental Engineering

Ph: (405) 691-6333 1614 Greenbriar Place Oklahoma City, OK. 73159 Fax: (405) 691-6362 E-Mail: design@dei-okc.com CA 1020, EXP. 6-30-08

> JOB NO. 5540-A