

## 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 plotted, 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 12th day of October, 2009. Conventions, reservations, and restrictions for this addition are contained in a separate instrument.

A & T DEVELOPMENT, INC.  
AN OKLAHOMA CORPORATION

By 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 12th day of October, 2009, personally appeared MARNE TRUMBLY, PRESIDENT, 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:

3-28-2011

By D. Mack  
NOTARY PUBLIC  
#03005138

## LEGAL DESCRIPTION

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

COMMENCING at the Southeast Corner of said Southeast Quarter (SE/4);  
Thence N89°57'57"W along the South line of said SE/4 a distance of 973.00 feet to the Point of Beginning;  
Thence continuing N89°57'57"W along the South line of said SE/4 a distance of 1031.76 feet;  
Thence N00°09'58"E a distance of 630.00 feet;  
Thence S89°58'08"E a distance of 1085.28 feet;  
Thence S00°01'52"W a distance of 120.00 feet;  
Thence S89°58'08"E a distance of 10.00 feet;  
Thence S00°01'52"W a distance of 340.00 feet;  
Thence N89°58'08"W a distance of 65.00 feet;  
Thence S00°01'52"W a distance of 170.05 feet to a point on the South line of said SE/4, said point being the Point of Beginning, said tract containing 15.57 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.

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 12th day of October, 2009.

MY COMMISSION EXPIRES:

March 28, 2011

By D. 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 12th day of February, 2009.

By Russell Claus  
PLANNING DIRECTOR

## CERTIFICATE OF CITY CLERK

I, Debra Mack, 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 10th day of February, 2009.

By Debra Mack  
CITY CLERK

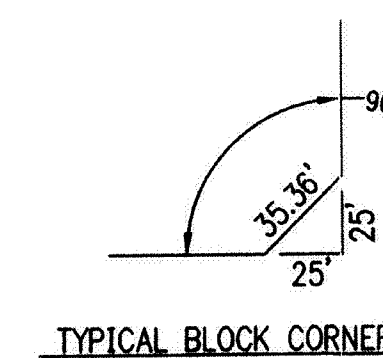
FINAL PLAT  
TO SERVE

# SETTLERS RIDGE SOUTH

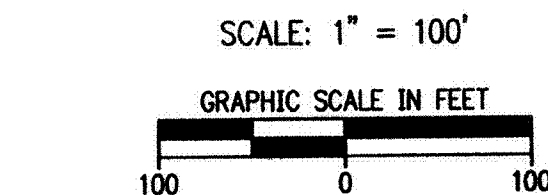
BEING A PART OF THE S.E./4 OF SEC. 31, T-12-N, R-5-W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



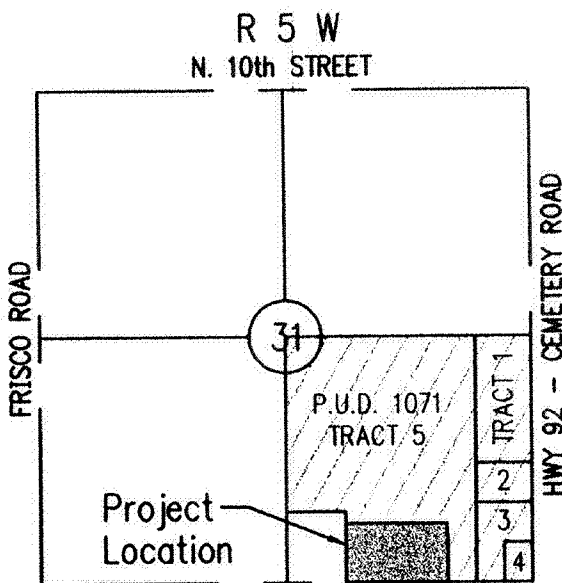
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Filed: 11-19-2009  
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Canadian County, OK



TYPICAL BLOCK CORNER



SCALE: 1" = 100'  
BASIS OF BEARING = SOUTH LINE OF THE  
S.E./4 OF SEC. 31, T-12-N, R-5-W, I.M.  
(N89°57'57"W)



LOCATION MAP

## 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 12th day of October, 2009, 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 2008, 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 October, 2009.

FIRST AMERICAN TITLE AND TRUST COMPANY

By Joe J. Scheller  
VICE-PRESIDENT



## COUNTY TREASURER'S CERTIFICATE

I, David J. Radcliffe, 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 2009, 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 12th day of November, 2009.

By David J. Radcliffe  
COUNTY TREASURER

## ACCEPTANCE OF DEDICATION OF CITY COUNCIL

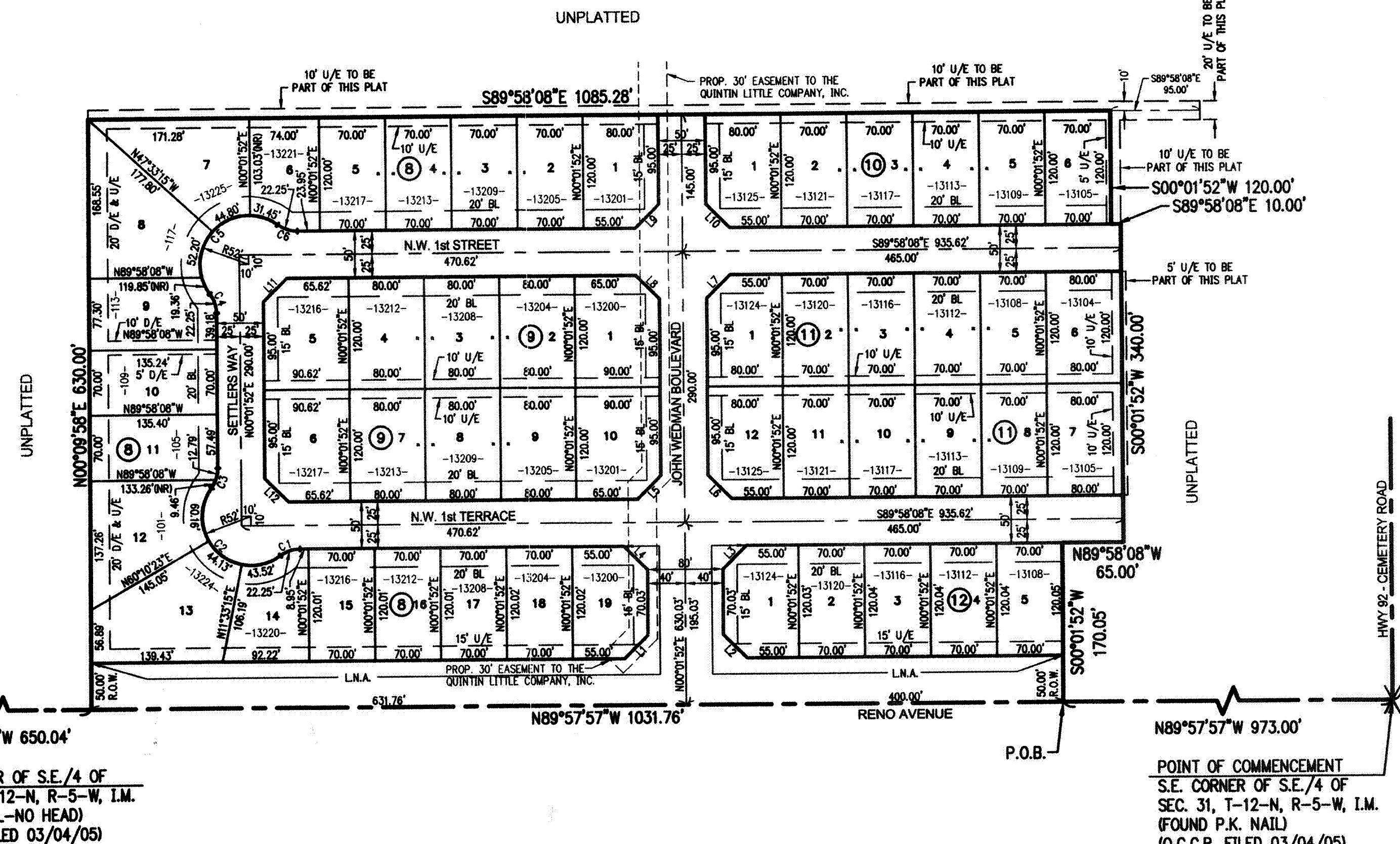
Be it resolved by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, this 10th day of November, 2009.

By Debra Mack  
CITY CLERK

By Debra Mack  
MAYOR

## NOTES:

- 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.
- CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:  
MAGNETIC NAILS WITH WASHER FOR ASPHALT PAVING  
CUT "X" FOR CONCRETE PAVING
- PROPERTY CORNER MONUMENTS SHALL BE:  
3/8" IRON RODS WITH A PLASTIC CAP
- ALL RESIDENCES SHALL BE CONSTRUCTED WITH CLASS "C" OR BETTER ROOFS.
- MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS, ISLANDS/MEDIANS IN STREET RIGHTS-OF-WAY AND ARTERIAL LANDSCAPING WITH IRRIGATION SYSTEM ALONG RENO AVENUE IN THE SETTLER'S RIDGE SOUTH ADDITION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN PASSIVE 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.
- 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.
- SIDEWALKS ALONG COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ARTERIAL SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY ORDINANCE.
- IF THE GARAGE EXTENDS FORWARD OF THE MAIN FRONT WALL OF THE DWELLING, ONE 3 INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2 INCH CALIPER TREES SHALL BE PLACED IN THE FRONT YARD.
- A MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
- ALL EASEMENTS SHOWN OUTSIDE THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS SHOWN AS SEPARATE INSTRUMENT.
- THE DEVELOPER IS RESPONSIBLE FOR INSTALLING ARTERIAL LANDSCAPING WITH IRRIGATION IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE.



CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	38°22'43"	35.00	22.25	21.88	S71°49'01"W
C2	182°21'28"	52.00	147.81	102.84	S44°58'08"E
C3	38°22'43"	35.00	22.25	21.88	N18°14'43"E
C4	38°22'43"	35.00	22.25	21.88	N18°10'58"W
C5	182°21'28"	52.00	147.81	102.84	S44°58'08"E
C6	38°22'43"	35.00	22.25	21.88	S71°45'17"E

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N44°58'08"E	35.36
L2	N44°58'03"W	35.36
L3	S45°01'52"W	35.36
L4	S44°58'08"E	35.36
L5	S45°01'52"W	35.36
L6	S44°58'08"E	35.36
L7	S45°01'52"W	35.36
L8	S44°58'08"E	35.36
L9	N45°01'52"E	35.36
L10	S44°58'08"E	35.36
L11	S45°01'52"W	35.36
L12	N44°58'08"E	35.36

## LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
L.N.A.	LIMITS OF NO ACCESS
(NR)	NONRADIAL LINE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

FINAL PLAT TO SERVE  
SETTLERS RIDGE SOUTH

214 E. Main  
Oklahoma City, Oklahoma 73104  
**Crafton Tull Sparks**  
architecture | engineering  
405.787.6270 | 405.787.6276  
www.craftontullsparks.com  
CERTIFICATE OF AUTHORIZATION  
CA 973 (FRENCH) 08/01/2009

SHEET NO.: 1 OF 1  
PROJECT NO.: J5540-B

