

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 25th day of October, 2013. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

A & T DEVELOPMENT, INC.
AN OKLAHOMA CORPORATION

MARIE TRUMBLY, PRESIDENT

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this 25th day of October, 2013, personally appeared MARIE 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 the Southeast Quarter (SE/4) of Section Thirty-One (31), Township Twelve North (T12N), Range Five West (R5W), Indian Meridian (I.M.), in Oklahoma City, Canadian County, Oklahoma, said tract being more fully described as follows:

Commencing at the Southeast Corner of said SE/4; Thence N89°57'57"W along the South line of said SE/4 a distance of 648.00 feet to Southeast corner of SETTLERS RIDGE SOUTH SEC. 2, according to the recorded plat thereof; Thence N00°01'52"E along the East line of said plot a distance of 630.07 feet to the POINT OF BEGINNING;

Thence N89°58'08"W along the North line of said plot, and continuing along the North line of SETTLERS RIDGE SOUTH, according to the recorded plat thereof, a distance of 607.50 feet to the Southeast corner of SETTLERS RIDGE SEC. 4, according to the recorded plat thereof;

Thence along the East line of said plot the next Three (3) courses;

1. Thence N00°01'52"E a distance of 120.00 feet;
2. Thence S89°58'08"E a distance of 27.50 feet;
3. Thence N00°01'52"E a distance of 154.10 feet to a point on the South line of SETTLERS RIDGE SEC. 3, according to the recorded plat thereof;

Thence along the Southerly and Easterly lines of said plot the next Four (4) courses;

1. Thence S89°58'08"E a distance of 170.00 feet;
2. Thence N00°01'52"E a distance of 1.01 feet;
3. Thence S89°58'08"E a distance of 120.00 feet;
4. Thence N00°01'52"E a distance of 396.46 feet to a point on the South line of SETTLERS RIDGE SEC. 1, according to the recorded plat thereof;

Thence along the Southerly lines of said plot the next Five (5) courses;

1. Thence N89°11'42"E a distance of 95.01 feet;
2. Thence S45°23'13"E a distance of 35.10 feet;
3. Thence N89°11'42"E a distance of 50.00 feet;
4. Thence N44°36'47"E a distance of 35.61 feet;
5. Thence N89°11'42"E a distance of 95.01 feet;

Thence S00°01'52"W a distance of 675.80 feet to the POINT OF BEGINNING;

Said tract contains 276,404 Square Feet or 6.345 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 17th day of October, 2013.

MY COMMISSION EXPIRES:

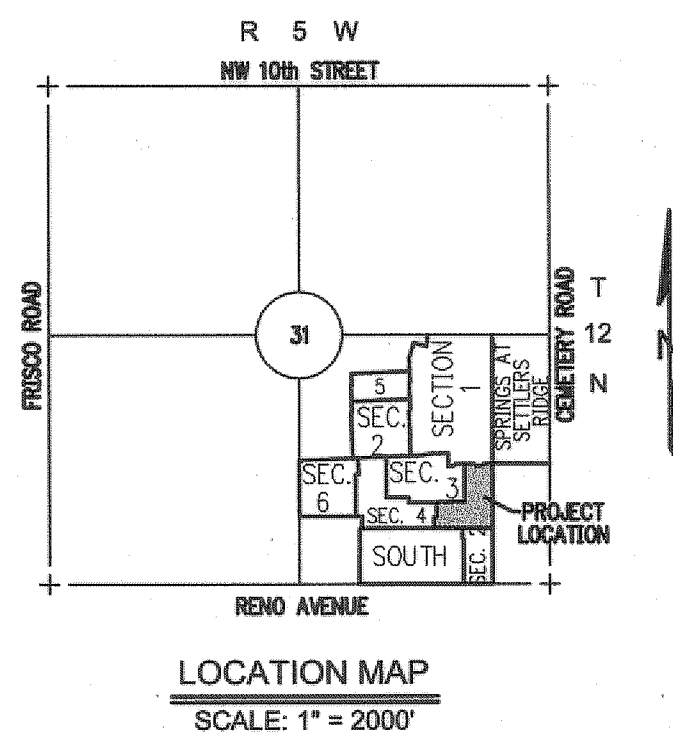
March 28, 2015

Debra Mack
NOTARY PUBLIC
#03005138

CITY PLANNING COMMISSION APPROVAL

I, Audrey Hammon, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 23rd day of May, 2013.

Audrey Hammon
PLANNING DIRECTOR

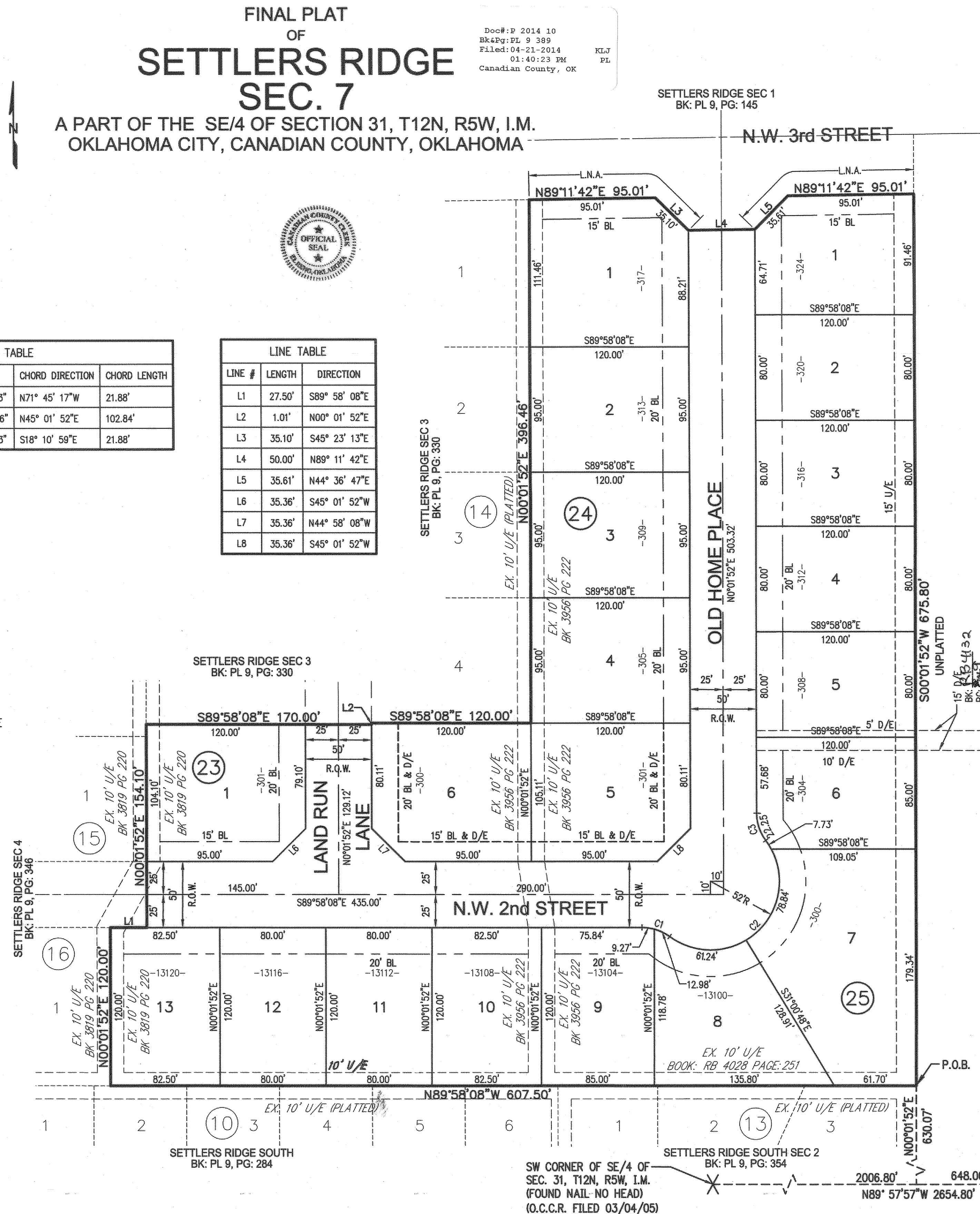


LOCATION MAP
SCALE: 1" = 2000'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	22.25'	35.00'	36°25'43"	N71° 45' 17"W	21.88'
C2	147.80'	52.00'	162°51'26"	N45° 01' 52"E	102.84'
C3	22.25'	35.00'	36°25'43"	S18° 10' 59"E	21.88'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.50'	S89° 58' 08"E
L2	1.01'	N00° 01' 52"E
L3	35.10'	S45° 23' 13"E
L4	50.00'	N89° 11' 42"E
L5	35.61'	N44° 36' 47"E
L6	35.36'	S45° 01' 52"W
L7	35.36'	N44° 58' 08"W
L8	35.36'	S45° 01' 52"W

SCALE: 1" = 50'
GRAPHIC SCALE IN FEET
BASIS OF BEARING = SOUTH LINE OF THE
SE/4 OF SEC. 31, T12N, R5W, I.M.
(N89° 57'57"W)



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 19th day of October, 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 17th day of November, 2013.

FIRST AMERICAN TITLE & TRUST COMPANY

Joe Scheller
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, Carolyn Lee, 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 2013, 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 21st day of April, 2014.

Carolyn Lee
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 15th day of April, 2014.

ATTEST:
CITY CLERK

Mayor
MAYOR

CERTIFICATE OF CITY CLERK

I, Anne Perry, 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 15th day of April, 2014.

Anne Perry
CITY CLERK

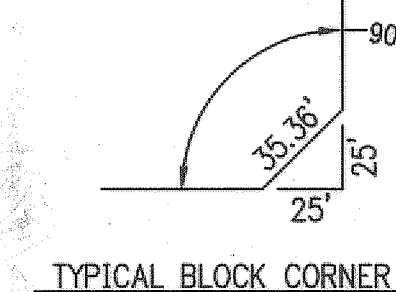
NOTES

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 STAMPED "CTA CA973" FOR ALL PAVING
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 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.

LEGEND

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

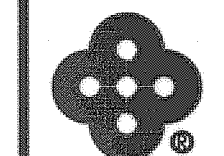
POINT OF COMMENCEMENT
SE CORNER OF SE/4 OF
SEC. 31, T12N, R5W, I.M.
(FOUND P.K. NAIL)
(O.C.C.R. FILED 03/04/05)



TYPICAL BLOCK CORNER

FINAL PLAT TO SERVE
SETTLERS RIDGE SEC. 7

214 E. Main
Oklahoma City, Oklahoma 73104



Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 |
www.craftontull.com

SHEET NO.: 1 OF 1
DATE: 10/17/13
PROJECT NO.: 12601803

PD-2273