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 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 addition day of April , 2013. Covenants, reservations, and restrictions for this addition

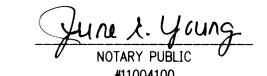
A & T DEVELOPMENT, INC. AN OKLAHOMA CORPORATION,

STATE OF OKLAHOMA COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this <u>and</u> day of <u>April</u>, <u>personally appeared MARNE TRUMBLY</u>, 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 2, 2015



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), I.M., Oklahoma City, Canadian County, Oklahoma, said tract being more particularly 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 the POINT OF BEGINNING:

Thence continuing N 89° 57′ 57″ W along said South line a distance of 325.00 feet to a point on the East line of SETTLERS RIDGE SOUTH, according to the recorded plat thereof; Thence along said East line the following Five (5) courses:

1.) Thence N 00° 01' 52" E a distance of 170.05 feet;

2.) Thence S 89° 58' 08" E a distance of 65.00 feet;

3.) Thence N 00° 01' 52" E a distance of 340.00 feet;

4.) Thence N 89° 58' 08" W a distance of 10.00 feet; 5.) Thence N 00° 01' 52" E a distance of 120.00 feet;

Thence S 59° 58' 08" E a distance of 270.00 feet; Thence S 00° 01' 52" W a distance of 630.07

feet to the POINT OF BEGINNING;

Said tract contains 176,069 square feet or 4.042 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

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

MY COMMISSION EXPIRES:

March 28, 2015



CITY PLANNING COMMISSION APPROVAL

, Planning Director of the City of Oklahoma City, do certify that



STATE OF OKLAHOMA COUNTY OF CANADIAN

Doc#P-3013-14 PL9 Page 354 Date: 01-19-2013 Time: 09:42:44 AM

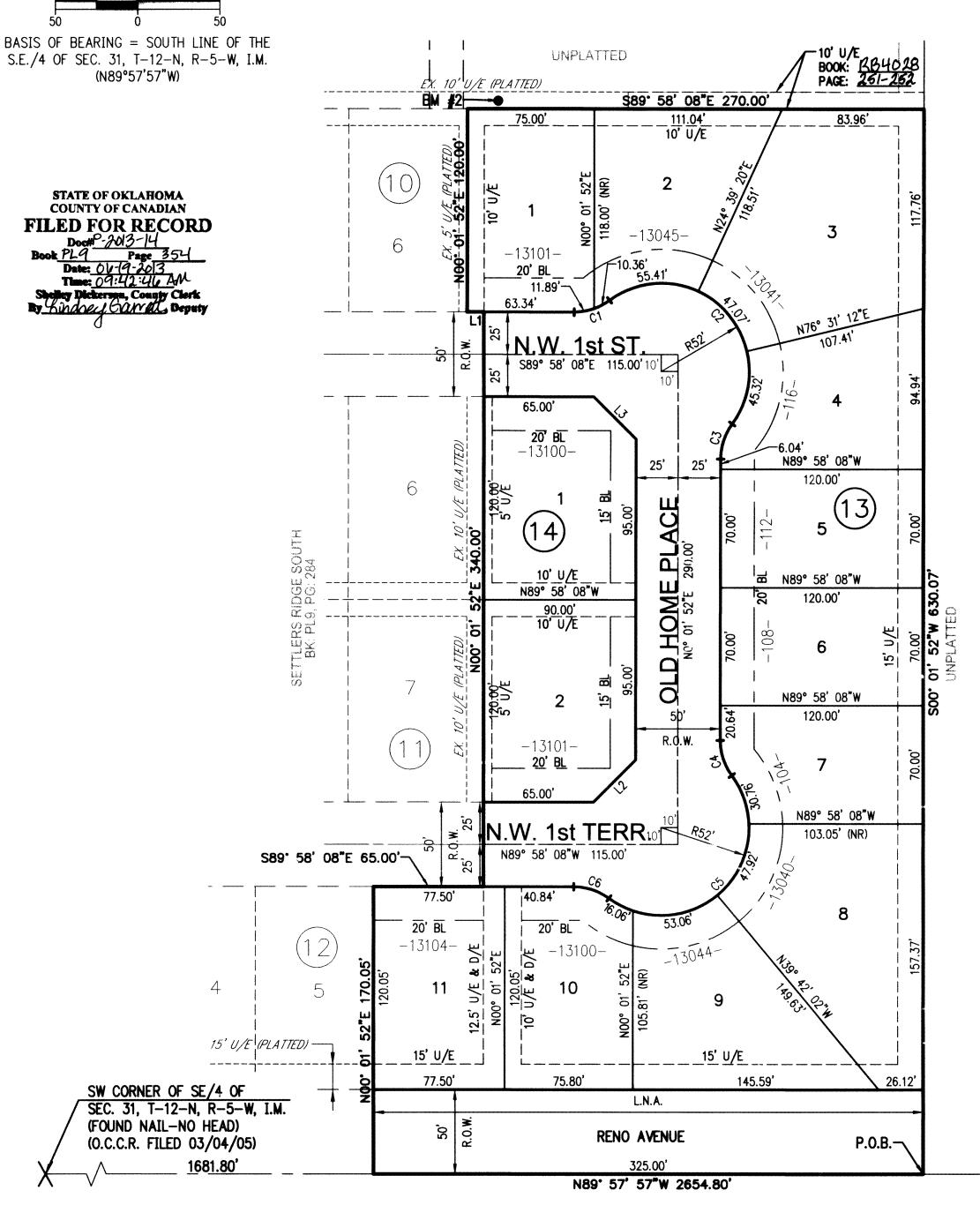
(FOUND NAIL-NO HEAD)

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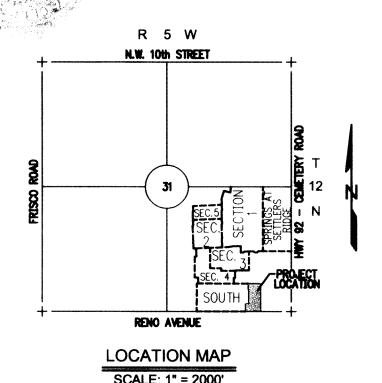
SETTLERS RIDGE SOUTH SEC. 2

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

FINAL PLAT



Abstrocheka S



LINE TABLE				
LINE #	LENGTH	DIRECTION		
L1	10.00'	N89° 58' 08"W		
L2	35.36'	S45° 01' 52"W		
L3	35.36'	S44° 58' 08"E		

CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH		
C1	22.25'	35.00	036°25'43"	N71° 49' 01"E	21.88'		
C2	147.80'	52.00	162°51'26"	N44° 58' 08"W	102.84		
C3	22.25'	35.00	036°25'43"	S18° 14' 43"W	21.88'		
C 4	22.25'	35.00	036°25'43"	S18° 10' 59 " E	21.88'		
C5	147.80'	52.00	162°51'26"	N45° 01' 52 " E	102.84'		
C6	22.25'	35.00	036°25'43"	N71° 45' 17 " W	21.88'		

LEGEND				
BL	BUILDING LIMIT LINE			
EX.	EXISTING			
(NR)	NONRADIAL LINE			
P.O.B.	POINT OF BEGINNING			
R.O. W .	RIGHT-OF-WAY			
U/E	UTILITY EASEMENT			
D/E	DRAINAGE EASEMENT			
ВМ	BENCHMARK			

#03005138

EXP. 03/28/15

POINT OF COMMENCEMENT SE CORNER OF SE/4 OF SEC. 31, T-12-N, R-5-W, I.M. (FOUND P.K. NAIL) (O.C.C.R. FILED 03/04/05) 648.00

JENNIFER

WHITEY, Surveyor's

1517

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 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 d 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 24m day of 2013.

FIRST AMERICAN TITLE & TRUST COMPANY

Joy Scheller VIQE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, Carolin Muck, do hereby certify that I am the duly elected, aualified 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 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, quaranteeing 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 ______ day of _______, 2013_.

Carolyn in Leck by Kin and

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, that the dedications



CERTIFICATE OF CITY CLERK

In the 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 day of _______, 2013.

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 FOR ALL PAVING

3. PROPERTY CORNER MONUMENTS SHALL BE:

3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"

4. BENCHMARKS:

EASEMENTS.

TYPICAL BLOCK CORNER

1.) P.K. NAIL AT INTERSECTION OF RENO AVENUE AND JOHN WEDMAN BLVD. ELEVATION = 1354.69 (NGVD 1929)

2.) TOP RIM - SANITARY SEWER MANHOLE AT NORTHWEST CORNER OF LOT 1, BLOCK 15 ELEVATION = 1354.47 (NGVD 1929)

5. MAINTENANCE OF COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THIS PLAT. NO STRUCTURES. STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN DRAINAGE RELATED COMMON AREAS OR DRAINAGE

6. TWO 11/2" INCH CALIPER TREES, OR ONE 3-INCH CALIPER TREE, SHALL BE PLANTED IN THE FRONT YARD OF ALL LOTS WHERE THE GARAGE EXTENDS BEYOND THE FRONT WALL OF A RESIDENCE, TOWARDS THE STREET RIGHT-OF-WAY.

7. A SIDEWALK IS REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY FOR THE APPLICABLE LOT.

> FINAL PLAT TO SERVE SETTLERS RIDGE SOUTH SEC. 2

Oklahoma City, Oklahoma 73104



Crafton Tull architecture | engineering | surveying 405.787.6270 † 405.787.6276 f

SHEET NO.: 1 OF 1 04/15/13

PD-2034

ERTIFICATE OF AUTHORIZATION: A 973 (PE/LS) EXPIRES 6/30/2014

www.craftontull.com

PROJECT NO.: 11608300