

## 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 18th day of October, 2012. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

A & T DEVELOPMENT, INC.  
AN OKLAHOMA CORPORATION  
*Marne Trumble*  
MARNE TRUMBLE, PRESIDENT

STATE OF OKLAHOMA )  
COUNTY OF CLEVELAND )

Before me, the undersigned Notary Public, in and for said County and State on this 18th day of October, 2012, personally appeared MARNE TRUMBLE, 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

*June E. Young*  
NOTARY PUBLIC  
#11004100

## LEGAL DESCRIPTION

A 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 Southeast Corner of Said S.E./4; Thence N89°57'57"W along the South Line of said S.E./4 a distance of 648.00 feet; Thence N 00°01'52" E a distance of 905.18 feet; Thence N89°58'08" W a distance of 290.00 feet to the Point of Beginning;

Thence N 89°58'08" W for a distance of 120.00 feet; Thence S 00°01'52" W for a distance of 1.01 feet; Thence N 89°58'08" W for a distance of 170.00 feet; Thence S 00°01'52" W for a distance of 9.10 feet; Thence N 89°58'08" W for a distance of 290.00 feet; Thence N 00°01'52" E for a distance of 55.00 feet; Thence N 89°58'08" W for a distance of 234.52 feet; Thence N 00°09'58" E for a distance of 424.99 feet to a point on the Southerly line of Settlers Ridge Section 2; according to the Recorded Plat Thereof; Thence N87°46'51"E a distance of 252.81 feet along said Southerly line of Settlers Ridge Sec. 2, according to the recorded plat thereof;

Thence along the Southerly line of Settlers Ridge Sec. 1 according to the Recorded plat thereof the following Nine (9) calls:

- 1) Thence N 87°46'51" E for a distance of 125.97 feet;
- 2) Thence N 07°33'35" W for a distance of 4.49 feet;
- 3) Thence N 84°54'12" E for a distance of 20.89 feet;
- 4) Thence N 81°51'01" E for a distance of 88.86 feet;
- 5) Thence N 89°06'02" E for a distance of 156.88 feet;
- 6) Thence S 00°01'52" W for a distance of 136.55 feet;
- 7) Thence S 39°58'08" E for a distance of 50.00 feet;
- 8) Thence N 44°36'47" E for a distance of 35.61 feet;
- 9) Thence N 89°11'42" E a distance of 95.01 feet;

Thence S 70°01'52" W a distance of 396.46 feet to the POINT OF BEGINNING;  
Said tract containing 8.54 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 and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this 17th day of October, 2012.

MY COMMISSION EXPIRES:

March 28, 2015

*Jennifer L. Whitey*  
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 23rd day of February, 2012.

*Russell Claus*  
PLANNING DIRECTOR

Doc# P 2012 11  
Bk&Pg: PL 9 330  
Filed: 12-06-2012  
09:59:40 AM  
Canadian County, OK

TMH

PL

SCALE: 1" = 60'

GRAPHIC SCALE IN FEET

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)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.10	S00°01'52"W
L2	4.49	N07°33'35"W
L3	20.89	N84°54'12"E
L4	88.86	N81°51'01"E
L5	50.00	S89°58'08"E
L6	35.61	N44°36'47"E
L7	35.36	N45°01'52"E
L8	35.36	N44°58'08"W
L9	36.12	N87°43'31"E
L10	3.28	N87°43'31"E
L11	83.67	S85°01'56"W
L12	34.32	N81°20'49"E
L13	55.70	N81°20'49"E
L14	43.85	N89°08'52"E
L15	105.01	N89°08'52"E

## LEGEND

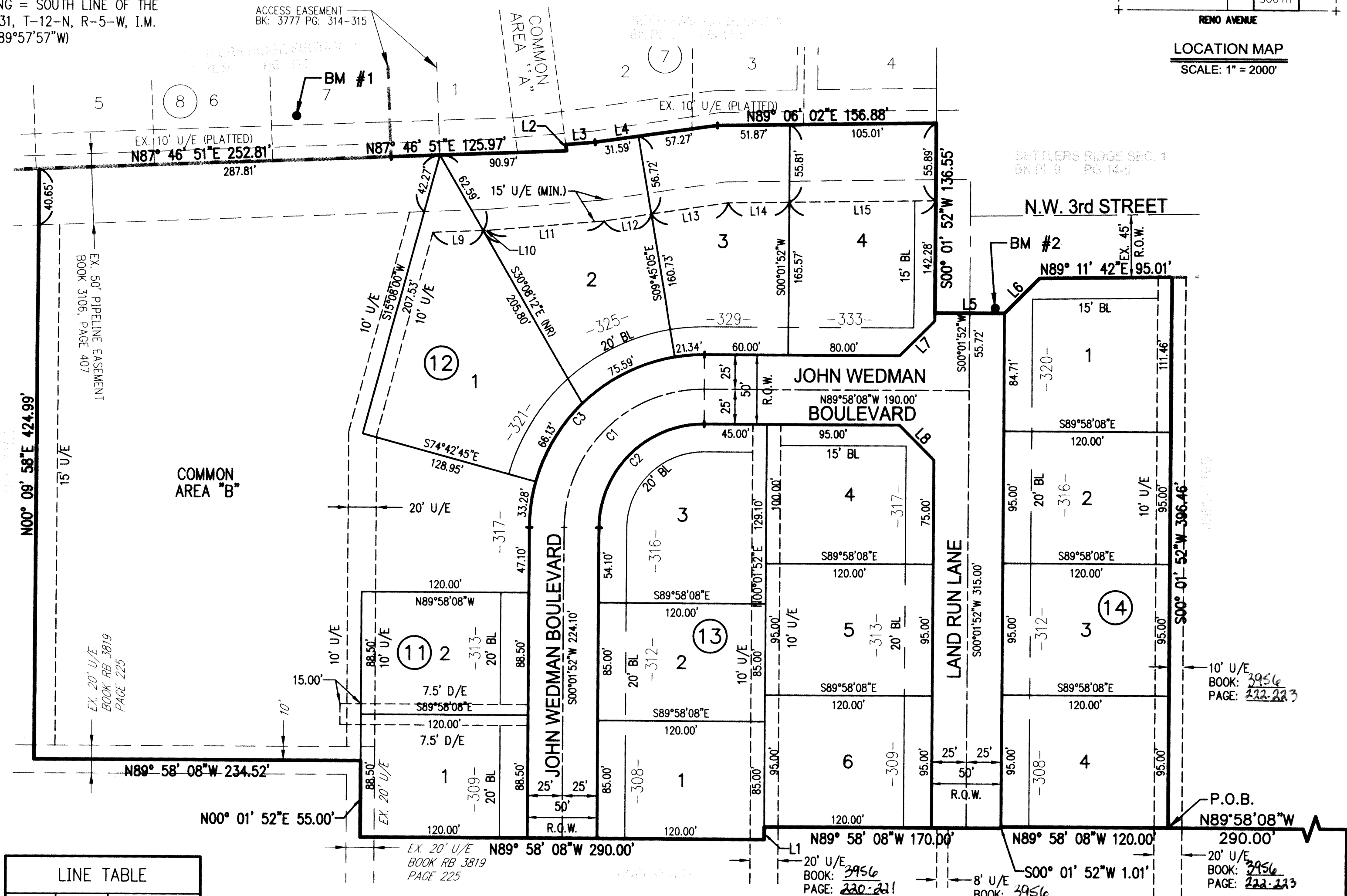
BL BUILDING LIMIT LINE  
EX. EXISTING  
(NR) NONRADIAL LINE  
P.O.B. POINT OF BEGINNING  
R.O.W. RIGHT-OF-WAY  
U/E UTILITY EASEMENT  
D/E DRAINAGE EASEMENT  
BM BENCHMARK

## CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	157.08	100.00	90°00'00"	S45°01'52"W	141.42
C2	117.81	75.00	90°00'00"	S45°01'52"W	106.07
C3	196.35	125.00	90°00'00"	S45°01'52"W	176.78

FINAL PLAT  
OF  
SETTLERS RIDGE  
SEC. 3

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 17th day of October, 2012, 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 2011, 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, 2012.

FIRST AMERICAN TITLE &amp; TRUST COMPANY

*Jay Scheller*  
VICE-PRESIDENT

## COUNTY TREASURER'S CERTIFICATE

I, Carolyn Beck, 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 2012, 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 14th day of November, 2012.

*Carolyn Beck*  
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 27th day of November, 2012.

ATTEST:

*Sharon Leroy*  
CITY CLERK

*Mark Curran*  
MAYOR

## CERTIFICATE OF CITY CLERK

I, Sharon Leroy, 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 27th day of November, 2012.

*Sharon Leroy*  
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 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 NAILS WITH WASHER FOR ALL PAVING

3. PROPERTY CORNER MONUMENTS SHALL BE:

3/8" IRON RODS WITH A PLASTIC CAP

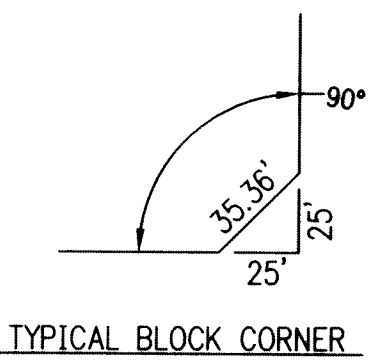
4. BENCHMARK = 1) TOP RIM S.S.M.H. AT S.W. CORNER LOT 7 BLOCK 8, SETTLER'S RIDGE SECTION 2  
ELEVATION = 1368.57 (NGVD 1929)  
2) TOP OF CURB AT EAST E.O.P. - LAND RUN LANE - SETTLERS RIDGE SECTION 1  
ELEVATION = 1362.81 (NGVD 1929)

5. MAINTENANCE OF COMMON AREAS, PRIVATE DRAINAGE EASEMENTS AND ISLANDS/MEDIANS IN STREET RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

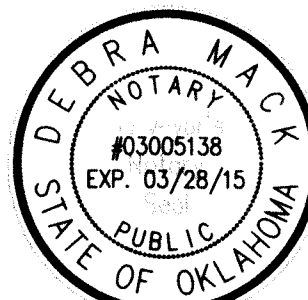
6. A SIDEWALK SHALL BE SHOWN ON EACH BUILDING PERMIT APPLICATION ADJACENT TO ALL INTERIOR STREETS AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

7. 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.

N89°57'57"W 2006.76'  
S.W. CORNER OF S.E./4 OF SEC. 31, T-12-N, R-5-W, I.M. (FOUND NAIL - NO HEAD) (O.C.C.R. FILED 03/04/05)  
S.E. CORNER OF S.E./4 OF SEC. 31, T-12-N, R-5-W, I.M. (FOUND P.K. NAIL) (O.C.C.R. FILED 03/04/05)



TYPICAL BLOCK CORNER



FINAL PLAT TO SERVE SETTLERS RIDGE SEC. 3	
214 E. Main Oklahoma City, Oklahoma 73104	SHEET NO.: 1 of 1 DATE: 10/15/12 PROJECT NO.: 116083-00
<b>Crafton Tull</b> architecture   engineering   surveying 405.787.6270   405.787.6276   www.craftontull.com	
CERTIFICATE OF AUTHORIZATION EX 973 (PLS) EXPIRES 03/2014	PD-2178