

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That DHD CORP., 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...

OWNER IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 25th day of November, 2020. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

DHD, CORP., AN OKLAHOMA CORPORATION

M. H. DUGAN, PRESIDENT STATE OF OKLAHOMA

Before me, the undersigned Notary Public, in and for said County and State on this 25th day of November, 2020, personally appeared M. H. DUGAN 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...

10/23/2024

NOTARY PUBLIC # 20013172

LAND SURVEYOR'S CERTIFICATE

I, TROY DEE, 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.

TROY DEE, PLS #1745

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared TROY DEE, 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 25th day of November, 2020.

10/23/2024

NOTARY PUBLIC # 20013172

CITY PLANNING COMMISSION APPROVAL

I, Geoffrey Butler, Planning Director of the City of Oklahoma City, do hereby certify that the Oklahoma City Planning Commission duly approved this plat on the 12th day of July, 2018.

PLANNING DIRECTOR

LEGAL DESCRIPTION

A tract of land being a part of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, and being more particularly described as follows:

BEGINNING at the Southeast (SE) Corner of said Southeast Quarter (SE/4); THENCE South 89°17'58" West, along with the South line of said Southeast Quarter (SE/4), a distance of 718.0 feet to the Southeast corner of filed final plat of MORGAN CROSSING SECTION 2;

- THENCE along the property line of said final plat the following Ten (10) courses: 1. THENCE North 00°42'02" West, a distance of 360.15 feet; 2. THENCE North 89°17'58" East, a distance of 160.55 feet; 3. THENCE North 00°00'00" East, a distance of 228.42 feet; 4. THENCE North 90°00'00" West, a distance of 44.47 feet; 5. THENCE South 76°30'15" West, a distance of 7.33 feet; 6. THENCE North 13°29'45" West, a distance of 155.66 feet; 7. THENCE North 90°00'00" West, a distance of 100.84 feet; 8. THENCE North 00°00'00" East, a distance of 73.65 feet; 9. THENCE North 04°15'59" West, a distance of 236.33 feet; 10. THENCE North 00°10'21" West, a distance of 273.65 feet;

THENCE North 88°51'51" East, along with the North line of the South Half (S/2) of said Southeast Quarter (SE/4), said line also being the South line of VALDERA SECTION 1 ADDITION, a distance of 765.05 feet to a point on the East line of said SE/4 and the Southeast corner of VALDERA SECTION 1 ADDITION; THENCE South 00°07'41" East along the East line of said SE/4 a distance of 1,329.53 feet to the Southeast corner of said SE/4 and to the POINT OF BEGINNING.

ACCEPTANCE BY D.E.Q.

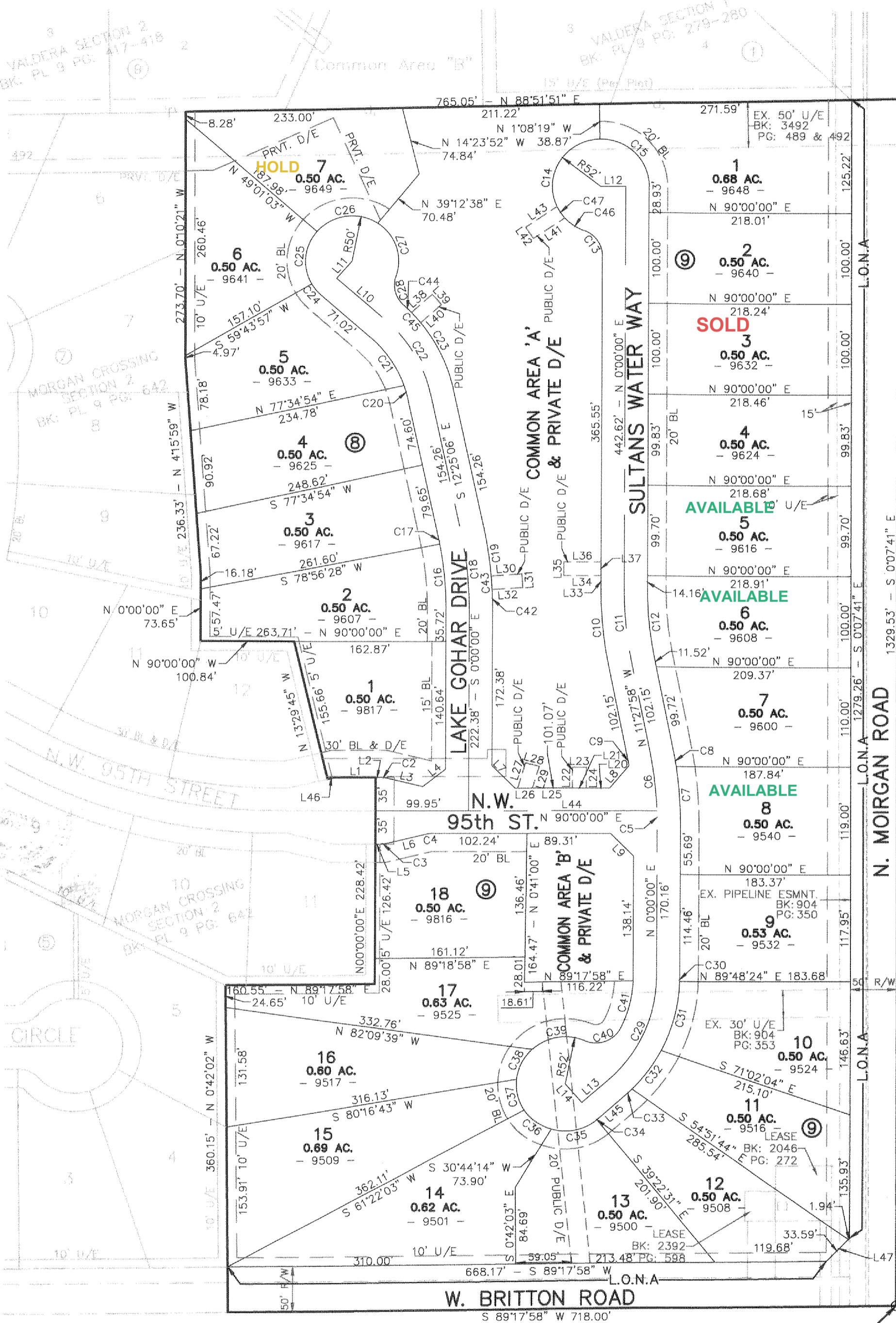
THE ECLS OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAN FOR THE USE OF PUBLIC WATER SYSTEMS AND INDIVIDUAL ON-LINE SEWER SYSTEMS ON THE 17th DAY OF DECEMBER, 2020.

Signature of Environmental Quality Specialist



FINAL PLAT OF MORGAN CROSSING SECTION 3

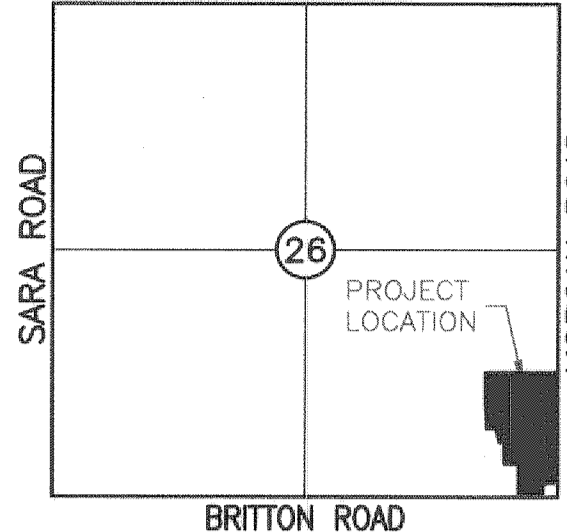
A PART OF THE S/2 OF THE SE/4 SECTION 26, T13N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



Doc# P 2020 37 BK4Pg: PL 9 814 Filed: 12-18-2020 08:58:14 AM Canadian County, OK

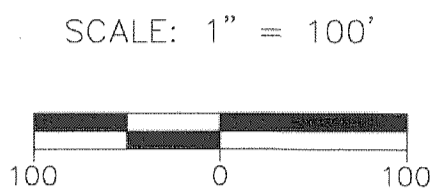
R 5 W

HEFNER ROAD



BRITTON ROAD

LOCATION MAP



SCALE: 1" = 100'

BASIS OF ELEVATION: NAVD88 BASIS OF BEARING = S 89°17'58" W SOUTH LINE OF SE/4, SEC 26, T13N, R3W, I.M. OKLAHOMA CITY, CANADIAN COUNTY

Table with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. Lists 43 curves for the plat.

Table with columns: LINE #, LENGTH, DIRECTION. Lists 17 line segments for the plat.

LEGEND table defining symbols for Building Limit Line, Drainage Easement, Existing, Limits of No Access, Nonradial Line, Right-of-Way, and Utility Easement.

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 DHD Corp. an Oklahoma Corporation on the 9th day of December, 2020...

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 17th day of December, 2020. Signature of Daniel Schell.

COUNTY TREASURER'S CERTIFICATE

I, Carolyn M. Leek, 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 2020, and prior years on the land shown on the annexed plat...

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY OF OKLAHOMA, OKLAHOMA, this 17th day of December, 2020. Signature of Carolyn M. Leek.

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 8th day of December, 2020.

Signature of Mayor David Holt.

CERTIFICATE OF CITY CLERK

I, James Kelsey, 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 unmaturing instalments 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 8th day of December, 2020.

Signature of James Kelsey, 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. MAINTENANCE OF ALL COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS WITHIN MORGAN CROSSING SECTION 3 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION...
3. A SIDEWALK SHALL BE REQUIRED ON EACH LOT WHERE IT FRONTS A LOCAL AND/OR COLLECTOR STREET...
4. GARAGES DESIGNED SUCH THAT THE FRONT DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING SHALL BE SCREENED BY ONE 3-INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2-INCH CALIPER TREES IN THE FRONT YARD.

Golden Land Surveying

7304 N.W. 164th St., Suite 5, Edmond, Oklahoma 73013 Telephone: (405) 802-7883 C.A. #7263 Exp. Date: 6/30/2022 troy@goldenls.com

