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 and that they have caused the same to be surveyed and platted, and that they hereby dedicate the public utility easements shown hereon to the public, for the purposes of 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 Furthermore, they do hereby dedicate all street rights—of—way and utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage and public

utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances.

this addition are contained in a separate instrument.

DHD, CORP., AN OKLAHOMA CORPORATION

M. H. DUGAN, PRESIDENT

STATE OF OKLAHOMA

COUNTY OF GLEVELAND) OK/ahound

Before me, the undersigned Notary Public, in and for said County and State on this 2000 day of Notary Public, personally appeared 100 1-1 DUG AN 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

MY COMMISSION EXPIRES:

10/23/2024

NOTARY PUBLIC # 20013 (72.

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.

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA)

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 25 to day of November, 2020.

MY COMMISSION EXPIRES:

CITY PLANNING COMMISSION APPROVAL

I, Geoffrey Buffer , Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 12" day of 14"

LEGAL DESCRIPTION

and to the POINT OF BEGINNING.

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 and 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:

- THENCE North 00° 42' 02" West, a distance of 360.15 feet; THENCE North 89° 17' 58" East, a distance of 160.55 feet;
- THENCE North 00° 00' 00" East, a distance of 228.42 feet: THENCE North 90°00'00" West, a distance of 44.47 feet;
- THENCE South 76°30'15" West, a distance of 7.33' feet: THENCE North 13°29'45" West, a distance of 155.66 feet;
- 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 and 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



ACCEPTANCE BY D.E.Q. THE ECCS OFFICE OF THE DEPARTMENT OF

ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND DAY OF DECEMBER, 2020.

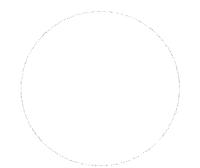
DEPARTMENT OF ENVIRONMENTAL QUALITY



Seal



County Treasurer's



Bonded Abstracter's

Seal

668.17' - S 89'17'58" W

W. BRITTON ROAD

0.50 AC.



FINAL PLAT

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

- 9648 -

AVAILABLE

218.91'

0.50 AC.

6 0.50 AC.

0.50 AC.

187.84

0.50 AC.

0.53 AC.

0.50 AC.

11<u>9.68</u>

SE CORNER OF SE/4

SECTION 26, T13N, R5W,

0.50 AC

AVAILABLE

N 1'08'19" W

AREA ATE D/

95th ST. N 90'00'00"

102.24

S 30°44'14" W

0.62 AC.

— 9501 —

10' U/E

N 14°23'52" W 38.87'

0.50 AC.

5' U/E 263,71' - N 90°00'00" E

0.50 AC.

0.60 AC.

- 9517

15 0.69 ac.

- 9509

N/0'00'00" E

N 90°00'00" W-



Seal



C43 | 15.00' | 425.00' | 2°01'20"

Doc#:P 2020 37

Filed: 12-18-2020

Canadian County, OK

08:58:14 AM

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

CURVE TABLE

CURVE # LENGTH RADIUS DELTA CHORD DIRECTION CHORD LENGTH

S 4"16'59" E

N 34°11'08" W

S 30'38'54" E

S 30°12'30" E

N 39°34'22" W

N 5°21'27" E

N 82°03'34" E

S 18"52'25" E

S 14°26'28"

S 0°40'19" W

S 3°57'26" E

C2 9.89' 42.00' 13°29'45" S 83°15'08" E

C3 9.89' 42.00' 13'29'45" S 83'15'08" W

C4 | 4.24' | 18.00' | 13'29'45" | S 83'15'08" W

C5 | 14.14' | 400.00' | 2°01'29" | N 1°00'44" W

C6 | 65.91' | 400.00' | 9°26'29" | N 6°44'43" W

C8 | 12.42' | 425.00' | 1°40'28" | S 9°24'13" E

C9 | 11.00' | 375.00' | 1°40'49" | N 10°20'15" W

C10 85.05' 425.00' 11'27'58" N 5'43'59" W

C11 | 80.05' | 400.00' | 11°27'58" | N 5°43'59" W

C12 75.04' 375.00' 11'27'58" S 5'43'59" E

C13 | 36.67' | 30.00' | 70°02'02" | N 35°01'01" W

C14 | 144.21' | 52.00' | 158°53'43" | N 9°24'49" E

C15 82.71' 52.00' 91'08'19" S 45'34'10" E

C16 72.38' 375.00' 11°03'32" N 5°31'46" W

C17 | 8.90' | 375.00' | 1°21'35" | N 11°44'19" W

C18 | 86.70' | 400.00' | 12°25'06" | S 6°12'33" E

C20 | 15.43' | 125.00' | 7°04'29" | N 15°57'21" W

C29 | 127.93' | 150.00' | 48*51'50" | N 24*25'55" E

C31 79.22' 175.00' 25°56'08" S 14°18'43" W

C32 53.20' 175.00' 17°25'07" S 35°59'20" W

C33 | 12.72' | 175.00' | 4°09'57" | S 46°46'52" W

C34 | 0.36' | 52.00' | 0°23'54" | S 49°03'48" W

C35 | 51.88' | 52.00' | 57'10'08" | S 77'50'49" W

C36 36.79' 52.00' 40°31'56" N 53°18'09" W

C37 | 35.41' | 52.00' | 39'00'51" | N 13'31'46" W

C38 37.51' 52.00' 41"19'46" N 26'38'33"

C39 59.97' 52.00' 66°04'40" N 80°20'46"

C40 | 45.60' | 30.00' | 87°05'21" | N 69°50'25" E

C41 53.52' 125.00' 24°31'54" N 14°01'48" (

C42 21.85' 425.00' 2°56'46" N 1°28'23" W

C19 92.11' 425.00' 12°25'06"

C21 | 64.11' | 125.00' | 29°23'06" |

C22 95.45' 150.00' 36°27'35"

C23 | 108.67' | 175.00' | 35°34'48"

C24 | 16.24' | 50.00' | 18°36'38"

C25 62.18' 50.00' 71°15'00"

C26 71.69' 50.00' 82'09'15"

C27 | 66.30' | 50.00' | 75°58'46"

C28 | 35.14' | 30.00' | 67°06'52"

C30 4.11' 175.00' 1°20'39"

C7 | 63.54' | 425.00' | 8*33'59" |

Bk&Pq:PL 9 814

R 5 W

HEFNER ROAD

BRITTON ROAD

LOCATION MAP

9.87

9.87

4.23

65.84

63.48'

12.42

11.00'

84.91

79.91

74.92

102.24

72.27

86.53

16.17

65.71

61.55

33.17

124.08

4.11'

78.54

53.00'

12.72'

0.36'

36.02

34.73'

36.70'

56.70'

41.34

53.11

21.85

15.00'

PROJECT

LOCATION

LINE TABLE

LINE # LENGTH DIRECTION

L1 44.47' N 90°00'00"

L2 3.40' N 90°00'00"

L3 38.50' S 76'30'15"

L4 | 30.96' | N 51°44'52" E

L5 3.40' N 90°00'00" W

L6 44.32' S 76'30'15" W

L7 35.36' S 45'00'00"

L8 32.03' N 39°49'53"

L9 | 35.36' | N 45°00'00" V

L10 71.02' S 48'52'41"

L11 25.00' S 41'07'19"

L12 27.00' N 90°00'00" V

L13 37.57' N 48°51'50"

L14 | 27.00' | S 41'08'10" |

L20 25.25' N 90°00'00"

L21 | 15.00' N 90°00'00"

L22 23.00' S 0'00'00"

L23 | 15.00' N 90°00'00"

L24 23.00' N 0°00'00" I

L25 | 42.49' N 90°00'00" W

L26 | 15.62' N 90°00'00" V

L27 | 29.35' | N 16°10'03" E

L28 | 15.00' | S 73'49'57"

L29 | 25.00' | S 16"10'03" V

L30 | 33.00' | S 86'02'34" \

L31 | 15.00' N 3'57'26" W

L32 33.00' N 86°02'34"

L33 | 14.39' | N 0°00'00" E

L34 40.00' N 90°00'00" I

L35 | 15.00' | S 0°00'00" E

L36 40.00' N 90°00'00" \

L37 | 15.00' N 0°00'00" E

L38 | 30.00' | N 4817'50"

L39 | 15.00' | S 41°42'10"

L40 | 30.00' | S 48°17'50" V

L41 40.00' N 56°00'39"

L42 | 15.00' | S 33°59'21"

L43 40.00' S 56°00'39"

L44 201.85' N 90°00'00"

L45 37.57' S 48°51'50" W

L46 7.33' S 76'30'15" W

L47 | 35.53' | S 44°35'08" V



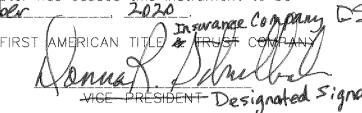


Surveyor's Notary

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. and Conportion that on the 9th day of December, 2020 there are no actions pending or judgements 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 17th day of December . 2020.



COUNTY TREASURER'S CERTIFICATE

I, Cardy M 4ck, 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, that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of the current

N WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed it the CITY of _______, OKLAHOMA, this ______ day of

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 CITY of OKLAHOMA CITY, OKLAHOMA, this & day of

CERTIFICATE OF CITY CLERK

Trames Telsey, City Clerk of the CITY of OKLAHOMA CITY, STATE of OKLAHOMA, hereby certify that 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

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.
- MAINTENANCE OF ALL COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS WITHIN MORGAN CROSSING SECTION 3 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, THAT MAY CAUSE A BLOCKAGE OF FLOW OR AN ADVERSE EFFECT ON THE FUNCTIONING OF THE STORM WATER FACILITY, SHALL BE PLACED WITHIN THE COMMON AREAS INTENDED FOR THE USE OF CONVEYANCE OF STORM WATER, AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN 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 REQUIRED ON EACH LOT WHERE IT FRONTS A LOCAL AND/OR COLLECTOR STREET. THE SIDEWALK WILL BE REQUIRED AT THE BUILDING PERMIT STAGE AND INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY CERTIFICATE BY THE CITY OF OKLAHOMA CITY.
- . 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% -INCH CALIPER TREES IN THE FRONT YARD.

LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
(NR)	NONRADIAL LINE
ŘOŴ	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
,	
generalise en	

LECENIO

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