

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ROGREBO, INC., an Oklahoma Corporation, hereby certifies that it is the owner of the legal title and the only person, firm, or corporation having any legal right, title, or interest in and to the land shown on the annexed map or plat of CRESTONE RIDGE IV, an addition to the City of Oklahoma City, being a subdivision of part of the Southeast Quarter Section 36, T13N, R5W, I.M., Canadian County, Oklahoma and do further certify.

THAT as the owner of the title to said land which is shown and described on the annexed plat of CRESTONE RIDGE IV, does hereby dedicate the streets shown on said plat for the uses of the public, and their successors and assigns, and guarantees a clear title to said land and have caused the same to be released of all encumbrances so that the title is clear, except as shown in the Bonded Abstractor's Certificate hereon.

THAT the areas indicated on said plat as drainage and utility easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public utility function or service above or beneath the surface of the ground with rights of ingress and egress at any time for the purpose of installation, repair, operation and/or removal of any such public or quasi-public utility.

THAT the property platted herewith is subject to and a part of a Property Owners Association comprised of all lot owners within the CRESTONE development and that all Common Areas are to be owned and maintained by Said Property Owners Association. The Property Owners Association is charged with the responsibility of maintaining all private drainage facilities located in the Common Areas as may be required by the City of Oklahoma City. All property owners within the CRESTONE RIDGE IV plat shall be members of the CRESTONE Ridge Property Owners Association.

SAID property covered by this plat and this dedication are subject to certain restrictions and covenants contained in a separate instrument which may be filed subsequent to the filing of the plat.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed at Oklahoma City, Oklahoma, this ___ day of ___, 201__.

ROGREBO, INC.

By _____ President

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of ___, 201__, personally appeared, _____, President of ROGREBO, INC. to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing Owner's Certificate and Dedication as its President 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 therein set forth.

Given under my hand and seal the day and year last above written.

NOTARY PUBLIC

My Commission Expires: _____

Commission No.: _____

SURVEYOR'S CERTIFICATE

I, David C. Phillips, a Licensed Professional Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of CRESTONE RIDGE IV, an addition to the City of Oklahoma City, Canadian County, Oklahoma, correctly represents a careful survey made under my supervision, and that the monuments noted thereon actually exist and are correctly shown on this date.

David C. Phillips, PLS #1277 Date: _____

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } ss

Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of ___, 201__, personally appeared David C. Phillips, to me known to be the identical person who subscribed the name of the maker thereof and that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS MY HAND AND SEAL the day and year last above written.

NOTARY PUBLIC

Commission No.: _____

My Commission Expires: _____

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned duly qualified and lawfully 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 said land shown on the annexed plat of CRESTONE RIDGE IV, a part of the Southeast Quarter of Section 36, T13N, R5W, I.M., Canadian County, Oklahoma is vested in ROGREBO, INC., an Oklahoma Corporation, and that on the ___ day of ___, 20___ there were no actions pending, or judgments of any nature in any Court, or on file with any Clerk or Court in said County and State against said land or owner thereof, and that the taxes are paid for 20___ and prior years, and that there are no outstanding tax sale certificates, tax deeds outside the chain of title relied on and that there are no liens, mortgages, easements, rights of way, oil and gas lease and mineral conveyances except those of record.

By: _____

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified County Treasurer of Canadian County, State of Oklahoma, and that the tax records of said County show all taxes are paid for the year 20___ and prior years, on the land shown on the annexed plat of CRESTONE RIDGE IV, a subdivision of part of Southeast Quarter of Section 36, T13N, R5W, I.M., Canadian County, Oklahoma and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the current year's taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed in El Reno, Oklahoma, on this ___ day of ___, 201__.

CITY CLERK'S CERTIFICATE

I, the undersigned, City Clerk of the City of Oklahoma City, Oklahoma, do hereby certify that I have examined the records of said City and find all deferred payments or unamortized installments on special assessments have been paid in full and there is no special assessment procedure now pending against the land shown on the annexed plat of CRESTONE RIDGE IV an addition to the City of Oklahoma City, Canadian County, Oklahoma on the ___ day of ___, 201__.

CITY CLERK

OWNER'S NOTARY

SURVEYOR

SURVEYOR'S NOTARY

ABSTRACTER

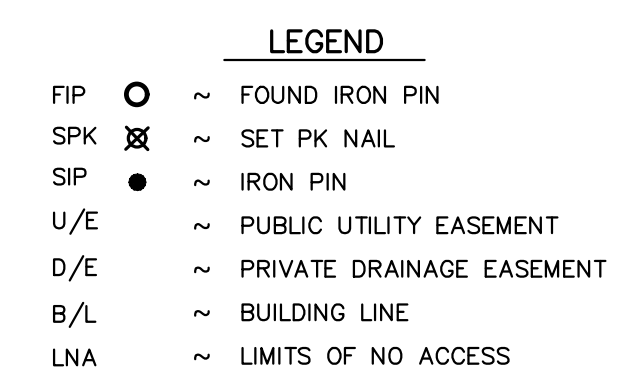
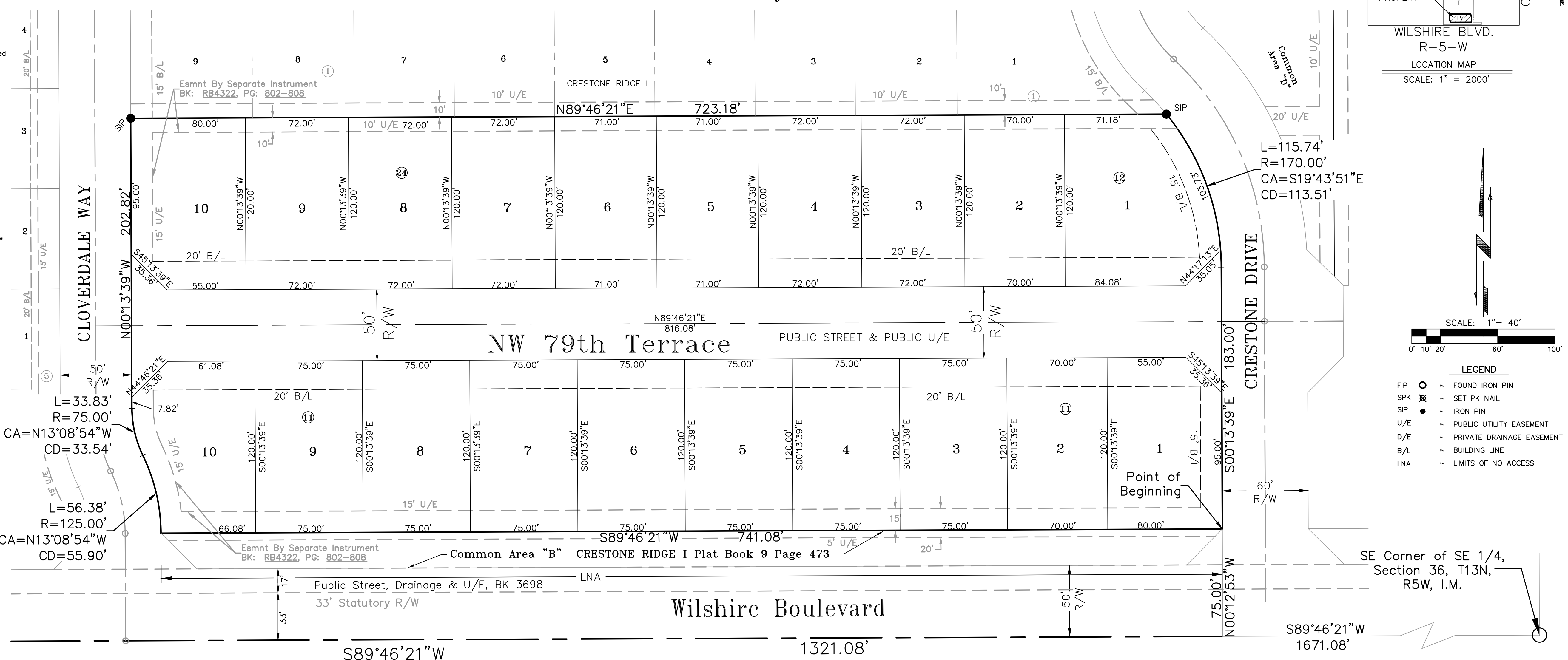
COUNTY

CITY

5.02 acres
20 Lots

Final Plat CRESTONE RIDGE IV

A Subdivision of Part of the SE 1/4, Sec. 36, T13N, R5W, I.M., An Addition to the City of Oklahoma City, Canadian County, Oklahoma



LEGAL DESCRIPTION

A tract of land lying in the SE 1/4 of the Sec. 36, T13N, R5W, I.M., Canadian County, Oklahoma, being more particularly described as follows:

- COMMENCING At the SE Corner of Said Sec. 36;
THENCE S89°46'21"W along the South line of said SE 1/4 a distance of 1671.08' ft.
THENCE N00°12'53"W a distance of 75.00' ft. to a point being the POINT OR PLACE OF BEGINNING;
THENCE S89°46'21"W a distance of 741.08 ft. to a point on a non-tangent curve;
THENCE Along said curve to the left having a radius of 125.00 ft. for an arc length of 55.38 ft. (The chord of said curve bears N13°08'54"W for a chord distance of 55.90 ft.) to a point of reverse curve;
THENCE Along said curve to the right having a radius of 75.00 ft. for an arc length of 33.83 ft. (The chord of said curve bears N13°08'54"W for a chord distance of 33.54 ft.);
THENCE N00°13'39"W a distance of 202.82 ft.;
THENCE N89°46'21"E a distance of 723.18 ft. to a point on a non-tangent curve;
THENCE Along said curve to the right having a radius of 170.00 ft. for an arc length of 115.74 ft. (The chord of said curve bears S19°43'51"E for a chord distance of 113.51 ft.);
THENCE S00°13'39"E a distance of 183.00 ft. to the POINT OR PLACE OF BEGINNING;

NOTES:

- 1. The property owners within this plat and/or the property owners association of CRESTONE Ridge Addition shall share in the responsibility of maintenance of islands/medians within street rights-of-way, landscaping along Wilshire Boulevard, and the common areas platted and/or developed in all phases of the CRESTONE Ridge Additions. No Structures, storage of material, grading, fill or other obstructions, either temporary or permanent, shall be placed within drainage related common areas and/or drainage easements. 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.
2. A sidewalk shall be required on each lot where it abuts a local and/or collector street. The sidewalk is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy for the applicable lot.
3. Either one 3-inch caliper deciduous tree or two 1 1/2-inch caliper deciduous trees 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.

SURVEY NOTES:

This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors. This Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

The Base of Bearing & the Base Line for this Plat is South line of the SE 1/4 of Section 36, T13N, R5W, I.M. - S89°46'21"W -

FINAL PLAT CRESTONE RIDGE IV

A SUBDIVISION OF PART OF THE
SE 1/4, SECTION 36, T13N, R5W, I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY,
CANADIAN COUNTY, OKLAHOMA

4720 N.W. 70th St.
Oklahoma City, OK 73132
Oklahoma PLS #1277
C.A. 7331 - Expires 6/30/2021

Sandstone
Surveying, LLC

405-206-6145
405-470-7448 Fax
davep@sandstoneok.com

ISCH & ASSOCIATES, INC.

CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING
14848 BRISTOL PARK BOULEVARD - EDMOND, OKLAHOMA 73013
OFFICE (405) 286-5696 - FAX (405) 286-5982
Certificate of Authorization No. 1139 Exp. Date 6-30-21

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