

**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 VILLAS AT CRESTSTONE RIDGE, 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 owners of the title to said land which is shown and described on the annexed plat of VILLAS AT CRESTSTONE RIDGE, does hereby create as Private Streets for the use of Property Owners in the VILLAS AT CRESTSTONE RIDGE Addition the streets designated as Private Streets as shown on the face of said Plat. And as Owner does further grant to the City of Oklahoma City a public utility easement, a fire lane and access easement for police, fire and other emergency vehicles over, across and upon said private streets. The maintenance of all private streets shown hereon shall be the responsibility of the VILLAS AT CRESTSTONE RIDGE Property Owners Association comprised of all lot owners within the VILLAS AT CRESTSTONE RIDGE Addition. The undersigned guarantees a clear title to the Private Streets and all Utility Easements and has 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 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 Villas at Creststone Ridge development and that Common Area F as shown on the Plat of VILLAS AT CRESTSTONE RIDGE is a Common Area to be owned and maintained by Said Property Owners Association. All property owners within the VILLAS AT CRESTSTONE RIDGE plat shall be members of the VILLAS AT Creststone 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, Robert L. McCutchan, a Licensed Professional Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of VILLAS AT CRESTSTONE RIDGE, 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.

Robert L. McCutchan, L.P.L.S. #153 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 Robert L. McCutchan, 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 VILLAS AT CRESTSTONE RIDGE, 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 \_\_\_\_\_, 201\_\_\_, 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 201\_\_\_ 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**

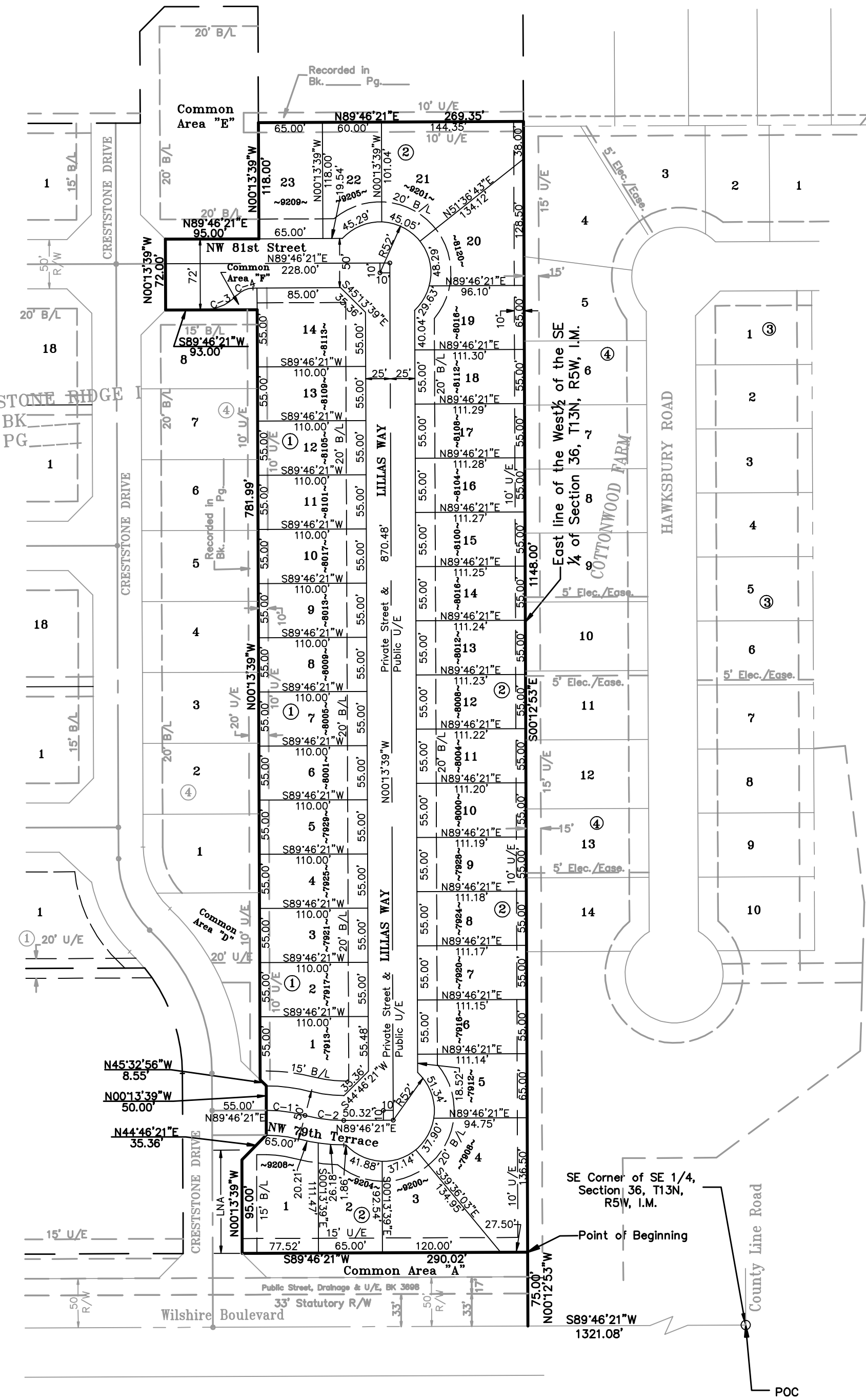
I, the undersigned, do hereby certify that I am the duly elected, qualified County Treasurer of Canadian County, State of Oklahoma, and that the tax records of said County show all taxes are paid for the year 201\_\_\_ and prior years, on the land shown on the annexed plat of VILLAS AT CRESTSTONE RIDGE, 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\_\_\_

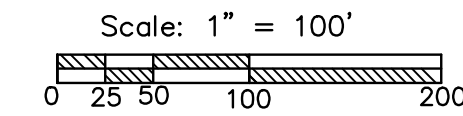
COUNTY TREASURER

# Final Plat VILLAS AT CRESTSTONE RIDGE

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



CURVE	RADIUS	DELTA	TANGENT LENGTH	CHORD	BEARING	
C-1	150.00'	151'12"	20.00'	39.77'	39.65'	S82°37'58"E
C-2	150.00'	151'12"	20.00'	39.77'	39.65'	S82°37'58"E
C-3	46.36'	47'10"	20.00'	38.16'	39.65'	S86°11'21"E
C-4	22.36'	47'10"	9.76'	18.41'	17.89'	S66°11'21"E



- LEGEND**
- U/E ~ Utility Easement
  - D/E ~ Drainage Easement
  - B/L ~ Building Setback Line
  - SPK ~ SET PK NAIL
  - SIP ~ SET IRON PIN
  - LNA ~ Limits of No Access

**NOTES:**

- The Basis for Bearings for this Plat and the base Line used for this Plat is the South Line of the SE 1/4 of Sec. 36, T13N, R5W, I.M. -S89°46'21"W-
- 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; and said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.
- The property owners within this plat and/or the property owners association of Creststone 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 Creststone 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.
- 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.
- Either one 3-inch caliber deciduous tree or two 1 1/2-inch caliber deciduous trees shall be planted in the front yard of all lots where the garage extends beyond the front wall of residence, towards the street right-of-way.

OWNER'S NOTARY

SURVEYOR

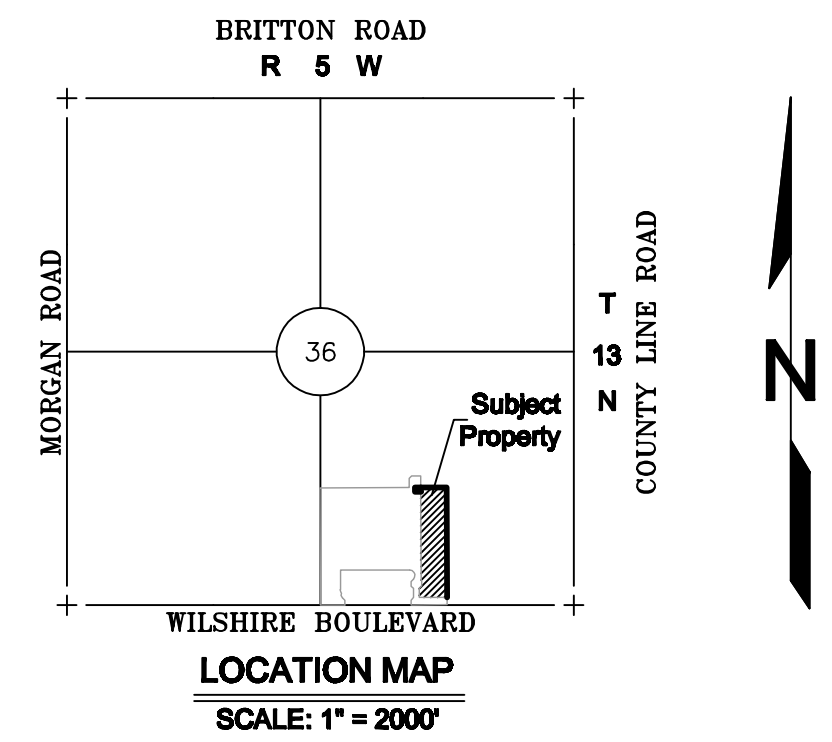
SURVEYOR'S NOTARY

ABSTRACTOR

COUNTY

CITY

7.33 Acres  
37 Lots



**CITY PLANNING COMMISSION APPROVAL**

I, the undersigned, Planning Director of the City of Oklahoma City, Oklahoma, do hereby certify that said Planning Commission duly approved the Final Plat of VILLAS AT CRESTSTONE RIDGE, an addition to the City of Oklahoma City being a subdivision of part of the Southeast Quarter of Section 36, T13N, R5W, I.M., Canadian County, Oklahoma, on the \_\_\_ day of \_\_\_\_\_, 201\_\_\_

PLANNING DIRECTOR

**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 unperfected 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 VILLAS AT CRESTSTONE RIDGE an addition to the City of Oklahoma City, Canadian County, Oklahoma on the \_\_\_ day of \_\_\_\_\_, 201\_\_\_

CITY CLERK

**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**

Be it hereby resolved by the City Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the attached plat of VILLAS AT CRESTSTONE RIDGE are hereby accepted.

ADOPTED by the City Council of the City of Oklahoma City, Oklahoma this day of \_\_\_\_\_, 201\_\_\_

MAYOR

CITY CLERK

**LEGAL DESCRIPTION**

A tract of land lying in the West Half (W1/2) of the SE 1/4 of 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 1321.08 ft. to the SE Corner of the W 1/2 of said SE 1/4;  
THENCE N00°12'53"W along the East line of the W 1/2 of said SE 1/4 a distance of 75.00 ft. to the POINT OR PLACE OF BEGINNING;  
THENCE S89°46'21"W a distance of 290.02 ft.;  
THENCE N00°13'39"W a distance of 95.00 ft.;  
THENCE N44°46'21"E a distance of 35.36 ft.;  
THENCE N00°13'39"W a distance of 50.00 ft.;  
THENCE N45°32'56"W a distance of 8.55 ft.;  
THENCE N00°13'39"W a distance of 781.99 ft.;  
THENCE S89°46'21"W a distance of 93.00 ft.;  
THENCE N00°13'39"W a distance of 72.00 ft.;  
THENCE N89°46'21"E a distance of 95.00 ft.;  
THENCE N00°13'39"W a distance of 118.00 ft.;  
THENCE N89°46'21"E a distance of 269.35 ft. to a point being on the East line of the W 1/2 of said SE 1/4;  
THENCE S00°12'53"E a distance of 1148.00 ft. to the POINT OR PLACE OF BEGINNING.

**FINAL PLAT**

**VILLAS AT CRESTSTONE RIDGE**  
Canadian County, Oklahoma

ISCH & ASSOCIATES, INC.

14848 Bristol Park Boulevard - EDMOND - OKLAHOMA 73013  
OFFICE (405) 286-5696 - FAX (405) 286-5982  
Certificate of Authorization No. 1139 EXP. Date 6-30-15