Final Plat
CRESTSTONE RIDGE I

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

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 CRESTSTONE RIDGE I, 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 CRESTSTONE RIDGE I, 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 Creststone development and that Common Areas A, B, C, D, & E as shown on the Plat of CRESTSTONE RIDGE I are Common Areas 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 said Common Area "C", as may be required by the City of Oklahoma City. All property owners within the CRESTSTONE RIDGE I plat shall be members of the 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)
) SS
COUNTY OF OKLAHOMA)

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 do hereby certify that the annexed plat of CRESTSTONE RIDGE I, 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)
) ss
COUNTY OF OKLAHOMA)

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 CRESTSTONE RIDGE I, 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 CRESTSTONE RIDGE I, 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.

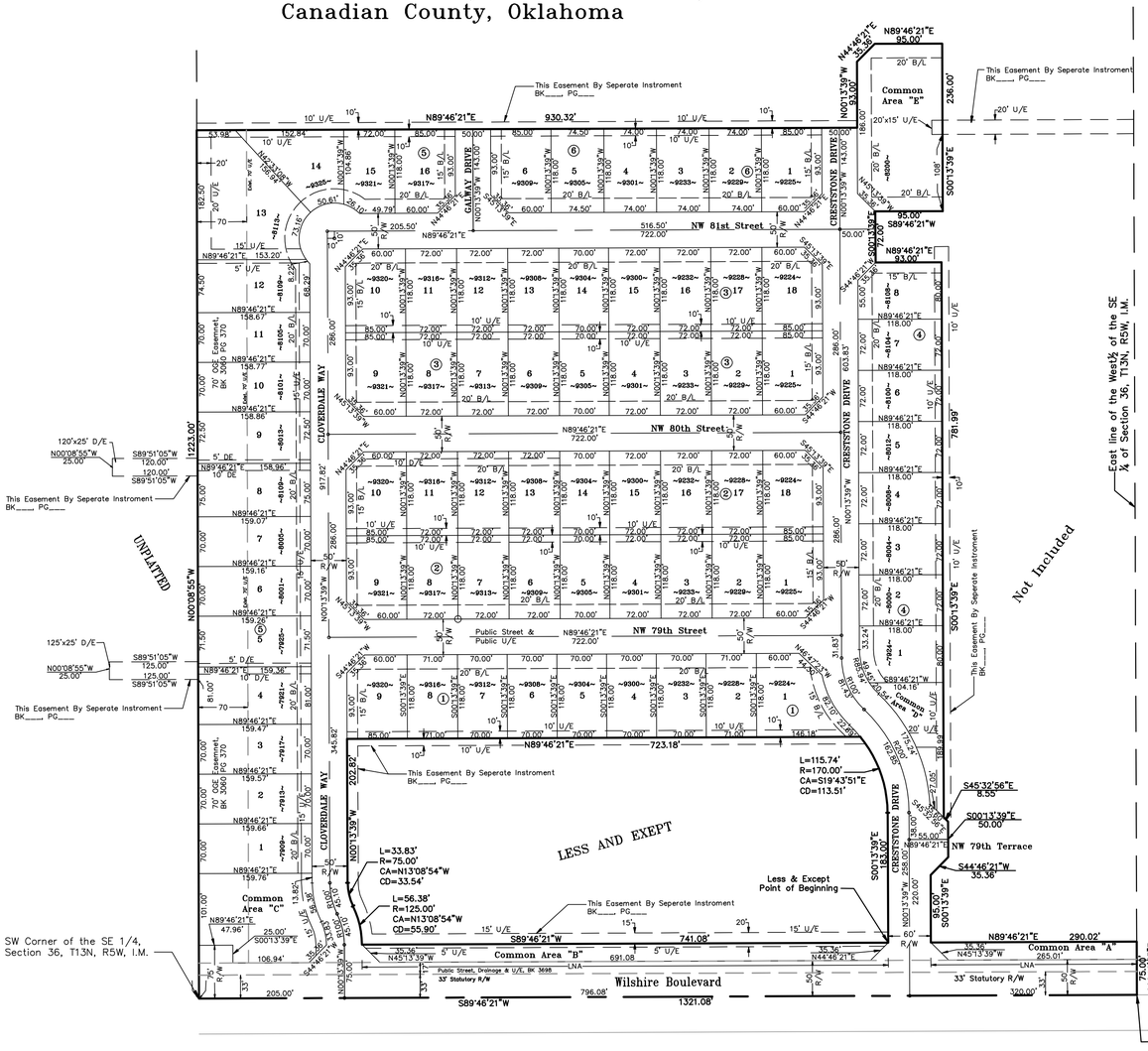
IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed in El Reno, Oklahoma, on this _____ day of _____, 201__.

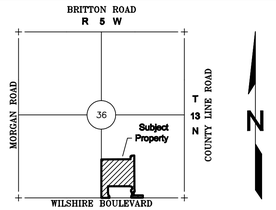
_____

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 unmatured 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 CRESTSTONE RIDGE I an addition to the City of Oklahoma City, Canadian County, Oklahoma on the _____ day of _____, 201__.

_____
CITY CLERK





LOCATION MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION

A tract of land lying in the West Half (W½) of the SE¼ 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 SE¼ a distance of 1321.08 ft. to the SE Corner of the W½ of said SE¼ also being POINT OR PLACE OF BEGINNING;
THENCE Continuing along the South line of said SE¼ a distance of 1321.08 ft. to the SW corner of said SE¼;
THENCE N00°08'55"W along the West line of said SE¼ a distance of 1223.00 ft.;
THENCE N89°46'21"E a distance of 930.32 ft.;
THENCE N00°13'39"W a distance of 93.00 ft.;
THENCE N44°46'21"E a distance of 35.36 ft.;
THENCE N89°46'21"E a distance of 95.00 ft.;
THENCE S00°13'39"E a distance of 236.00 ft.;
THENCE S89°46'21"W a distance of 95.00 ft.;
THENCE S00°13'39"E a distance of 72.00 ft.;
THENCE N89°46'21"E a distance of 93.00 ft.;
THENCE S00°13'39"E a distance of 781.99 ft.;
THENCE S45°32'56"E a distance of 8.55 ft.;
THENCE S00°13'39"E a distance of 50.00 ft.;
THENCE S44°46'21"W a distance of 35.36 ft.;
THENCE S00°13'39"E a distance of 95.00 ft.;
THENCE N89°46'21"E a distance of 290.02 ft. to a point being on the East line of said W½;
THENCE S00°12'53"E along said East line a distance of 75.00 ft. to the POINT OR PLACE OF BEGINNING;

LESS AND EXCEPT

COMMENCING At the SE corner of said Sec. 36;
THENCE S89°46'21"W along the South line of said SE¼ a distance of 1321.08 ft. to the SE Corner of the W½ of said SE¼;
THENCE N00°12'53"W along the East line of Said W½ a distance of 75.00 ft.;
THENCE S89°46'21"W a distance of 350.02 ft. to a point being the POINT OR PLACE OF BEGINNING;
THENCE S89°46'21"W a distance of 741.08 ft. to a non-tangent curve;
THENCE Along said curve to the to left having a radius of 125.00 ft. for an arc length of 56.38 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 to 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 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;

PRELIMINARY IN NATURE
ALL DIMINSIONS NEED TO
VERIFIED W/ THE APPROVED FINAL PLAT

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 that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.
The Base Line for this Plat is South line of the SE ¼ of Section 36, T13N, R5W, I.M. – S89°46'21"W –

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 CRESTSTONE RIDGE I, 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

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 CRESTSTONE RIDGE I are hereby accepted.

ADOPTED by the City Council of the City of Oklahoma City, Oklahoma this _____ day of _____, 201__.

_____
MAYOR

ATTEST: _____

NOTES:
1. 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, torage 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 ussuance of a certificate of occupancy for the applicable lot.
3. 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 beyone the front wall of residence, towards the street right-of-way.

OWNER'S NOTARY | SURVEYOR | SURVEYOR'S NOTARY | ABSTRACTER | COUNTY | CITY

25 Acres
75 Lots

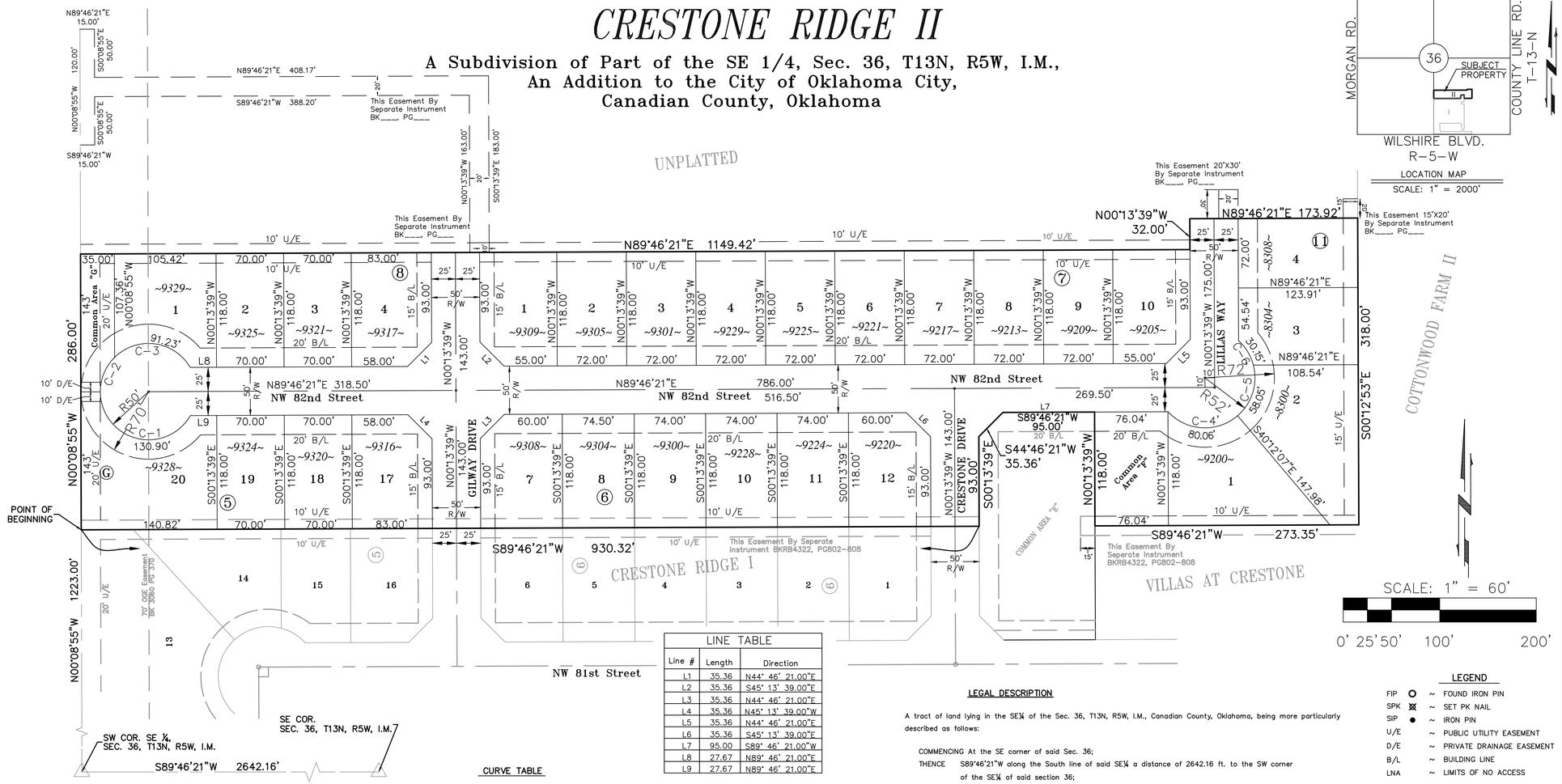
FINAL PLAT
CRESTSTONE RIDGE I
Canadian County, Oklahoma

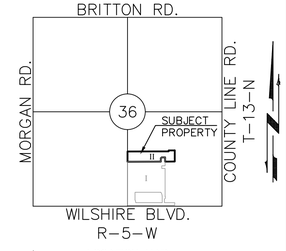
ISCH & ASSOCIATES, INC.
14848 Bristol Park Boulevard – EDMOND – OKLAHOMA 73013
OFFICE (405) 286-5696 – FAX (405) 286-5982
Certificate of Autorization No. 1139 EXP. Date 6-30-15

P:\Project Plans\13N-05W\36\ROGREBO\Creststone Ridge\dwg\Final Plat Creststone Ridge I.dwg, 10/21/2014 1:20:39 PM

Final Plat
CRESTONE RIDGE II

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





LOCATION MAP
SCALE: 1" = 2000'

SCALE: 1" = 60'
0' 25' 50' 100' 200'

LINE TABLE

Line #	Length	Direction
L1	35.36	N44° 46' 21.00"E
L2	35.36	S45° 13' 39.00"E
L3	35.36	N44° 46' 21.00"E
L4	35.36	N45° 13' 39.00"W
L5	35.36	N44° 46' 21.00"E
L6	35.36	S45° 13' 39.00"E
L7	95.00	S89° 46' 21.00"W
L8	27.67	N89° 46' 21.00"E
L9	27.67	N89° 46' 21.00"E

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	50.00'	150°00'00"	186.60'	130.90'	96.59'	N75°13'39"W
C-2	50.00'	45°27'32"	20.95'	39.67'	38.64'	N22°30'07"E
C-3	50.00'	104°32'28"	64.62'	91.23'	79.09'	S82°29'53"E
C-4	52.00'	88°12'49"	50.40'	80.06'	72.38'	S86°38'22"E
C-5	52.00'	63°57'32"	32.47'	58.05'	55.08'	N17°16'28"E
C-6	52.00'	33°13'03"	15.51'	33.22'	29.73'	N31°18'50"W

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 ¼ of Section 36, T13N, R5W, I.M. – S89°46'21"W –

LEGAL DESCRIPTION

A tract of land lying in the SE¼ 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 SE¼ a distance of 2642.16 ft. to the SW corner of the SE¼ of said section 36;
THENCE N00°08'55"W along the West line of said SE¼ a distance of 1223.00 ft. to the NW corner of Lot 13, Block 5 Crestone Ridge I according to the Final Plat thereof recorded in Book PL 9 at Page 473 of the records of Canadian County, Oklahoma said point being the POINT OR PLACE OF BEGINNING;
THENCE Continuing N00°08'55"W along the West line of said SE¼ a distance of 286.00 ft.
THENCE N89°46'21"E a distance of 1149.42 ft.;
THENCE N00°13'39"W a distance of 32.00 ft.;
THENCE N89°46'21"E a distance of 173.92 ft. to a point on the West line of Cottonwood Farm II, according to the Final Plat thereof recorded in Book PL 9 at Page 236 of the records of Canadian County, Oklahoma;
THENCE S00°12'53"E along said West line a distance of 318.00 ft.;
THENCE S89°46'21"W a distance of 273.35 ft. to the NW corner of Lot 23, Block 2 Villas at Crestone Ridge according to the Final Plat thereof recorded in Book PL 9 at Page 517 of the records of Canadian County, Oklahoma and said point being on the East line of Common Area "E" Crestone Ridge I;
THENCE N00°13'39"W along said East line distance of 118.00 ft. to the Northeast Corner of said Common Area "E";
THENCE S89°46'21"W a distance of 95.00 ft.;
THENCE S44°46'21"W a distance of 35.36 ft.;
THENCE S00°13'39"E a distance of 93.00 ft.;
THENCE S89°46'21"W a distance of 930.32 ft. to the POINT OR PLACE OF BEGINNING;

LEGEND

FIP	○	~ FOUND IRON PIN
SPK	⊠	~ SET PK NAIL
SIP	●	~ IRON PIN
U/E		~ PUBLIC UTILITY EASEMENT
D/E		~ PRIVATE DRAINAGE EASEMENT
B/L		~ BUILDING LINE
LNA		~ LIMITS OF NO ACCESS

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 II, 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 II, 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 Common Area F as shown on the Plat of CRESTONE RIDGE II are Common Areas to be owned and maintained by Said Property Owners Association. The Property Owners Association is charged with the responsibility of maintaining said Common Area "F". All property owners within the CRESTONE RIDGE II 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)
) SS
COUNTY OF OKLAHOMA)

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, Colin K. Beatty, a Licensed Professional Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of CRESTONE RIDGE II, 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.

_____
Colin K. Beatty, PLS #1870 Date:

STATE OF OKLAHOMA)
) ss
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 201__, personally appeared Colin K. Beatty, 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 II, 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 CRESTONE RIDGE II, 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 unmatured 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 II an addition to the City of Oklahoma City, Canadian County, Oklahoma on the _____ day of _____, 201__.

_____
CITY CLERK

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 CRESTONE RIDGE II, 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

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 CRESTONE RIDGE II are hereby accepted.

ADOPTED by the City Council of the City of Oklahoma City, Oklahoma this _____ day of _____, 201__.

_____
MAYOR

ATTEST:

OWNER'S NOTARY | SURVEYOR | SURVEYOR'S NOTARY | ABSTRACTER | COUNTY | CITY

8.50 acres
28 Lots

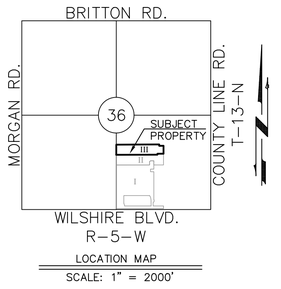
FINAL PLAT
CRESTONE RIDGE II
Canadian County, Oklahoma

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 6-30-19

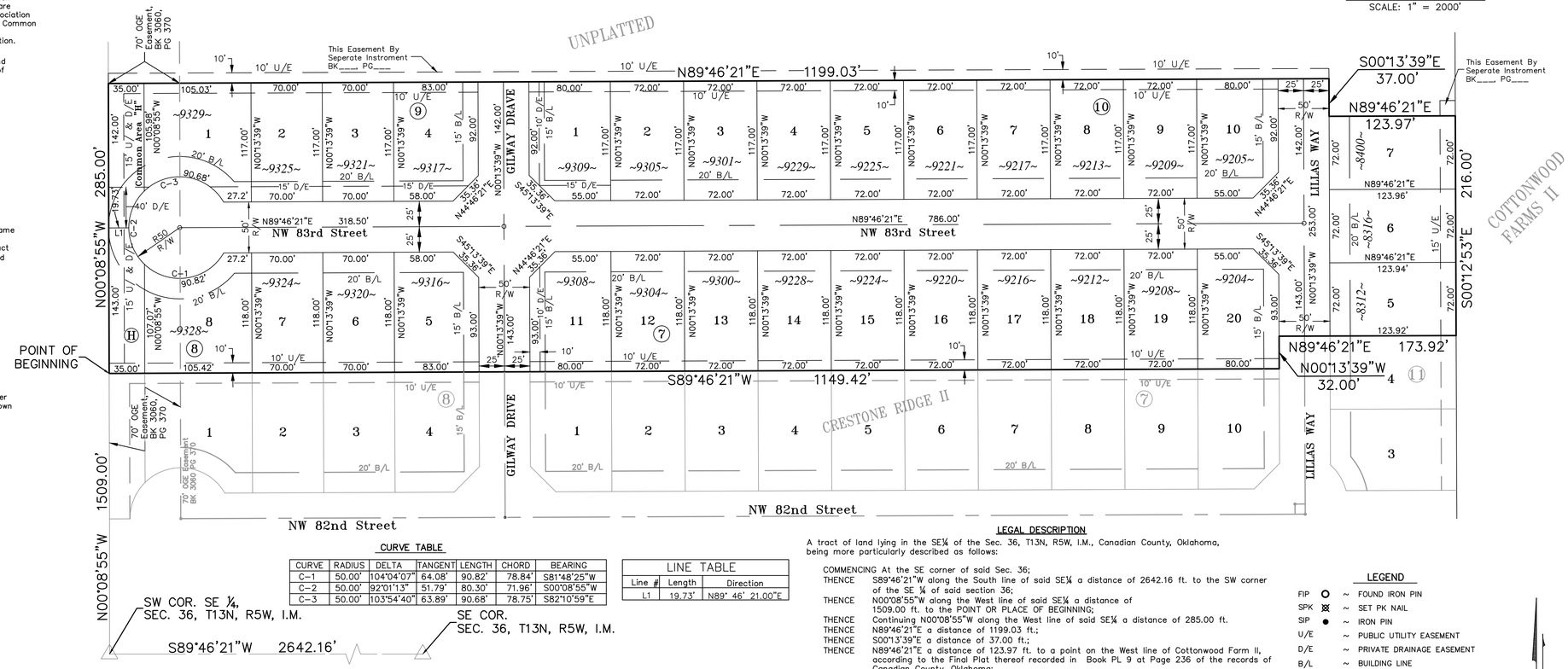
P:\PROJECT PLANS\T13N-R05W\36\ROGREBO\CRESTONE RIDGE II\DWG\FINAL PLAT-CRESTONE-II.dwg, 11/29/2018 12:04:15 PM, GEI

Final Plat
CRESTONE RIDGE III

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



LOCATION MAP
SCALE: 1" = 2000'



CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C–1	50.00'	104°04'07"	64.08'	90.82'	78.84'	S81°48'25"W
C–2	50.00'	92°01'13"	51.79'	80.30'	71.96'	S00°08'55"W
C–3	50.00'	103°54'40"	63.89'	90.68'	78.75'	S82°10'59"E

LINE TABLE

Line #	Length	Direction
L1	19.73'	N89° 46' 21.00"E

SW COR. SE ¼, SEC. 36, T13N, R5W, I.M.
S89°46'21"W 2642.16'
SE COR. SEC. 36, T13N, R5W, I.M.

LEGAL DESCRIPTION

A tract of land lying in the SE¼ 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 SE¼ a distance of 2642.16 ft. to the SW corner of the SE ¼ of said section 36;
THENCE N00°08'55"W along the West line of said SE¼ a distance of 1509.00 ft. to the POINT OR PLACE OF BEGINNING;
THENCE Continuing N00°08'55"W along the West line of said SE¼ a distance of 285.00 ft.
THENCE N89°46'21"E a distance of 1199.03 ft.;
THENCE S00°13'39"E a distance of 37.00 ft.;
THENCE N89°46'21"E a distance of 123.97 ft. to a point on the West line of Cottonwood Farm II, according to the Final Plat thereof recorded in Book PL 9 at Page 236 of the records of Canadian County, Oklahoma;
THENCE S00°12'53"E along said west line a distance of 216.00 ft.;
THENCE S89°46'21"W a distance of 173.92 ft.;
THENCE S00°13'39"E a distance of 32.00 ft.;
THENCE S89°46'21"W a distance of 1149.42 ft. to the POINT OR PLACE OF BEGINNING;

LEGEND

FIP	~	FOUND IRON PIN
SPK	~	SET PK NAIL
SIP	~	IRON PIN
U/E	~	PUBLIC UTILITY EASEMENT
D/E	~	PRIVATE DRAINAGE EASEMENT
B/L	~	BUILDING LINE
LNA	~	LIMITS OF NO ACCESS

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.

SCALE: 1" = 60'
0' 25' 50' 100' 200'

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 III, 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 III, 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 III 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)
) SS
COUNTY OF OKLAHOMA)

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, Colin K. Beatty, a Licensed Professional Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of CRESTONE RIDGE III, 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.

_____
Colin K. Beatty, PLS #1870 Date:

STATE OF OKLAHOMA)
) ss
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of _____, 201__, personally appeared Colin K. Beatty, 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 III, 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 CRESTONE RIDGE III, 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 unmatured 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 III an addition to the City of Oklahoma City, Canadian County, Oklahoma on the _____ day of _____, 201__.

_____
CITY CLERK

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 CRESTONE RIDGE III, 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

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 CRESTONE RIDGE III are hereby accepted.

ADOPTED by the City Council of the City of Oklahoma City, Oklahoma this ____ day of _____, 201__.

_____
MAYOR

ATTEST: _____

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 ¼ of Section 36, T13N, R5W, I.M. – S89°46'21"W –

OWNER'S NOTARY | SURVEYOR | SURVEYOR'S NOTARY | ABSTRACTER | COUNTY | CITY

8.42 acres
31 Lots

FINAL PLAT
CRESTONE RIDGE III
Canadian County, Oklahoma

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 6–30–19

P:\PROJECT PLANS\T13N-R5W\36\ROGREBO\CRESTONE RIDGE III\DWG\FINAL-PLAT-CRESTONE-III.dwg, 11/29/2018 12:06:03 PM, GEI