#### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That PONDEROSA ESTATES L.L.C., 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 all the streets and easements shown hereon to the public, for the purposes of streets, 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.

The streets shown herein as private streets are not dedicated to the City of Oklahoma City and are not maintained by the City of Oklahoma City. Said streets must remain open or accessible for emergency vehicles and public utility vehicles. Every deed must clearly acknowledge: "Roadways are private and not maintained by the City of Oklahoma City." Prior to the sale of any parcel in this subdivision, a conspicuous sign shall be posted and maintained at the entrance: "Private Roadways—Not Maintained by the City of Oklahoma City." Maintenance of the private streets is the responsibility of the property owners association and/or all of the property owners within the

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this \_\_\_\_\_ \_\_\_\_\_, \_\_\_\_. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

PONDEROSA ESTATES L.L.C.

MICHAEL LOVE MANAGER

STATE OF OKLAHOMA COUNTY OF CLEVELAND

Before me, the undersigned Notary Public, in and for said County and State on this \_\_\_\_ day \_\_\_\_\_, personally appeared MICHAEL LOVE, MANAGER OF PONDEROSA ESTATES L.L.C., 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 set forth.

MY COMMISSION EXPIRES:

May 2, 2019

NOTARY PUBLIC #11004011

### LAND SURVEYOR'S CERTIFICATE

I, JENNIFER L. WHITEY, 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.

JENNIFER L. WHITEY, PLS 1517

STATE OF OKLAHOMA COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared JENNIFER L. WHITEY, 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 \_\_\_\_\_ day of \_\_\_\_\_\_, \_\_\_\_, \_\_\_\_.

MY COMMISSION EXPIRES:

March 28, 2019

NOTARY PUBLIC #03005138

## CITY PLANNING COMMISSION APPROVAL

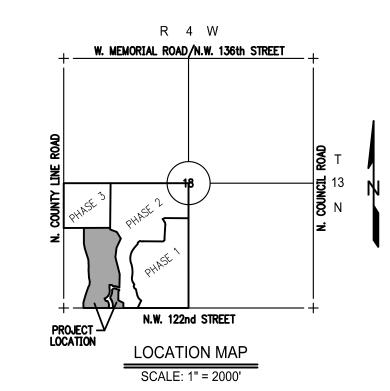
\_\_ , Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

PLANNING DIRECTOR

FINAL PLAT

# PONDEROSA ESTATES PHASE 4

A PART OF THE SW/4, SECTION 18, T13N, R4W, I.M. OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



#### LEGAL DESCRIPTION

TRACT #1

A tract of land situate within a portion of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Thirteen North North (T13N), Range Four West (R4W) of the Indian Meridian (I.M.) in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner of said SW/4: thence

S89°39'23"E along the South line of said SW/4 a distance of 463.59 feet to POINT OF BEGINNING #1; thence

N00°20'37"E a distance of 156.81 feet; thence N15°37'30"E a distance of 170.84 feet; thence N18°58'50"E a distance of 160.00 feet; thence N28°33'58"E a distance of 60.05 feet; thence N03°13'53"E a distance of 69.44 feet; thence N10°44'17"W a distance of 80.62 feet; thence N03°36'43"W a distance of 160.00 feet; thence N03°30'47"E a distance of 80.62 feet; thence N03°44'12"W a distance of 138.83 feet; thence N17°43'34"W a distance of 239.54 feet; thence

N09°48'53"W a distance of 107.45 feet: thence NO0°12'16"W a distance of 326.20 feet to a point on the Southerly boundary line of PONDEROSA ESTATES, PHASE 3 according to the recorded plat thereof; thence

N89°47'44"E along said boundary line a distance of 545.86 feet to the Southeast corner of PONDEROSA ESTATES, PHASE 3, same being a point on the Westerly boundary line of PONDEROSA ESTATES, PHASE 2 according to the recorded plat thereof; thence along said boundary line of said plat the following Twenty (20) courses:

1. S00°33'06"W a distance of 33.40 feet; thence 2. S68°23'30"E a distance of 150.15 feet; thence

3. S31°58'05"E a distance of 160.18 feet; thence 4. S24°58'09"W a distance of 211.38 feet; thence 5. S07°23'27"W a distance of 199.55 feet; thence

6. S14°26'09"E a distance of 366.36 feet; thence 7. S01°11'44"W a distance of 274.09 feet; thence

8. N72°29'33"W a distance of 60.10 feet to a point on a curve to the left; thence 9. 46.36 feet along the arc of said curve having a radius of 150.00 feet, subtended by a chord of 46.18 feet which

bears N81°20'51"W; thence 10. S89°47'52"W a distance of 30.60 feet; thence

11. N41°30'19"W a distance of 37.04 feet; thence

12. N89°13'02"W a distance of 50.00 feet to a point on a curve to the right; thence

13. 110.38 feet along the arc of said curve having a radius of 1025.00 feet, subtended by a chord of 110.33 feet which bears S01°44'36"E, to a point of reverse curvature: thence 14. 219.05 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 205.03 feet which

bears S31°01'49"W; thence

15. S26°23'13"E a distance of 50.00 feet; thence 16. S79°07'30"E a distance of 39.65 feet to a point on a curve to the right; thence

17. 101.35 feet along the arc of said curve having a radius of 160.00 feet, subtended by a chord of 99.67 feet which

County Treasurer's

Bonded Abstractor's

18. S00°20'27"W a distance of 20.24 feet; thence

19. S45°20'27"W a distance of 35.42 feet: thence

20. S00°20'37"W a distance of 50.00 feet to a point on the South line of said SW/4; thence

N89°39'23"W along said South line a distance of 506.24 feet to POINT OF BEGINNING #1.

Said tract contains 1,022,508 Sq Ft or 23.474 Acres, more or less.

#11004011

EXP. 05/02/19

Owner's Notary

TOGETHER WITH:

## TRACT #2

A tract of land situate within a portion of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Thirteen North North (T13N), Range Four West (R4W) of the Indian Meridian (I.M.) in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner of said SW/4; thence

S89°39'23"E along the South line of said SW/4 a distance of 1099.92 feet to POINT OF BEGINNING #2, same being a point on the exterior boundary line of PONDEROSA ESTATES, PHASE 2, according to the recorded plat thereof; thence along said boundary line of said plat the following Seventeen (17) courses:

1. N00°20'37"E a distance of 50.00 feet; thence 2. N44°39'33"W a distance of 35.43 feet: thence

3. NO0°20'27"E a distance of 20.23 feet to a point on a curve to the left; thence

4. 158.51 feet along the arc of said curve having a radius of 240.00 feet, subtended by a chord of 155.65 feet which bears N18°34'50"W: thence

5. NO2°15'46"W a distance of 39.28 feet to a point on a curve to the left; thence 6. 147.68 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 145.04 feet which

bears N13°58'27"E to a point of reverse curvature; thence 7. 1.27 feet along the arc of said curve having a radius of 975.00 feet, subtended by a chord of 1.27 feet which bears

N04°47'28.2"W; thence

8. N41°31'24"E a distance of 35.24 feet; thence 9. N89°47'52"E a distance of 28.88 feet to a point on a curve to the right; thence

10. 30.91 feet along the arc of said curve having a radius of 100.00 feet, subtended by a chord of 30.79 feet which

/JENNIFER

WHITEY

Land Surveyor's

#03005138

Surveyor's Notary

EXP. 03/28/19

11. S72°29'32.7"E a distance of 74.05 feet to a point on a curve to the left; thence 12. 0.69 feet along the arc of said curve having a radius of 150.00 feet, subtended by a chord of 0.69 feet which

bears S72°37'24"E; thence

13. S01°11'44"W a distance of 2.64 feet; thence

14. S37°34'01"W a distance of 35.31 feet; thence

15. S00°20'27"W a distance of 187.10 feet; thence 16. S64°01'53"E a distance of 117.05 feet; thence

17. S00°12'17"E a distance of 155.82 feet to a point on the South line of said SW/4; thence

N89°39'23"W along said South line a distance of 196.34 feet to POINT OF BEGINNING #2.

Said tract contains 77.358 Sa Ft or 1.776 Acres, more or less.

Total tract contains 1,099,866 Sq Ft or 25.250 Acres, more or less.

CityClerk Seal

City CORPORATE

#### BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of OKLAHOMA, 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 PONDEROSA ESTATES L.L.C., that on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_, 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 \_\_\_\_\_, 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 \_\_\_\_\_, day of \_\_\_\_\_\_, \_\_\_\_\_,

AMERICAN EAGLE TITLE COMPANY

VICE-PRESIDENT

#### COUNTY TREASURER'S CERTIFICATE

\_\_, do hereby certify that I am the duly elected, qualified and acting County Treasurer of OKLAHOMA COUNTY. STATE of OKLAHOMA, that the tax records of said County show all taxes are paid for the year \_\_\_\_\_, 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 years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of OKLAHOMA CITY, OKLAHOMA, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_, \_\_\_\_.

COUNTY TREASURER

#### 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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_, \_\_\_\_.

ATTEST:

CITY CLERK

MAYOR

## CERTIFICATE OF CITY CLERK

, 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 unmatured installments 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 \_\_\_\_, day of \_\_\_\_, \_\_\_, \_\_\_.

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. CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:

3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"

MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973"

3. PROPERTY CORNER MONUMENTS SHALL BE:

FOR THE APPLICABLE LOT.

4. A SIDEWALK IS REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY

5. TWO 1½ INCH CALIPER TREES, OR ONE 3-INCH CALIPER TREE, SHALL BE PLANTED IN THE FRONT YARD OF ALL LOTS WHERE THE GARAGE ETENDS BEYOND THE FRONT WALL OF A RESIDENCE, TOWARDS THE STREET RIGHT-OF-WAY.

6. MAINTENANCE OF COMMON AREAS, ISLANDS/MEDIANS, PRIVATE STREETS, AND PRIVATE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNERS WITHIN THE DEVELOPMENT. NO STRUCTURES, STORAGE OF MATERIAL, GRADING. FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN DRAINAGE RELATED COMMON AREAS OR DRAINAGE EASEMENTS.

> FINAL PLAT TO SERVE PONDEROSA ESTATES PHASE 4

> > 300 Pointe Parkway Blvd.

Yukon, Oklahoma 73099



SHEET NO.: 1 OF 2 405.787.6270 † 405.787.6276 f www.craftontull.com

08/08/2017 PROJECT NO.: 176063-00

ERTIFICATE OF AUTHORIZATION: A 973 (PF/LS) EXPIRES 6/30/2018

