

# FINAL PLAT OF BROOKSTONE LAKES PHASE 2

A PART OF THE N.E./4 OF SEC. 15, T-11-N, R-5-W, I.M.,  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That LIGHTNING CREEK DEVELOPMENT, LLC an Oklahoma Limited Liability Company, 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.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 27th day of October, 2011. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

LIGHTNING CREEK DEVELOPMENT, LLC

*Sandy Houser*  
SANDY HOUSER, PRESIDENT  
LEGACY HOMES INC., MANAGER/MEMBER

STATE OF OKLAHOMA )  
COUNTY OF CLEVELAND )

Before me, the undersigned Notary Public, in and for said County and State on this 27th day of October, 2011, personally appeared SANDY HOUSER, President, Legacy Homes Inc., Manager/Member, of LIGHTNING CREEK DEVELOPMENT, LLC, 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 2nd, 2015

*June E. Young*  
NOTARY PUBLIC  
#11004011

### LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (N.E./4) of Section Fifteen (15), Township Eleven North (T-11-N), Range Five West (R-5-W) of the Indian Meridian (I.M.), Being more particularly described as follows:

Commencing at the N.E./C of Said N.E./4; Thence S00°14'05"E along the East line of Said N.E./4 a distance of 1780.00 feet to the Point of Beginning; Thence continuing S00°14'05"E a distance of 835.00 feet; Thence S89°45'55"W a distance of 500.48 feet; Thence S87°40'58"W a distance of 55.04 feet; Thence S89°45'55"W a distance of 175.00 feet; Thence S00°14'05"E a distance of 14.32 feet to a point on the South line of Said N.E./4; Thence N00°18'19"E a distance of 102.22 feet; Thence N35°23'05"E a distance of 170.96 feet; Thence N06°28'58"W a distance of 484.05 feet; Thence N27°16'51"E a distance of 261.01 feet; Thence N89°18'51"E a distance of 303.62 feet; Thence N69°16'02"E a distance of 229.84 feet; Thence N48°16'15"E a distance of 49.46 feet; Thence S50°04'22"E a distance of 402.47 feet to a Point on the South Line of BROOKSTONE LAKES PHASE 1;

Thence along said South Line the following Two (2) Calls:

- 1. Thence N39°55'38"E a distance of 40.00 feet;
- 2. Thence N89°45'55"E a distance of 821.94 feet to the Point of Beginning;

Said tract containing 37.65 acres, more or less.

### LAND SURVEYOR'S CERTIFICATE

I, WILLIAM SULLIVAN, 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.

*William Sullivan*  
WILLIAM SULLIVAN, R.P.L.S. 1571

STATE OF OKLAHOMA )  
COUNTY OF CLEVELAND )

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared WILLIAM SULLIVAN, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this 30th day of October, 2011.

MY COMMISSION EXPIRES:

May 2nd, 2015

*June E. Young*  
NOTARY PUBLIC  
#11004011

### CITY PLANNING COMMISSION APPROVAL

I, *Fussell Claus*, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 10th day of *March*, 2011.

*Fussell Claus*  
PLANNING DIRECTOR

### CERTIFICATE OF CITY CLERK

I, *Drana Kerry*, 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 unamortized 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 15th day of *November*, 2011.

*Drana Kerry*  
CITY CLERK

### 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 LIGHTNING CREEK DEVELOPMENT, LLC an Oklahoma Limited Liability Company, that on the 14th day of *October*, 2011, there are no actions pending or judgments 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 2012, 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 27th day of *October*, 2011.

FIRST AMERICAN TITLE & TRUST COMPANY

*Joy Scheller*  
VICE-PRESIDENT

NUMBER	BEARING	DISTANCE
L1	N48°16'15"E	49.46'
L2	N39°55'38"E	40.00'
L3	S00°14'05"E	9.04'
L4	N44°45'55"E	35.36'
L5	N45°14'05"E	35.36'
L6	S44°45'55"W	35.36'
L7	N44°45'55"E	35.36'
L8	N44°45'55"E	35.36'
L9	N45°14'05"E	35.36'
L10	S44°45'55"W	35.36'
L11	S45°14'05"E	35.36'
L12	S44°45'55"W	35.36'
L13	N45°14'05"E	35.36'
L14	N44°45'55"E	35.36'
L15	N44°45'55"E	35.36'
L16	S45°14'05"E	35.36'
L17	S45°14'05"E	35.36'
L18	S44°45'55"W	35.36'
L19	S44°45'55"W	35.36'
L20	S45°14'05"E	35.36'
L21	N44°45'55"E	35.36'
L22	N44°45'55"E	35.36'
L23	S44°45'55"W	35.36'
L24	S45°14'05"E	35.36'
L25	N44°45'55"E	35.36'
L26	N89°45'55"E	115.53'
L27	N89°45'55"E	115.01'
L28	N89°45'55"E	115.01'
L29	N89°45'55"E	115.01'
L30	S74°28'39"E	57.15'

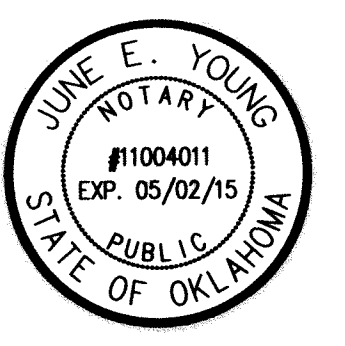
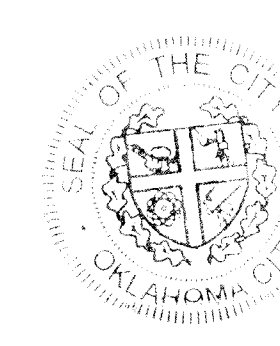
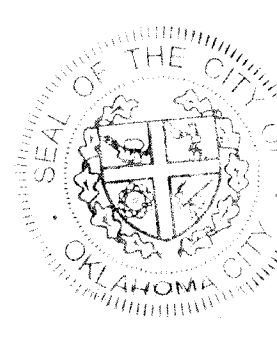
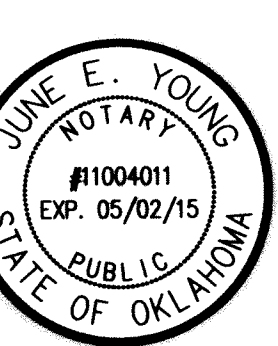
NUMBER	BEARING	DISTANCE
L31	N74°58'47"W	51.01'
L32	N74°58'47"W	51.01'
L33	N74°58'47"W	57.01'
L34	N74°58'47"W	57.01'
L35	N74°58'47"W	57.01'
L36	N74°58'47"W	57.01'
L37	N39°55'38"E	22.43'
L38	N89°45'55"E	58.99'
L39	N89°45'55"E	15.00'
L40	N89°45'55"E	22.19'
L41	S00°14'05"E	20.00'
L42	N89°45'55"E	15.00'
L43	S00°14'05"E	20.00'

DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	
C1	12°50'18"	300.00	67.22	33.75	N83°48'56"W	67.08
C2	12°50'18"	325.00	72.82	36.56	N83°48'56"W	72.67
C3	12°50'18"	275.00	61.62	30.94	S83°48'56"E	61.49
C4	12°50'18"	300.00	67.22	33.75	S83°48'56"E	67.08
C5	12°50'18"	275.00	61.62	30.94	S83°48'56"E	61.49
C6	12°50'18"	325.00	72.82	36.56	S83°48'56"E	72.67
C7	12°50'18"	300.00	67.22	33.75	N83°48'56"W	67.08
C8	12°50'18"	325.00	72.82	36.56	N83°48'56"W	72.67
C9	12°50'18"	275.00	61.62	30.94	N83°48'56"W	61.49
C10	12°50'18"	300.00	67.22	33.75	S83°48'56"E	67.08
C11	12°50'18"	275.00	61.62	30.94	S83°48'56"E	61.49
C12	12°50'18"	325.00	72.82	36.56	S83°48'56"E	72.67
C13	12°50'18"	300.00	67.22	33.75	S83°48'56"E	67.08
C14	12°50'18"	325.00	72.82	36.56	S83°48'56"E	72.67
C15	12°50'18"	275.00	61.62	30.94	S83°48'56"E	61.49
C16	12°50'18"	300.00	67.22	33.75	S83°48'56"E	67.08
C17	12°50'18"	275.00	61.62	30.94	S83°48'56"E	61.49
C18	12°50'18"	325.00	72.82	36.56	S83°48'56"E	72.67
C19	89°27'36"	145.00	226.40	143.64	S45°02'07"W	204.09
C20	89°27'36"	170.00	285.43	168.41	S45°02'07"W	239.28
C21	89°27'36"	120.00	187.36	118.87	S45°02'07"W	168.90
C22	09°18'27"	200.00	32.49	16.28	N04°53'19"W	32.45
C23	09°18'27"	225.00	36.55	18.32	N04°53'19"W	36.51
C24	09°18'27"	175.00	28.43	14.25	N04°53'19"W	28.40
C25	09°18'27"	200.00	32.49	16.28	N04°53'19"W	32.45
C26	09°18'27"	175.00	28.43	14.25	S04°53'19"E	28.40
C27	09°18'27"	225.00	36.55	18.32	N04°53'19"W	36.51
C28	37°40'15"	30.00	19.72	10.23	N19°08'27"E	19.37
C29	165°46'26"	52.00	150.45	416.71	N44°54'39"W	103.20
C30	37°33'47"	30.00	19.67	10.20	N70°59'02"E	19.32
C31	37°33'47"	30.00	19.67	10.20	S70°27'12"E	19.32
C32	165°07'34"	52.00	149.86	398.37	N44°45'55"E	103.13
C33	37°33'47"	30.00	19.67	10.20	S19°00'58"E	19.32

### 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 15th day of *November*, 2011.

*Drana Kerry* CITY CLERK  
*Mark Curtis* MAYOR

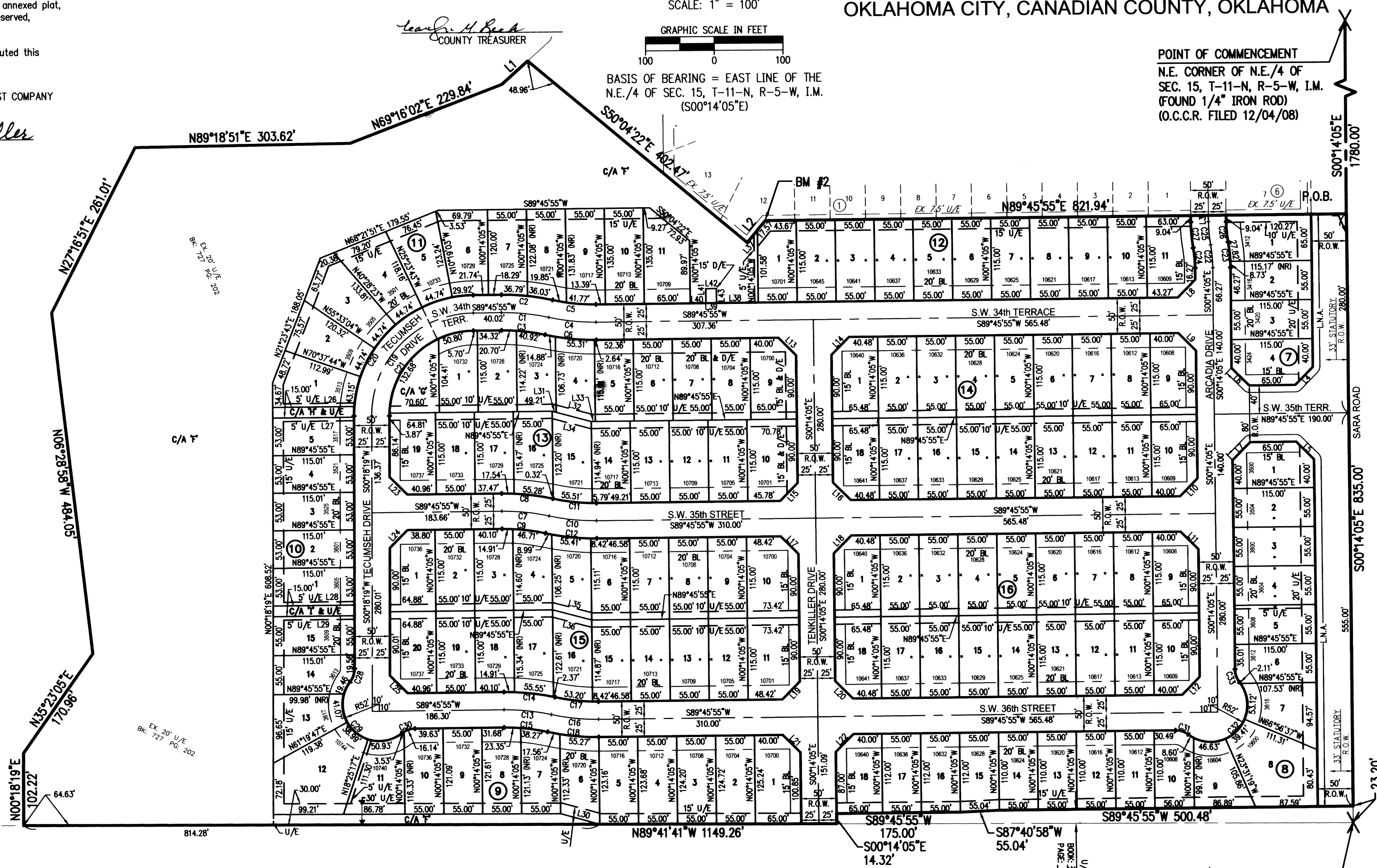


### COUNTY TREASURER'S CERTIFICATE

I, *Leah H. Reed*, 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 2012, 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.

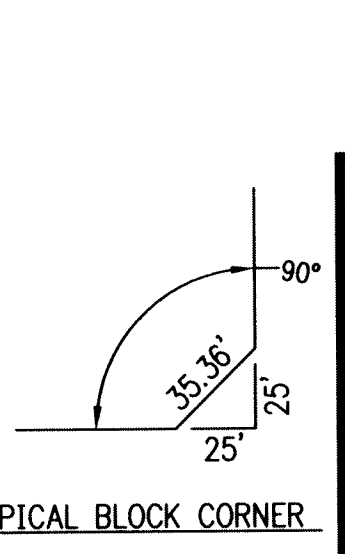
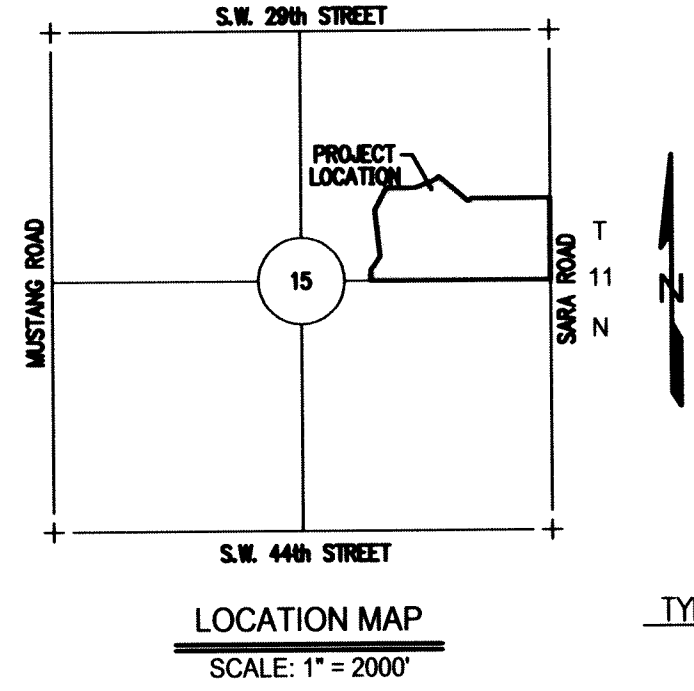
IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY OF EL RENO, OKLAHOMA, this 18th day of *November*, 2011.

*Leah H. Reed*  
COUNTY TREASURER



### 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 ROADWAY MONUMENTS SHALL BE AS FOLLOWS:  
MAGNETIC NAILS WITH WASHER FOR ALL PAVING  
3. PROPERTY CORNER MONUMENTS SHALL BE:  
3/8" IRON RODS WITH A PLASTIC CAP  
4. BENCHMARKS:  
1.) MAG NAIL W/ SHINER AT S.E. CORNER OF N.E./4 SEC. 15 T-11-N, R-5-W, I.M. ELEVATION = 1280.03 (NAVD 88)  
2.) SANITARY SEWER MANHOLE AT P. 1 - LOT 12, BLOCK 1, BROOKSTONE LAKES PHASE 1 ELEVATION = 1264.07 (NAVD 88)
- 5. MAINTENANCE OF THE COMMON AREAS AND ISLANDS/MEDIANS IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION WITHIN BROOKSTONE LAKES PHASE 2. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS 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.
- 6. A SIDEWALK SHALL BE REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR COLLECTOR STREET AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
- 7. IF THE GARAGE FRONT IS DESIGNED SO THAT THE GARAGE DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING, SCREENING WOULD BE PROVIDED BY PLANTING EITHER ONE 3 INCH CALIPER DECIDUOUS TREE OR TWO 1.5 INCH CALIPER TREES IN THE FRONT YARD.



LEGEND	
P.O.B.	POINT OF BEGINNING
BL	BUILDING LIMIT LINE
C/A	COMMON AREA
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
(NR)	NONRADIAL LINE
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

FINAL PLAT TO SERVE  
BROOKSTONE LAKES PHASE 2

214 E. Main  
Oklahoma City, Oklahoma 73104

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SHEET NO: 1 of 1  
DATE: 10/21/11  
PROJECT NO: 106034-00  
PB-2094