

Doc#: P 2009 11
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01:26:04 PM PL
Canadian County, OK

CHISHOLM CROSSING ADDITION SECTION I A PART OF THE NW 1/4, SECTION 34, T12N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

Know All Men By These Presents:

That Chisholm Crossing, LLC., an Oklahoma Limited Liability Company, hereby certifies that it is the owner of, and the only person(s), firm, corporation, or entity having any ownership rights, title or interest in and to the land shown on the annexed plat of CHISHOLM CROSSING ADDITION, SECTION I, an addition to the City of Oklahoma City, Oklahoma; that it has caused the same to be surveyed and platted into lots, blocks, streets, alleys and easements, as shown on said annexed plat.

The undersigned hereby dedicates all street rights-of-way, alleys and easements, as shown on said annexed plat to the public for streets, fire protection, utility and drainage easements, except those instruments which have been previously granted and are shown hereon by specific recording information, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements, and encumbrances.

In witness whereof the undersigned having caused this instrument to be executed this 4th day of August, 2009.

CHISHOLM CROSSING, LLC.
By: William P. Garrett

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

This instrument was acknowledged before me on the 4th day of August, 2009, WILLIAM P. GARRETT, as Manager of CHISHOLM CROSSING, LLC.

My Commission Expires: 3-1-12
Notary Public
My Commission Number: 00003788

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, GLEN W. SMITH, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and the annexed plat of CHISHOLM CROSSING ADDITION, SECTION I, an addition to the City of Oklahoma City, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 4th day of August, 2009, and the monuments shown thereon actually exist and their positions are correctly shown, and 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 the original media of this plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Glen W. Smith
Glen W. Smith, P.L.S.

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

This instrument was acknowledged before me on the 4th day of August, 2009, by Glen W. Smith.

My Commission Expires: 3-1-12
Notary Public
My Commission Number: 00003788

LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

- COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);
 - THENCE South 00°04'22" West along the West line of said Northwest Quarter, a distance of 871.55 feet, to the POINT OF BEGINNING;
 - THENCE South 89°55'38" East a distance of 1020.62 feet;
 - THENCE South 89°50'23" East a distance of 544.43 feet;
 - THENCE South 00°09'37" West a distance of 140.00 feet;
 - THENCE South 89°50'23" East a distance of 5.17 feet;
 - THENCE South 00°04'22" West a distance of 800.79 feet;
 - THENCE South 11°33'03" West a distance of 165.18 feet to a point on a curve;
 - THENCE Northwest on a nontangent curve to the left having a radius of 320.00 feet (said curve being subtended by a chord which bears North 82°2'15" West a chord length of 43.71 feet) for an arc distance of 43.74 feet;
 - THENCE North 86°16'50" West a distance of 342.30 feet to a point of curvature;
 - THENCE Northwest on a curve to the left having a radius of 970.00 feet (said curve being subtended by a chord which bears North 87°20'16" West a chord length of 35.80 feet) for an arc distance of 35.80 feet;
 - THENCE North 88°23'43" West a distance of 572.04 feet;
 - THENCE North 89°55'38" West a distance of 49.60 feet;
 - THENCE South 84°21'44" West a distance of 100.50 feet;
 - THENCE North 89°55'38" West a distance of 300.00 feet;
 - THENCE South 45°04'22" West a distance of 35.36 feet;
 - THENCE North 89°55'38" West a distance of 70.00 feet to a point on the west line of said Northwest Quarter;
 - THENCE North 00°04'22" East, along the West line of said Northwest Quarter, a distance of 1094.08 feet to the POINT OF BEGINNING;
- Said tract contains 1,683,345 square feet or 38.6443 acres more or less.

CITY CLERK'S CERTIFICATE

I, FRANCIS KERSEY, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatrued instalments upon special assessments have been paid in full and there are no special assessment procedures now pending against the land shown on the annexed plat of CHISHOLM CROSSING ADDITION, SECTION I, an addition to the City of Oklahoma City.

Signed by the City Clerk this 22nd day of September, 2009.
Francis Kersey
City Clerk

PLANNING COMMISSION'S CERTIFICATE

I, RUSSELL CLAUDS, Planning Director of the City of Oklahoma City, Oklahoma, hereby certify that the Oklahoma City Planning Commission duly approved the annexed plat of CHISHOLM CROSSING ADDITION, SECTION I, at a meeting on the 27th day of September, 2007.

Russell Clauds
RUSSELL CLAUDS, Planning Director

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff, do hereby certify that I am the duly qualified and acting County Treasurer of Canadian County, Oklahoma, and the tax records of said county show that all taxes for the year 2008 and prior years are paid on the annexed plat of CHISHOLM CROSSING ADDITION, SECTION I, an addition to the City of Oklahoma City, Oklahoma, and the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this 25 day of September, 2009.

David T. Radcliff
County Treasurer
by Leah J. Beck

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the annexed plat of CHISHOLM CROSSING ADDITION, SECTION I, an addition to the City of Oklahoma City, Oklahoma are hereby accepted.

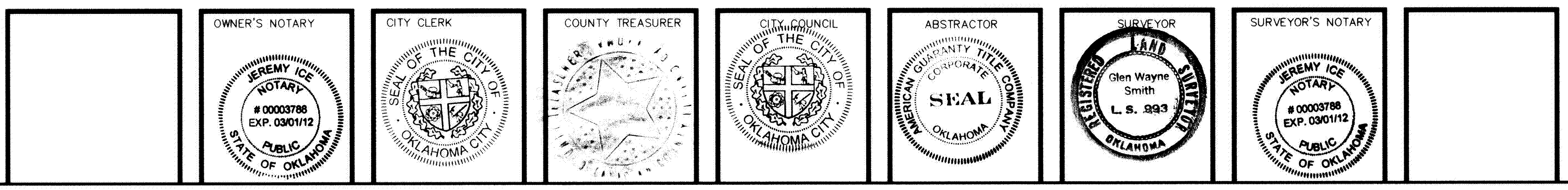
Adopted by the Council of the City of Oklahoma City, this 22nd day of September, 2009.
Francis Kersey City Clerk
Neil Curtis Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and State of Oklahoma, hereby certifies the records of said county show that Title to the land shown on the annexed plat of CHISHOLM CROSSING ADDITION, SECTION I, an addition to the City of Oklahoma City, Oklahoma is vested in Chisholm Crossing, LLC, an Oklahoma Limited Liability Company, on this 4th day of August, 2009, and 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 owners thereof, that the taxes are paid for the year of 2008 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the annexed plat; except, mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 12 day of August, 2009.

AMERICAN GUARANTY TITLE COMPANY
BY: Bona R. Stribel
BONA STRIBEL, VICE PRESIDENT

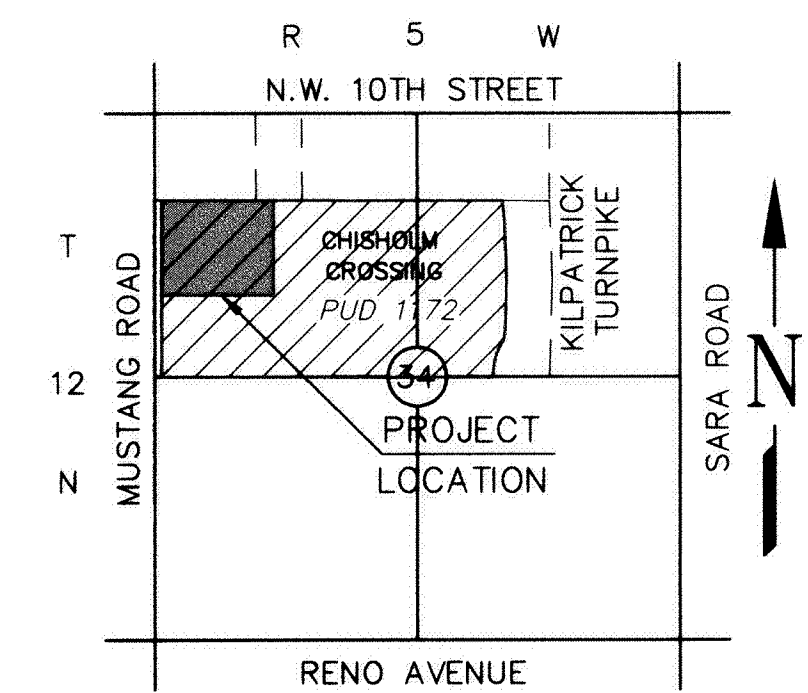


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SMITH ROBERTS BALDISCHWILER, L.L.C.
100 N.E. 5TH STREET - OKLAHOMA CITY, OK 73104, PH. (405)840-7094
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2011

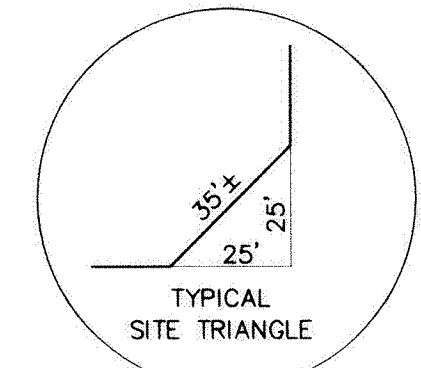
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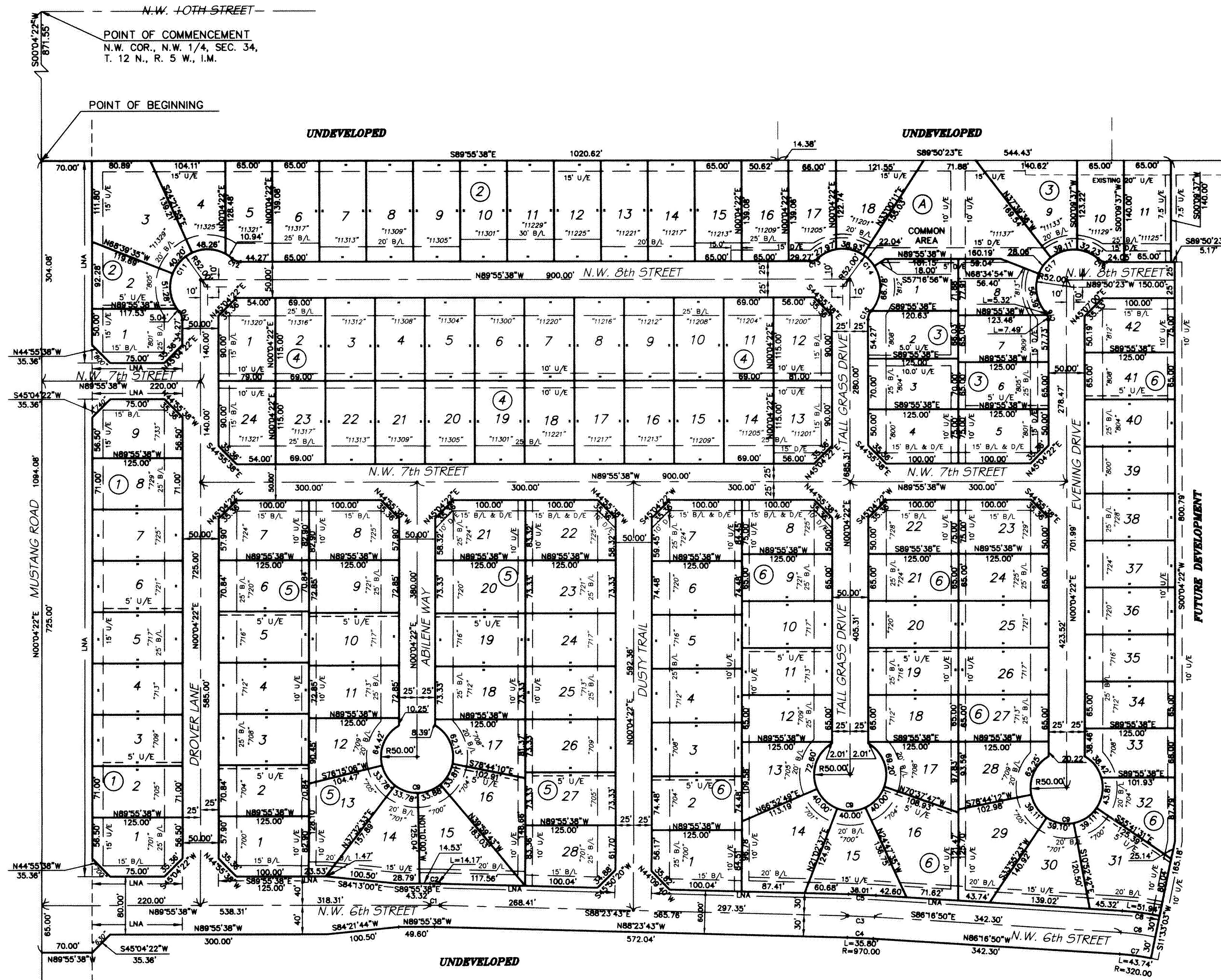
LOCATION MAP
NOT TO SCALE



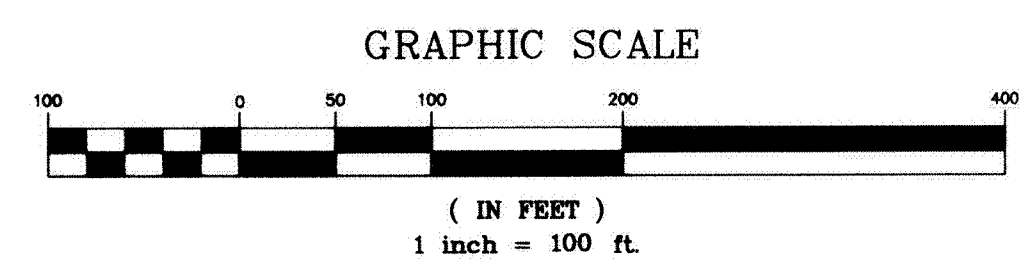
LNA - DENOTES LIMITS OF NO ACCESS

NOTES:

1. THE BEARING OF SOUTH 00°04'22" WEST, AS SHOWN ON THE WEST LINE OF THE NORTHWEST QUARTER, WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.
2. EXCEPT AS SHOWN OTHERWISE ALL EASEMENTS SHALL BE CENTERED ON LOT LINES.
3. RESTRICTIVE COVENANTS AND CONDITIONS SHALL AFFECT ALL LOTS.
4. MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
5. MAINTENANCE OF COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS, ISLANDS AND MEDIANS IN STREET RIGHTS OF WAY AND ARTERIAL STREET RIGHT-OF-WAY FOR LANDSCAPING WITH ITS IRRIGATION SYSTEM WITHIN THE CHISHOLM CROSSING ADDITION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE-RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN. THESE RESTRICTIONS DO NOT APPLY TO BLOCK "A" WHICH IS A NON-DRAINAGE RELATED RECREATIONAL COMMON AREA. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, & DOCKS SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
6. SIDEWALKS ON EACH LOT ALONG LOCAL AND COLLECTOR STREETS ARE REQUIRED AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. SIDEWALKS ALONG COMMON AREAS AND ARTERIAL STREET FRONTAGES ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED ALONG WITH PAVING AND DRAINAGE.
7. BLOCK "A" SHALL BE A RECREATIONAL COMMON AREA. PASSIVE RECREATIONAL AMENITIES THAT DO NOT IMPEDE DRAINAGE FLOW WILL BE REQUIRED IN THIS COMMON AREA. THESE AMENITIES ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS.
8. CLASS "C" OR BETTER ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.
9. ALL EASEMENTS SHOWN OUTSIDE OF THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELED AS GIVEN BY SEPARATE INSTRUMENT.
10. THE DEVELOPER SHALL INSTALL ARTERIAL LANDSCAPING AND IRRIGATION FACILITIES IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN SUBMITTED WITH THE FINAL PLAT PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
11. A COMBINATION OF FRONT ENTRY AND SIDE LOADED GARAGE TYPES SHALL BE UTILIZED IN ORDER TO AVOID UNIFORM LINES OF FORWARD GARAGE FRONTS. LOTS 5 THROUGH 17, BLOCK 2 SHALL REQUIRE STAGGERING BUILDING SETBACKS LINES AS DEPICTED ON THE PLAT. THE FOLLOWING LOCATIONS SHALL BE REQUIRED TO HAVE AT LEAST TWO (2) MEDIUM TREES (2" CALIPER, 7-8 FT HEIGHT) PLANTED AND MAINTAINED WITHIN THE FRONT OF EACH LOT:
-LOTS 5 THROUGH 17, BLOCK 2
-LOTS 1 THROUGH 12 AND LOTS 13 THROUGH 24, BLOCK 4



CURVE	DELTA	LENGTH	RADIUS	TANGENT	DIRECTION	CHORD LENGTH
C1	1°31'55"	13.37	500.00	6.69	N89°09'40"W	13.37
C2	1°31'55"	14.17	530.00	7.09	N89°09'40"W	14.17
C3	2°06'52"	36.91	1000.00	18.46	N87°20'16"W	36.90
C4	2°06'52"	35.80	970.00	17.90	N87°20'16"W	35.80
C5	2°06'52"	38.01	1030.00	19.01	N87°20'16"W	38.01
C6	7°49'54"	47.84	350.00	23.96	N82°21'53"W	47.80
C7	7°49'54"	43.74	320.00	21.90	N82°21'53"W	43.71
C8	7°49'54"	51.94	380.00	26.01	N82°21'53"W	51.90
C9	300°00'00"	261.80	50.00	28.87	S89°55'38"E	50.00
C10	40°47'13"	12.81	18.00	6.69	N20°19'15"W	12.54
C11	171°34'27"	155.72	52.00	705.92	S45°04'22"W	103.72
C12	40°47'13"	12.81	18.00	6.69	S69°32'01"E	12.54
C13	40°47'13"	12.81	18.00	6.69	N69°40'45"E	12.54
C14	171°34'27"	155.72	52.00	705.92	N44°55'38"W	103.72
C15	40°47'13"	12.81	18.00	6.69	S20°27'59"W	12.54
C16	40°47'13"	12.81	18.00	6.69	N20°19'15"W	12.54
C17	171°39'42"	155.80	52.00	713.35	S45°07'00"W	103.72
C18	40°47'13"	12.81	18.00	6.69	S69°26'46"E	12.54



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SHEET 2 OF 2**