

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT ALAN STUCK CUSTOM HOMES, L.L.C. DOES HEREBY CERTIFY THAT THEY ARE THE OWNER AND THE ONLY PERSONS, CORPORATION OR CORPORATIONS, HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE ANNEXED PLAT OF COTTONWOOD ESTATES, A PART OF THE SE1/4, SECTION 33, T14N, R5W.I.M., CITY OF PIEDMONT, CANADIAN COUNTY, OKLAHOMA AND HAVE CAUSED THE SAID PREMISES TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON SAID ANNEXED PLAT; WHICH SAID ANNEXED PLAT REPRESENTS A CORRECT SURVEY OF ALL PROPERTY INCLUDED THEREIN AND IS HEREBY ADOPTED AS THE PLAT OF SAID LAND UNDER THE NAME OF COTTONWOOD ESTATES. ALAN STUCK CUSTOM HOMES L.L.C. DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON SAID ANNEXED PLAT TO THE PUBLIC AND FOR PUBLIC HIGHWAYS, STREETS, AND EASEMENTS FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL RIGHTS, EASEMENTS AND ENCUMBRANCES EXCEPT AS SHOWN IN THE BONDED ABSTRACTOR'S CERTIFICATE.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 17 DAY OF OCTOBER, 2006.

ALAN STUCK CUSTOM HOMES, L.L.C.

ALAN STUCK, MANAGING MEMBER

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 17 DAY OF OCTOBER, 2006, PERSONALLY APPEARED ALAN STUCK, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAMES OF THE MAKER THEREOF AND THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, ON BEHALF OF SAID TRUST, FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: APRIL 15, 2009  
MY COMMISSION NUMBER: 05003686

NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

I, TRACY JIVIDEN, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF COTTONWOOD ESTATES CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 23RD DAY OF JUNE, 2006. THIS SURVEY MEETS THE 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 II SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

JULY 5TH, 2006

TRACY JIVIDEN, O.L.S. #149

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 5TH DAY OF JULY, 2006, PERSONALLY APPEARED TRACY JIVIDEN 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.

MY COMMISSION EXPIRES: 4/15/2009  
MY COMMISSION NUMBER: 05003686

NOTARY PUBLIC

**CITY PLANNING COMMISSION APPROVAL**

I, SPENCER HUGGINS, CHAIRMAN OF THE CITY OF PIEDMONT PLANNING COMMISSION CERTIFY THAT THE COMMISSION DULY APPROVED THIS PLAT EXCEPT FOR ALL DRAINAGE EASEMENTS, AND/OR DRAINAGE STRUCTURES SITUATED AND APPURTENANCES HERETO ON THE 26 DAY OF OCTOBER, 2006.

SPENCER HUGGINS, CHAIRMAN

**ACCEPTANCE BY DEO**

I CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN FOR A PLAT OF A RESIDENTIAL DEVELOPMENT WHICH IS ON FILE AT THE WHEELAND OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, AND HEREBY APPROVE THIS PLAT FOR THE USE OF On-site Aerobic Treatment Sewage SYSTEMS.

NOTE: ONCE THE PLAT HAS BEEN APPROVED BY THE DEPARTMENT, NO MAJOR SOIL MODIFICATION MAY OCCUR IN AN AREA DESIGNATED FOR THE SEWAGE DISPOSAL SYSTEM(S).

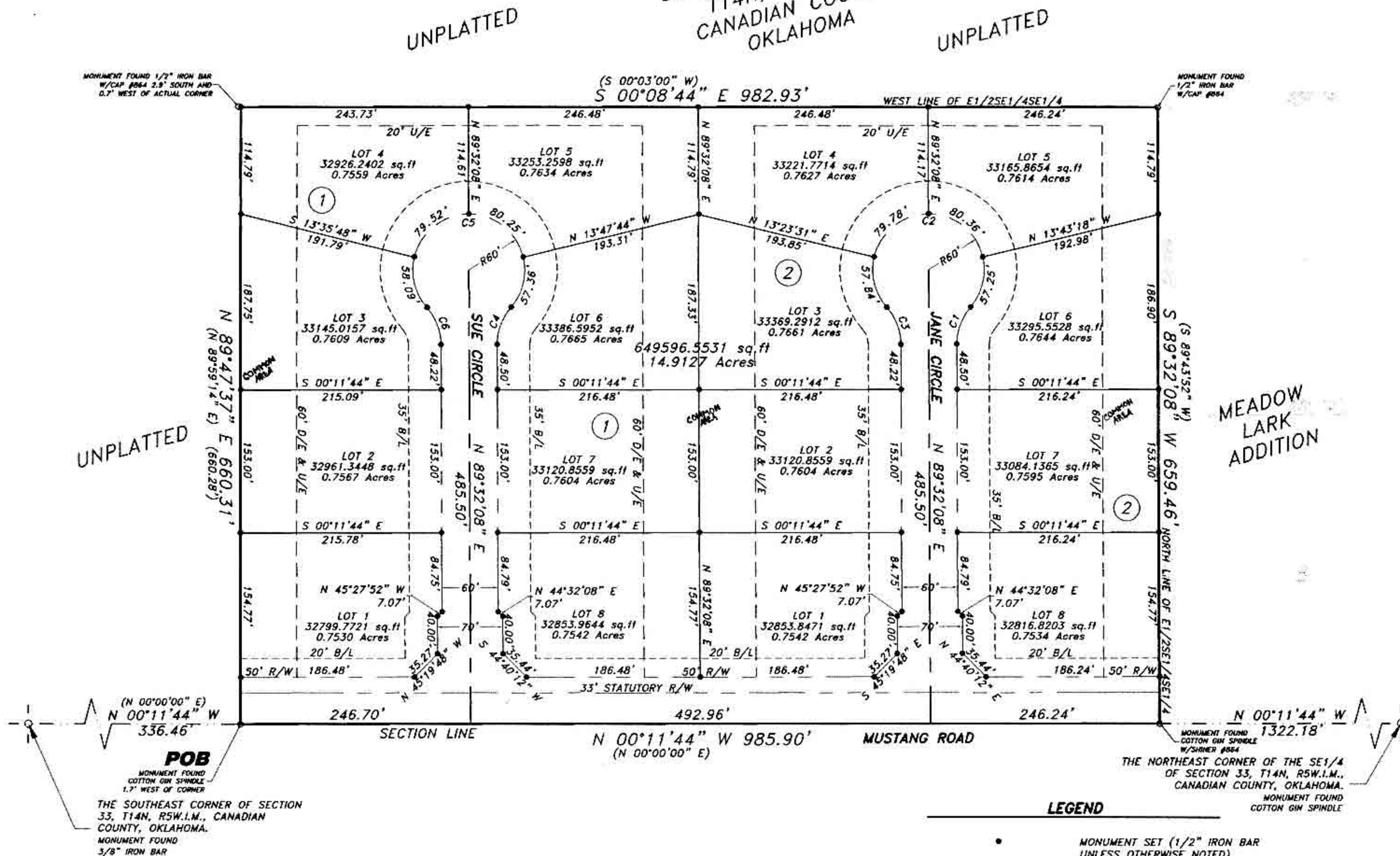
October 27, 2006  
DATE

SPENCER HUGGINS, CHAIRMAN

# FINAL PLAT OF COTTONWOOD ESTATES

PART OF THE E1/2SE1/4SE1/4, SECTION 33, T14N, R5W.I.M., CITY OF PIEDMONT, CANADIAN COUNTY, OKLAHOMA

SE1/4 OF SECTION 33, T14N, R5W.I.M., CANADIAN COUNTY, OKLAHOMA



NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	60.00	43.36	41°24'35"	S 69°45'35" E	42.43	22.68
C2	60.00	27.22	262°49'08"	S 00°27'52" E	96.00	N/A
C3	60.00	43.36	41°24'35"	N 68°49'51" E	42.43	22.68
C4	60.00	43.36	41°24'35"	S 69°45'35" E	42.43	22.68
C5	60.00	27.22	262°49'08"	S 00°27'52" E	96.00	N/A
C6	60.00	43.36	41°24'35"	N 68°49'51" E	42.43	22.68

**WARRANTY DEED (BOOK 3071, PAGE 544)**

A TRACT OF LAND LYING IN THE EAST HALF (E/2) OF SECTION THIRTY-THREE (33), TOWNSHIP FOURTEEN (14) NORTH, RANGE FIVE (5) WEST THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE EAST SECTION LINE 336.46 FEET ON AN ASSIGNED BEARING OF N 00° E FROM THE SE/C OF SECTION 33; THENCE 985.90 FEET ALONG AND FOLLOWING THE EAST SECTION LINE ON AN ASSIGNED BEARING OF N 00° E TO A COTTON GIN SPINDLE; THENCE 659.46 FEET ALONG AND FOLLOWING THE NORTH LINE OF THE E/2 OF THE SE/4 OF THE SE/4 BEARING S 89°43'52" W TO A 1/2" REBAR CAPPED #864; THENCE 982.93 FEET ALONG AND FOLLOWING THE WEST LINE OF THE E/2 OF THE SE/4 OF THE SE/4 BEARING S 00°03'00" W TO A 1/2" REBAR CAPPED #864; THENCE 660.28 FEET BEARING N 89°59'14" E TO THE POINT OF BEGINNING. (SAID TRACT CONTAINING 14.9127 ACRES.)

- LEGEND**
- MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED)
  - MONUMENT FOUND
  - SUBJECT PROPERTY
  - PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - SECTION LINE
  - BUILDING LIMIT LINE
  - CENTER LINE
  - R/W RIGHT-OF-WAY
  - D/E DRAINAGE EASEMENT
  - U/E UTILITY EASEMENT
  - B/L BUILDING LIMIT
  - (00°00'00" 0.00')
  - DEEDED CALLS

**NOTES:**

- 1) ALL LOTS SHOWN ON THIS PLAT MUST BE USED FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
- 2) MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
- 3) MAINTENANCE OF COMMON AREAS IN THE 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 COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN. 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.
- 4) BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE DEEDED BEARINGS AND DISTANCES FROM THE WARRANTY DEED RECORDED IN BOOK 3071, PAGE 544. ALL OTHER BEARINGS AND DISTANCES ARE ON OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83).

Doc#: P 2006 46  
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Canadian County, OK

DKC  
PL

**DATUM INFORMATION**

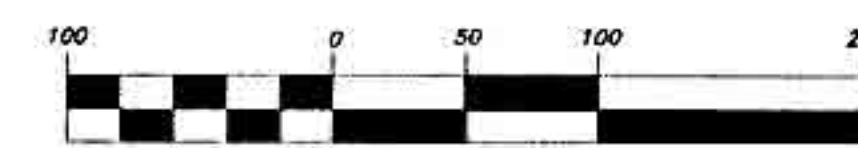
BEARINGS ARE ON OKLAHOMA STATE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE DATUM NAD 83, NVD 1929, U.S. FEET.

CONTROL MONUMENT DESIGNATION - OKLAHOMA CITY MONUMENTS

GRID NORTH IS (N 00°00'00"E).



**GRAPHIC SCALE**



( IN FEET )

1 inch = 100 ft.

**BONDED ABSTRACTOR'S CERTIFICATE**

THE UNDERSIGNED, A DULY QUALIFIED ABSTRACTOR IN AND FOR THE COUNTY OF CANADIAN AND STATE OF OKLAHOMA, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE TO THE LAND INCLUDED IN THE ANNEXED PLAT OF COTTONWOOD ESTATES, BEING A PART OF THE SE1/4, SECTION 33, T14N, R5W.I.M., CITY OF PIEDMONT, CANADIAN COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN ALAN STUCK CUSTOM HOMES, L.L.C. AND THAT ON THE 17th DAY OF November, 2006, ALL LANDS DESCRIBED AND REFERRED TO ARE UNENCUMBERED BY PENDING ACTIONS, JUDGMENTS, LIENS, MORTGAGES, TAXES OR OTHER ENCUMBRANCES, EXCEPT MORTGAGES OF RECORD, THAT THE TAXES ARE PAID FOR THE YEAR 2005 AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEEDS ARE ISSUED TO ANY PERSON.

EXECUTED AT El Reno, in Canadian County, Oklahoma, on this 13th day of November, 2006.  
Warranty Title & Abstract, Inc.

By: *Jose Scheller*  
VICE PRESIDENT

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 13th DAY OF November, 2006, PERSONALLY APPEARED Jose J. Scheller, 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, ON BEHALF OF SAID INDIVIDUAL, FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 2-23-2007  
MY COMMISSION NUMBER: 03007492

*Jose J. Scheller*  
NOTARY PUBLIC

**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PIEDMONT, OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT OF COTTONWOOD ESTATES ARE HEREBY ACCEPTED EXCEPT FOR ALL DRAINAGE EASEMENTS, AND/OR DRAINAGE STRUCTURES SITUATED AND APPURTENANT HERETO ON THE 23 DAY OF October, 2006.

ATTEST

CITY OF PIEDMONT, OKLAHOMA

*Michael Vaughn*  
MICHAEL VAUGHN, CITY CLERK

*Donnie Robinson*  
DONNIE ROBINSON, MAYOR

**CERTIFICATE OF CITY CLERK**

I, MICHAEL VAUGHN, CITY CLERK OF THE CITY OF PIEDMONT, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENTS PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF COTTONWOOD ESTATES, TO THE CITY OF PIEDMONT, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 23 DAY OF October, 2006.

*Michael Vaughn*  
MICHAEL VAUGHN, CITY CLERK

**CERTIFICATE OF COUNTY TREASURER**

I, DAVID RADCLIFF, DO HEREBY CERTIFY THAT I AM DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF CANADIAN COUNTY, STATE OF OKLAHOMA, AND THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 2005 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF COTTONWOOD ESTATES AN ADDITION TO THE CITY OF PIEDMONT, CANADIAN COUNTY, STATE OF OKLAHOMA; 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 AT El Reno in Canadian County, State of Oklahoma, this 15 day of November, 2006.

*David Radcliff*  
DAVID RADCLIFF, COUNTY TREASURER

DATE  
JULY 5, 2006  
OWNER NAME

ALAN STUCK CUSTOM HOMES, L.L.C.  
16915 W. WILSHIRE BLVD.  
YUKON, OKLAHOMA 73099

**FINAL PLAT OF COTTONWOOD ESTATES**

JIVIDEN AND COMPANY, P.L.L.C.  
PROFESSIONAL SURVEYING SERVICES  
13501 Eastern Avenue  
Oklahoma City, Oklahoma 73131  
C.A. 4151 - Expire June 30, 2007  
Mob. (405) 740-3226 Office (405) 25U-RVEY  
Fax (405) 478-3272 (405) 278-7839

WDB ENGINEERING P.L.L.C.

6330 SE 74th STREET  
OKLAHOMA CITY, OK 73135  
405-741-7090  
FAX 405-741-7094

