

Final Plat COTTONWOOD FARM 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

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Canadian County, OK

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BONDED ABTRACTOR'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 all taxes are paid for the year 2007, and prior years, on the land shown on the annexed plat of Cottonwood Farm II, a subdivision of part of Southeast Quarter of Sec 36, T13N, R5W, I.M., Canadian County, Oklahoma and that on the 11th day of April, 2008, 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 2008, 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.

Warranty T. He & Abstract Company

BY: Jay F. Schellen
Vice President

ATTEST: Estelle Cash
asst. secretary

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 2007, and prior years, on the land shown on the annexed plat of Cottonwood Farm II, a subdivision of part of Southeast Quarter of Sec 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 27 day of May, 2008.

Samuel J. Reddy
County Treasurer

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 Cottonwood Farm II, an addition to the City of Oklahoma City, Canadian County, Oklahoma, on the 27 day of May, 2008.

James Curry
CITY CLERK

CITY PLANNING COMMISSION APPROVAL

I, the undersigned, Planning Director of the City of Oklahoma City of Oklahoma City, Oklahoma, do hereby certify that said Planning Commission duly approved the Final Plat of Cottonwood Farm II, an addition to the City of Oklahoma City being a subdivision of part of the Southeast Quarter of Sec 36, T13N, R5W, I.M., Canadian County, Oklahoma, on the 12 day of January, 2008.

J. Lee
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 Cottonwood Farm II are hereby accepted.

ADOPTED by the City Council of the City of Oklahoma City, Oklahoma this 20 day of May, 2008.

Michael Curtis
MAYOR

ATTEST: James Curry
CITY CLERK

Scale: 1" = 100'

The Basis for Bearings for this Plat is an existing legal description by others, Section Line on Wilshire Blvd. is Baseline for Cottonwood Farm II (S89°43'46"W).

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.

NOTES:

1. A Mandatory Property Owners Association is required.
2. Maintenance of Common Areas, islands/medians in street R/W and arterial landscaping with its irrigation system in the COTTONWOOD FARM II Addition shall be the responsibility of a property owners association. No structures, storage of material, fill or other obstructions, including fences, either temporary or permanent shall be placed within drainage related common areas and/or drainage easements shown.
3. Sidewalks on each lot along local and collector streets are required and must be installed prior to the issuance of an Occupancy Permit.
4. Sidewalks along arterial streets are the responsibility of the Developer and must be installed prior to the issuance of any Occupancy Permits.
5. Class "C" or better roofing materials or fire retardant roofing materials are required on all structures.
6. Two trees of 1 1/2 inch caliper or one tree of 3 inch caliper will be planted in the front yard of all lots in which the garage faces the street and lies forward of the main front wall of the house.
7. The developer will install arterial landscaping with irrigation in accordance with an approved landscape plan prior to issuance of an occupancy certificate.

23.04 Acres
85 Lots

FINAL PLAT
COTTONWOOD FARM II
Canadian County, Oklahoma

ISCH & ASSOCIATES, INC.
3540 S. BOULEVARD, SUITE 205 - EDMOND - OKLAHOMA 73013
405 - 548 - 1183
Certificate of Authorization No. 1139 Exp. Date: 6-30-09

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 Cottonwood Farm 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 Cottonwood Farm II, does hereby dedicate the streets shown on said plat for the use 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.

All property owners within the Cottonwood Farm II plat, shall be members of the Cottonwood Farm 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 11th day of April, 2008.

ROGREBO, INC.
By: David Roberts
President

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of April, 2008, personally appeared David Roberts, 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.

Robert L. McCutchan
NOTARY PUBLIC

My Commission Expires: 10/25/10

Commission No.: #02017996

SURVEYOR'S CERTIFICATE

I, Robert L. McCutchan, a Licensed Professional Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of Cottonwood Farm II, an addition to the City of Oklahoma City, Oklahoma 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 4/18/08
Robert L. McCutchan, L.P.L.S. #153 Date:

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 18th day of April, 2008, 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.

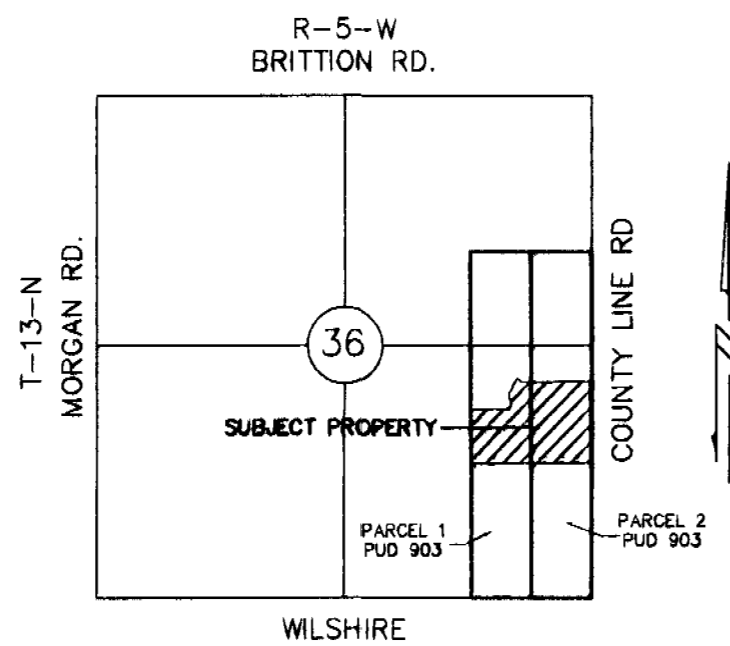
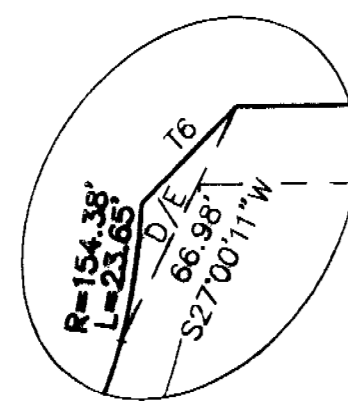
WITNESS MY HAND AND SEAL the day and year last above written.

Robert L. McCutchan
NOTARY PUBLIC

Commission No.: 02017996

My Commission Expires: 10/25/10

DETAIL A



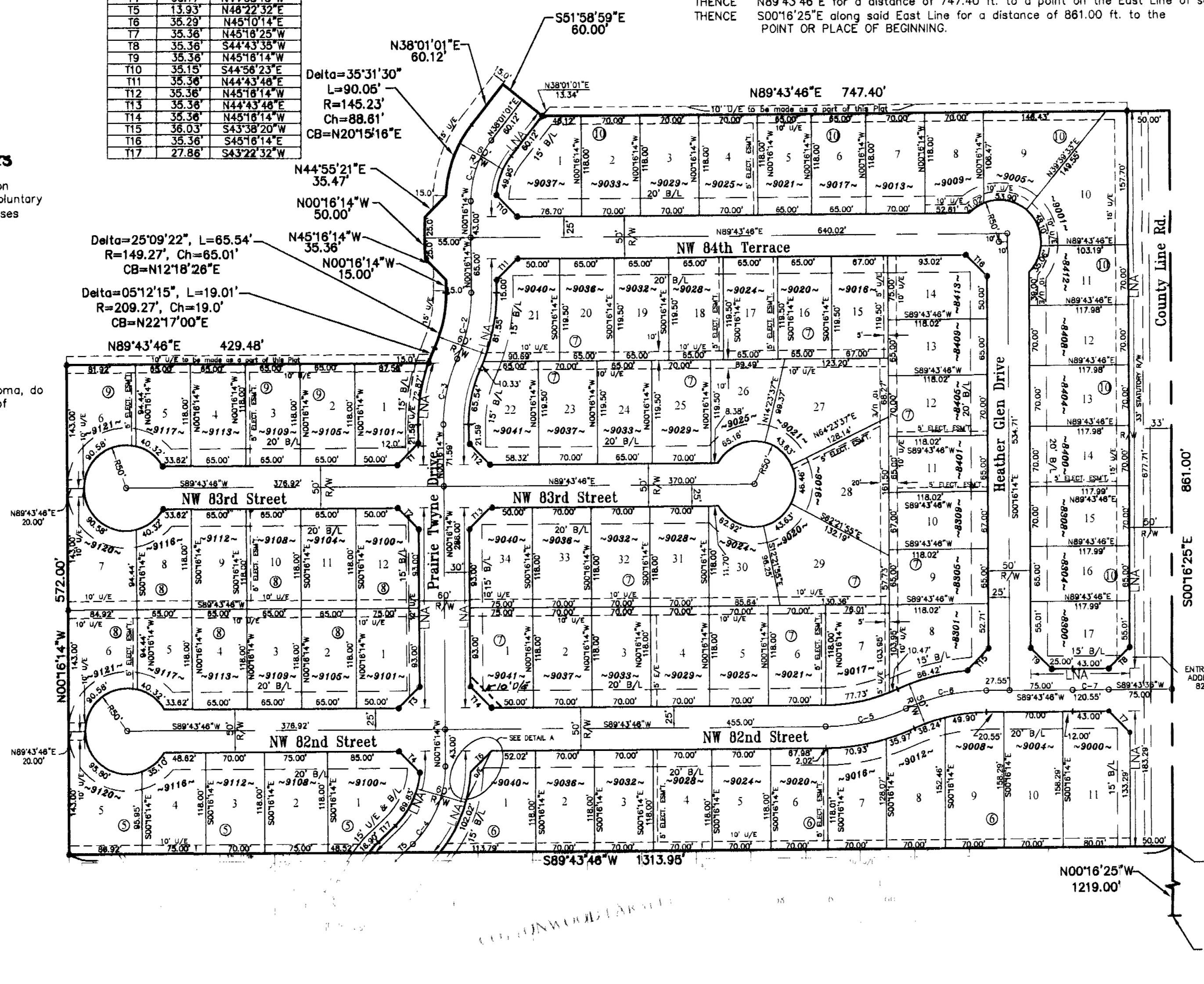
Location Map
Scale: 1" = 2000'

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	115.23'	38°17'15"	40.00'	77.00'	75.58'	N18°52'24"E
C-2	179.27'	25°09'22"	40.00'	78.71'	78.08'	N12°18'27"E
C-3	179.27'	25°09'22"	40.00'	78.71'	78.08'	N12°18'27"E
C-4	124.38'	46°38'46"	53.63'	101.26'	98.49'	N23°03'09"E
C-5	237.62'	23°45'57"	50.00'	98.56'	97.86'	S77°50'47"W
C-6	237.50'	23°45'57"	49.97'	98.51'	97.81'	S77°50'47"W
C-7	81093.92'	00°00'11"	21.50'	43.00'	43.00'	S89°43'40"W

LINE TABLE

LINE	LENGTH	BEARING
T1	35.36'	S44°43'48"W
T2	35.36'	S45°16'14"E
T3	35.36'	S44°43'48"W
T4	35.17'	N44°58'18"W
T5	13.93'	N48°22'52"E
T6	35.29'	N45°10'14"E
T7	35.36'	N45°18'25"W
T8	35.36'	S44°43'48"W
T9	35.36'	N45°16'14"E
T10	35.15'	S44°58'23"E
T11	35.36'	N44°43'48"E
T12	35.36'	N45°18'14"W
T13	35.36'	N44°43'48"E
T14	35.36'	N45°18'14"W
T15	35.36'	S43°38'20"W
T16	35.36'	S45°16'14"E
T17	27.86'	S43°22'52"W



LEGAL DESCRIPTION

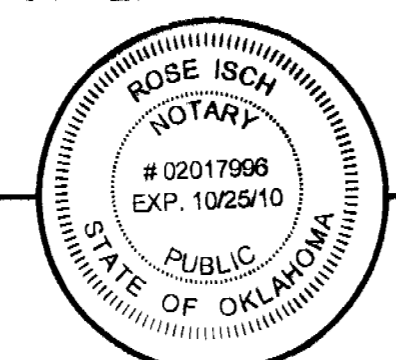
A part of the SE 1/4 of Section 36, T13N, R5W, I.M., Canadian County, Oklahoma, being more particularly described by Robert L. McCutchan, LPLS as follows:

COMMENCING AT SE corner of said SE 1/4;
THENCE N00°16'25"W along the East Line of said SE 1/4 for a distance of 1219.00 ft. to the POINT OR PLACE OF BEGINNING;
THENCE S89°43'46"W for a distance of 1313.95 ft.;
THENCE N00°16'14"W for a distance of 572.00 ft.;
THENCE N89°43'46"E for a distance of 429.48 ft. to a point of non-tangent curve; and
THENCE Along said curve being to the Right having a radius of 209.27 ft. and a chord bearing of N22°17'00"E and a chord distance of 19.01 ft. to a point of reverse curve;
THENCE Along said curve being to the left having a radius of 149.27 ft. and a chord bearing of N12°18'26"E and a chord distance of 85.01 ft. for a length of 65.54 ft.;
THENCE N00°16'14"W for a distance of 15.00 ft.;
THENCE N45°16'14"W for a distance of 35.36 ft.;
THENCE N00°16'14"W for a distance of 50.00 ft.;
THENCE N44°55'21"E for a distance of 35.47 ft. to a point of non-tangent curve;
THENCE Along said curve being to the Right having a radius of 145.23 ft. and a chord bearing of N20°15'16"E and a chord distance of 88.61 ft. for a length of 90.05 ft.;
THENCE N38°01'01"E for a distance of 60.12 ft.;
THENCE S51°58'59"E for a distance of 60.00 ft.;
THENCE S89°43'46"E for a distance of 747.40 ft. to a point on the East Line of said SE 1/4;
THENCE S00°16'25"E along said East Line for a distance of 861.00 ft. to the POINT OR PLACE OF BEGINNING.

Legend

- U/E ~ Utility Easement
- D/E ~ Drainage Easement
- LNA ~ Denotes Limits of No Access
- o ~ Set Mag Nail with Washer
- ~ Set #3 Bar with Plastic Cap

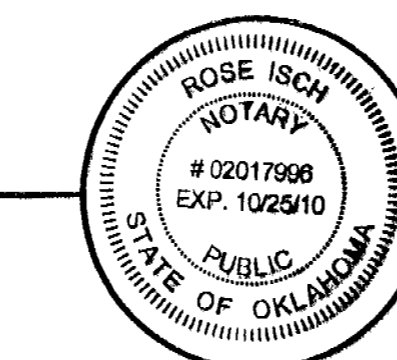
OWNER'S NOTARY



SURVEYOR



SURVEYOR'S NOTARY



ABTRACTOR



COUNTY



CITY

