

Final Plat COTTONWOOD FARM

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

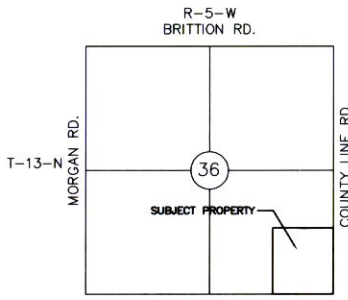
LEGAL DESCRIPTION

A part of the SE 1/4 of Section 36, T13N, R5W, I.M., in Canadian County, Oklahoma; being more particularly described as follows:

Beginning at the SE Corner of said SE 1/4,
Thence S89°43'46"W on the South Line of said SE 1/4
a distance of 1314.02 ft.
Thence N00°16'14"W a distance of 1219.00 ft.
Thence N89°43'46"E a distance of 1313.95 ft. to a point on
the East Line of said SE 1/4.
Thence S00°16'25"E on the East Line of said SE 1/4 a distance
1219.00 ft. to the Point of Beginning.

LINE	LENGTH	BEARING
T0	35.36'	N45°16'14"W
T1	35.36'	S44°43'46"W
T2	35.36'	N45°16'14"W
T3	35.36'	N44°43'46"E
T4	35.40'	S45°20'07"E
T5	37.33'	N37°08'33"E
T6	36.12'	N61°00'35"W
T7	35.36'	S44°43'46"W
T8	35.17'	S44°58'22"E
T9	35.47'	S44°54'41"W
T10	35.36'	S45°16'14"E
T11	35.36'	N44°43'46"E
T12	35.36'	N44°43'46"E
T13	35.36'	S45°16'14"E
T14	35.35'	N44°43'41"E

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	404.44'	17°00'00"	60.44'	120.00'	119.56'	N08°46'14"W
C-2	404.44'	17°00'00"	60.44'	120.00'	119.56'	N08°46'14"W
C-3	124.38'	46°38'46"	53.62'	101.26'	98.48'	N23°03'09"E
C-4	100.00'	17°00'00"	14.94'	29.67'	29.56'	N81°34'6"E



Location Map
Scale: 1" = 2000

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 plot of Cottonwood Farm, an addition to the City of Oklahoma City, being a subdivision of part of the Southeast Quarter Sec 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, 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.

THAT the property platted herewith is subject to and a part of a Property Owners Association comprised of all lot owners within Cottonwood Farm development and that Common Areas A & B as shown on the Plat of Cottonwood Farm are Common Areas to be owned and maintained by Said Property Owners Association. The Property Owners Association is charged with the responsibility of maintaining all Private drainage facilities located in Common Area B, as may be required by the City of Oklahoma City.

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 9th day of March, 2005.

ROGREBO, INC.
By David P. Roberts
President

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 9th day of March, 2005, personally appeared, DAVID P. 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.
David P. Roberts
NOTARY PUBLIC

My Commission Expires: 10/25/06
Commission No.: 02017996

SURVEYOR'S CERTIFICATE

I, Robert L. McCutchan, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of Cottonwood Farm, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, correctly represents a careful survey made under my supervision, and that the monuments described thereon actually exist and are correctly shown.

Robert L. McCutchan 5/9/05
Robert L. McCutchan, LS #153 Date:

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 9th day of March, 2005, 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.
David P. Roberts
NOTARY PUBLIC

Commission No.: 02017996
My Commission Expires: 10/25/06

Doc#: P 2005 15
Bk#Pg: PL 9 55
Filed: 04-25-2005 JCE
02:50:06 PM PL
Canadian County, OK



OWNER'S NOTARY

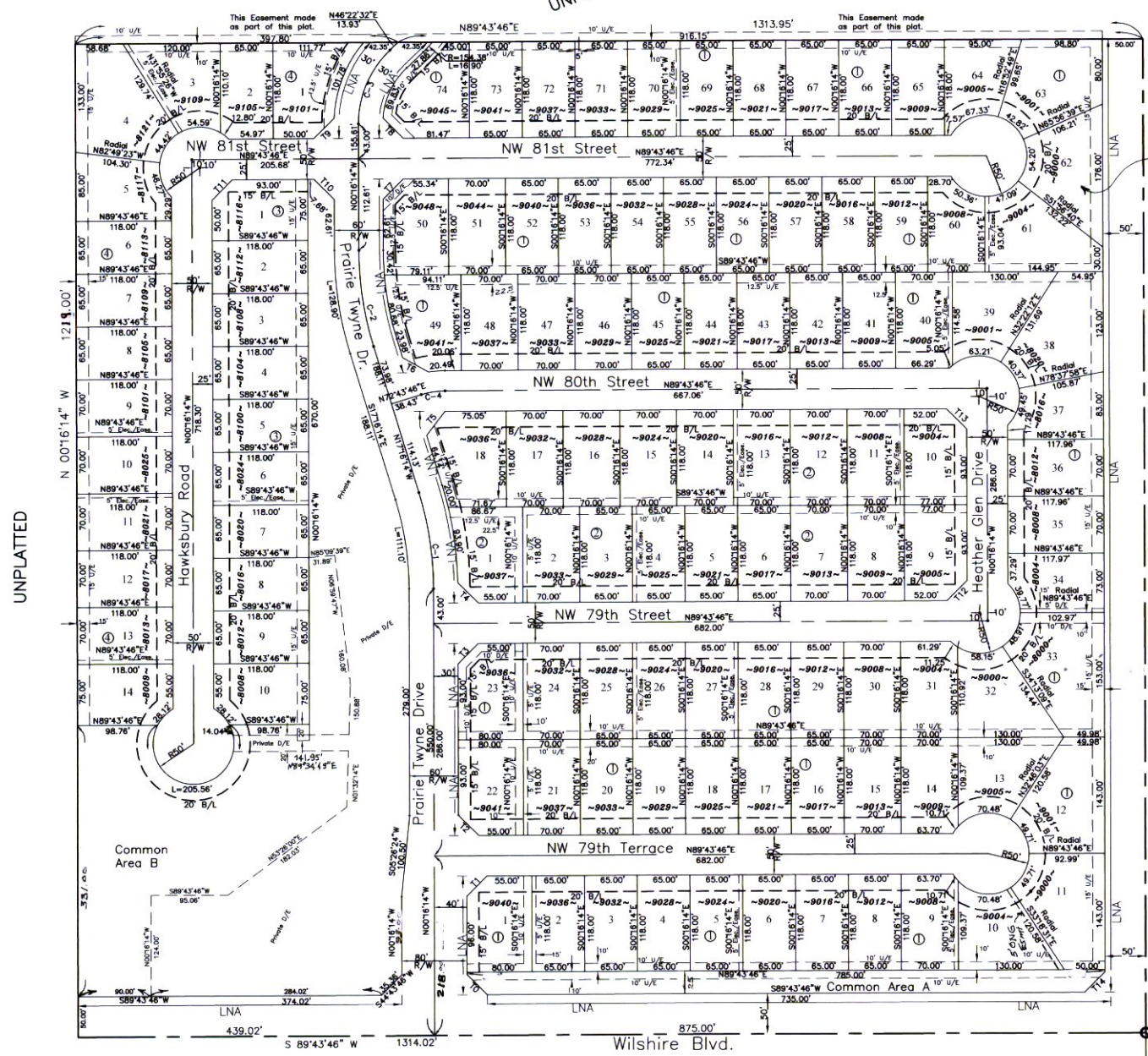
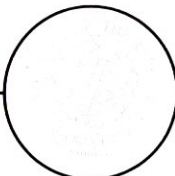
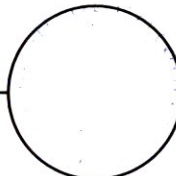
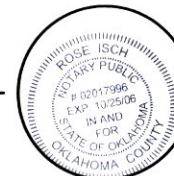
SURVEYOR

SURVEYOR'S NOTARY

ABSTRACTOR

COUNTY

CITY



Legend

U/E ~ Utility Easement
D/E ~ Drainage Easement
LNA ~ Denotes Limits of No Access

Lot 62 Block 1 is reserved for temporary access until a permanent public access is provided in a future phase into the subdivision from County Line Road.

Scale: 1" = 100'

SE Corner of SE 1/4, Sec. 36
POINT OF BEGINNING

BONDED ABSTRACTOR'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 that the title to said land shown on the annexed plat of Cottonwood Farm, a part of the Southeast Quarter of Sec 36, T13N, R5W, I.M., Canadian County, Oklahoma is vested in ROGREBO, INC., an Oklahoma Corporation, and that on the 9th day of March, 2005, 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 2004, 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.

March 9, 2005
Warranty Title & Abstractor, Inc.
BY: Gay A. Schaffer
Vice President
ATTEST: Donna Schaffer
Asst. Sec

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 2004, and prior years, on the land shown on the annexed plat of Cottonwood Farm, 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 25th day of April, 2005.

David J. Radloff
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 unamortized 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 an addition to the City of Oklahoma City, Canadian County, Oklahoma, on the 9th day of April, 2005.

Maura Lerry
CITY CLERK

CITY PLANNING COMMISSION APPROVAL

I, the undersigned, Maura Lerry, City Planning Director of the City of Oklahoma City, Oklahoma, do hereby certify that the City Planning Commission duly approved the Final Plat of Cottonwood Farm, 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 10th day of June, 2004.

Maura Lerry
CITY 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 are hereby accepted.

ADOPTED by the City Council of the City of Oklahoma City, Oklahoma this 12th day of April, 2005.
Mark Sweet
MAYOR

ATTEST: Maura Lerry
CITY CLERK

NOTES 1 A Sidewalk in accordance with city Specifications shall be required along all interior streets and arterial streets at the building permit stage and construction prior to the issuance of a certificate of Occupancy.

NOTES 2 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. The Basis for Bearings for this Plat is an existing legal description by others. Be not known by this maker. Section Line on Wilshire Blvd. is base line for Cottonwood Farm.

NOTES 3 Maintenance of the Private Drainage Easement located in Common Area B Shown on the Plat shall be the responsibility of the Property Owners' Association. No structures, storage of materials, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within said Private Drainage Easement.

NOTES 4 Two 1 1/2 inch caliper trees or one 3 inch caliper tree shall be planted in the front yard of each lot where the garage extends forward from the front wall of a residence; prior to the issuance of an occupancy permit for the residence.

NOTES 5 Maintenance of all common areas and the islands within street right-of-ways shall be the responsibility of the property owners association.

36.86 Acres
116 Lots

FINAL PLAT

COTTONWOOD FARM
Canadian County, Oklahoma

ISCH & ASSOCIATES, INC.
2000 E. 15TH STREET - EDMOND - OKLAHOMA 73013
405 - 348 - 1183
Certificate Of Authorization No. 1139 Exp. Date: 6-30-05