

FINAL PLAT OF COYOTEE SPRINGS PHASE IV

TO THE CITY OF PIEDMONT
A SUBDIVISION OF PART OF THE NW1/4, SECTION 35, T14N, R5W.I.M.,
CANADIAN COUNTY, OKLAHOMA

DATUM INFORMATION
BEARINGS ARE ON
OKLAHOMA STATE COORDINATE
SYSTEM
OKLAHOMA NORTH ZONE DATUM
NAD 83, NGVD 1929, U.S. FEET.
CONTROL MONUMENT DESIGNATION
OKLAHOMA CITY MONUMENTS
GRID NORTH IS (N 00°00'00"E).

Doc#: P 2007 33
BkPg: PL 9 202
Filed: 10-09-2007
10:27:49 AM
DKC
PL
Canadian County, OK

ACCEPTANCE BY D.E.Q.

I CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN FOR A PLAT OF A RESIDENTIAL DEVELOPMENT WHICH IS ON FILE AT THE ~~LOCAL~~ OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, AND HEREBY APPROVE THIS PLAT FOR THE USE OF ~~SEWER~~ 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).

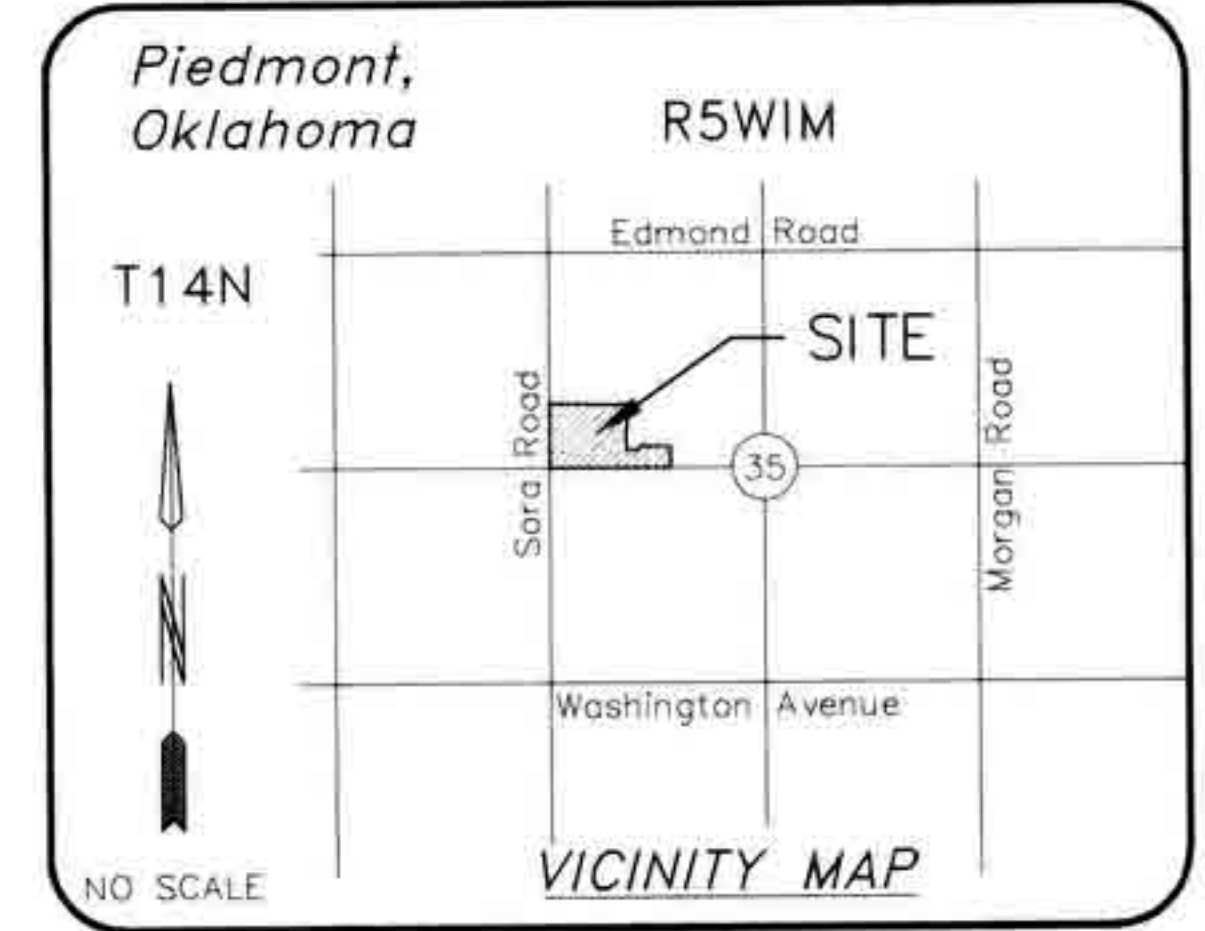
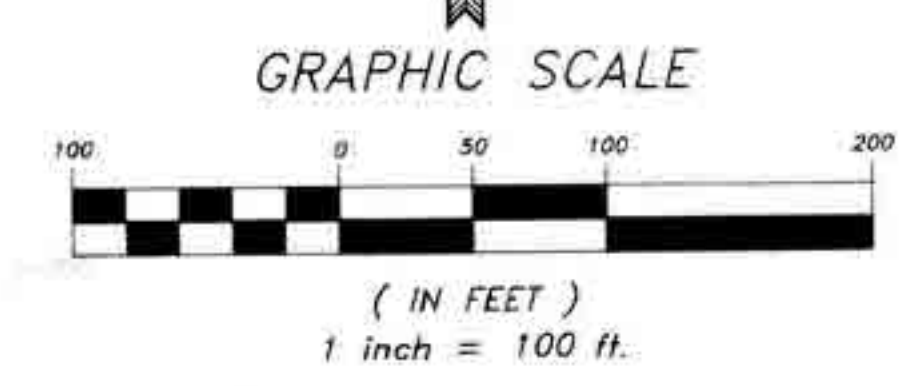
DATE: 10-4-2007 SIGNED: *[Signature]* 6240
DEPARTMENT OF ENVIRONMENTAL QUALITY

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 04°54'33" E	39.25'
L2	N 81°20'18" W	39.33'
L3	S 45°28'32" E	35.45'
L4	N 44°31'28" E	35.26'
L5	S 45°28'32" E	35.45'
L6	S 44°31'28" W	35.26'

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	120.00	147.83	70°35'07"	S 54°37'53" W	138.66	84.94
C2	150.00	72.35	27°38'04"	S 33°09'31" W	71.65	36.89
C3	150.00	111.81	42°42'25"	S 68°19'55" W	108.24	58.64
C4	25.00	21.68	49°40'43"	S 68°02'21" E	21.00	11.57
C5	60.00	292.54	279°21'34"	N 46°48'02" E	77.65	-50.92
C6	25.00	21.68	49°40'43"	N 18°21'34" W	21.00	11.57
C7	25.00	21.68	49°40'48"	N 24°12'42" E	21.00	11.57
C8	60.00	292.55	279°21'37"	N 89°22'18" E	77.65	-50.92
C9	25.00	21.68	49°40'48"	S 25°28'07" E	21.00	11.57
C10	25.00	21.68	49°40'49"	S 24°12'42" W	21.00	11.57
C11	60.00	292.55	279°21'37"	S 89°22'18" W	77.65	-50.92
C12	25.00	21.68	49°40'50"	S 25°28'06" E	21.00	11.57



OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT COYOTEE SPRINGS, LIMITED LIABILITY COMPANY, a/k/a COYOTEE SPRINGS, L.L.C., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, CORPORATION OR CORPORATIONS, HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE ANNEXED PLAT OF COYOTEE SPRINGS, PHASE IV, A SUBDIVISION OF PART OF THE NW1/4, SECTION 35, T14N, R5W.I.M., 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 COYOTEE SPRINGS, PHASE IV, COYOTEE SPRINGS, LIMITED LIABILITY COMPANY 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 26 DAY OF September, 2007.

COYOTEE SPRINGS, LIMITED LIABILITY COMPANY
BY: PHIL BOEVERS ENTERPRISES, INC. MANAGER
BY: R.D.S. ENTERPRISES, INC. MANAGER
BY: PHIL BOEVERS, PRESIDENT
BY: RICHARD STRUBHAR, PRESIDENT

STATE OF OKLAHOMA }
COUNTY OF }
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 26 DAY OF September, 2007, PERSONALLY APPEARED PHIL BOEVERS, PRESIDENT OF PHIL BOEVERS ENTERPRISES, INC., MANAGER OF COYOTEE SPRINGS, LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE IDENTICAL PERSONS 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 COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 09/01/16
MY COMMISSION NUMBER: 12609
Cindy K Cheatwood
NOTARY PUBLIC

STATE OF OKLAHOMA }
COUNTY OF }
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 26 DAY OF September, 2007, PERSONALLY APPEARED RICHARD STRUBHAR, PRESIDENT OF R.D.S. ENTERPRISES, INC., MANAGER OF COYOTEE SPRINGS, LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE IDENTICAL PERSONS 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 COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 12/01/09
MY COMMISSION NUMBER: 0000156
Cindy K Cheatwood
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 COYOTEE SPRINGS, PHASE IV, CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 15TH DAY OF AUGUST, 2007. THIS SURVEY MEETS THE 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 II, SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

SEPTEMBER 4TH, 2007
Tracy Jividen
TRACY JIVIDEN, O.L.S. 1149

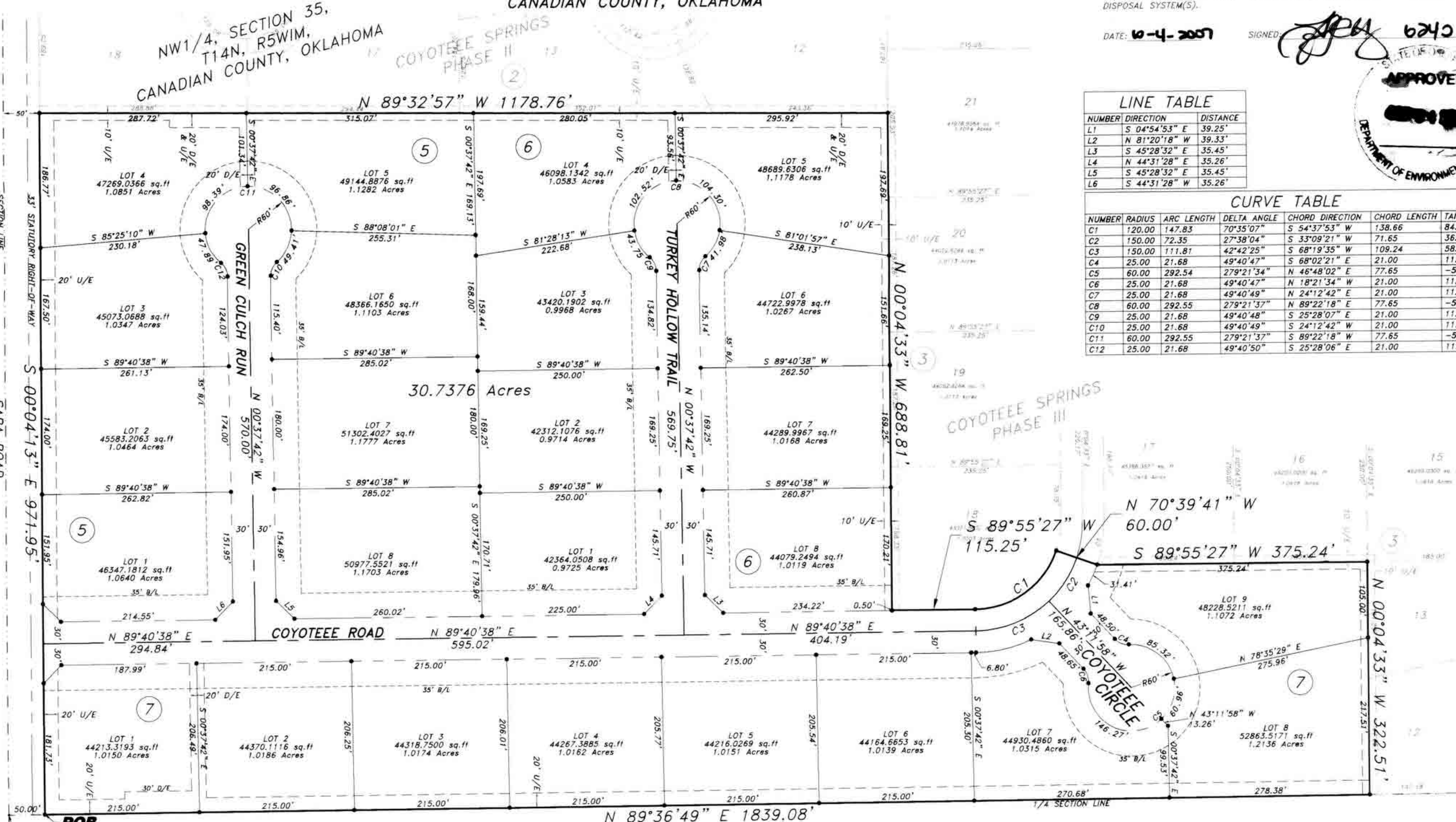
STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 4TH DAY OF SEPTEMBER, 2007, PERSONALLY APPEARED TRACY JIVIDEN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF AND THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 6/30/2009
MY COMMISSION NUMBER: 05006036
Courtney Ramirez
NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE 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 2007, AND PRIOR YEARS, ON THE LAND SHOWN ON THE ANNEXED PLAT OF COYOTEE SPRINGS, PHASE IV, A SUBDIVISION OF PART OF THE NW1/4, SECTION 35, T14N, 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 *21 Reno*, OKLAHOMA, ON THIS 9 DAY OF October, 2007.

Sandra J. Rediff
COUNTY TREASURER
By [Signature]



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 COYOTEE SPRINGS, PHASE IV, BEING A SUBDIVISION OF PART OF THE NW1/4, SECTION 35, T14N, R5W.I.M., CANADIAN COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN COYOTEE SPRINGS, LIMITED LIABILITY COMPANY, a/k/a COYOTEE SPRINGS, L.L.C., AND THAT ON THE 15th DAY OF August, 2007, 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 2006 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 *21 Reno*, IN CANADIAN COUNTY, OKLAHOMA, ON THIS 8th DAY OF October, 2007.

WARRANTY TITLE AND ABSTRACT COMPANY
BY: *Joy F. 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 8th DAY OF October, 2007, PERSONALLY APPEARED *Joy F. Scheller* TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF AND THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, ON BEHALF OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 12-12-07
MY COMMISSION NUMBER: 01663515
Judith R. Williams
NOTARY PUBLIC

CITY CLERK CERTIFICATE
I, THE UNDERSIGNED, CITY CLERK OF THE CITY OF PIEDMONT, OKLAHOMA DOES 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 COYOTEE SPRINGS, PHASE IV, BEING A SUBDIVISION OF PART OF THE NW1/4, SECTION 35, T14N, R5W.I.M., CANADIAN COUNTY, OKLAHOMA, ON THE 24 DAY OF Sept., 2007.

Amanda Prineas
CITY CLERK

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY CITY COUNCIL
BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PIEDMONT, OKLAHOMA, THAT THE ANNEXED PLAT OF COYOTEE SPRINGS, PHASE IV, A SUBDIVISION OF A PART OF THE NW1/4, SECTION 35, T14N, R5W.I.M., CANADIAN COUNTY, OKLAHOMA, SHOWN HEREON IS HEREBY APPROVED AND ACCEPTED.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF PIEDMONT, OKLAHOMA THIS 24 DAY OF Sept., 2007.
[Signature] MAYOR
Amanda Prineas CITY CLERK

CITY PLANNING COMMISSION APPROVAL
I, THE UNDERSIGNED, CHAIRMAN OF THE CITY OF PIEDMONT PLANNING COMMISSION CERTIFIES THAT THE COMMISSION DULY APPROVED THE PLAT OF COYOTEE SPRINGS, PHASE IV, AN ADDITION TO THE CITY OF PIEDMONT, BEING A SUBDIVISION OF A PART OF THE NW1/4, SECTION 35, T14N, R5W.I.M., CANADIAN COUNTY, OKLAHOMA, ON THE DAY OF 2007.

John Betts
CHAIRMAN

LEGAL DESCRIPTION
A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP FOURTEEN NORTH (T14N), RANGE FIVE WEST OF THE INDIAN MERIDIAN (R5W.I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 50 FEET EAST (N 89°36'49" E) OF THE SOUTHWEST CORNER OF SAID NW1/4, THENCE CONTINUING EAST (N 89°36'49" E) ALONG THE SOUTH BOUNDARY OF SAID NW1/4 A DISTANCE OF 1839.08 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 3, COYOTEE SPRINGS PHASE, III, THENCE NORTH (N 00°04'33" W) A DISTANCE OF 322.51 FEET TO THE NORTHWEST CORNER OF LOT 13, BLOCK 3 OF COYOTEE SPRINGS, PHASE III, THENCE WEST (S 89°55'27" W) A DISTANCE OF 375.24 FEET TO THE SOUTHWEST CORNER OF LOT 17, BLOCK 3 OF COYOTEE SPRINGS, PHASE III, THENCE NORTHWESTERLY IN 70°39'41" W) A DISTANCE OF 60.00 FEET, THENCE COYOTEE SPRINGS, PHASE III, TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 70°35'07", A CHORD BEARING OF S 54°37'53" W, A CHORD LENGTH OF 138.66 FEET AND AN ARC LENGTH OF 147.83 FEET, THENCE WEST (S 89°55'27" W) A DISTANCE OF 115.25 FEET TO THE SOUTHWEST CORNER OF LOT 18, BLOCK 3 OF COYOTEE SPRINGS, PHASE III, THENCE NORTH (N 00°04'33" E) A DISTANCE OF 688.81 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 2 OF COYOTEE SPRINGS, PHASE II, THENCE WEST (N 89°32'57" W) A DISTANCE OF 1178.76 FEET TO THE SOUTHWEST CORNER OF LOT 17, BLOCK 2 OF COYOTEE SPRINGS, PHASE II, THENCE SOUTH (S 00°04'15" E) PARALLEL TO AND 50 FEET EAST OF THE WEST BOUNDARY OF SAID NW1/4 A DISTANCE OF 971.95 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 30.7376 ACRES.

FINAL PLAT OF COYOTEE SPRINGS PHASE IV

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) 28U-RVEY (405) 278-7839
Fax (405) 478-3272

OWNER NAME
COYOTEE SPRINGS, LIMITED LIABILITY COMPANY
P.O. BOX 850550
YUKON, OKLAHOMA 73085
DATE
SEPTEMBER 04, 2007

