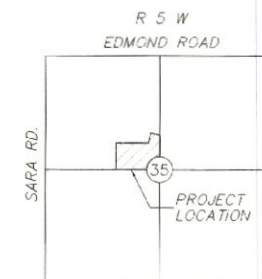


# FINAL PLAT OF COYOTEE SPRINGS PHASE III

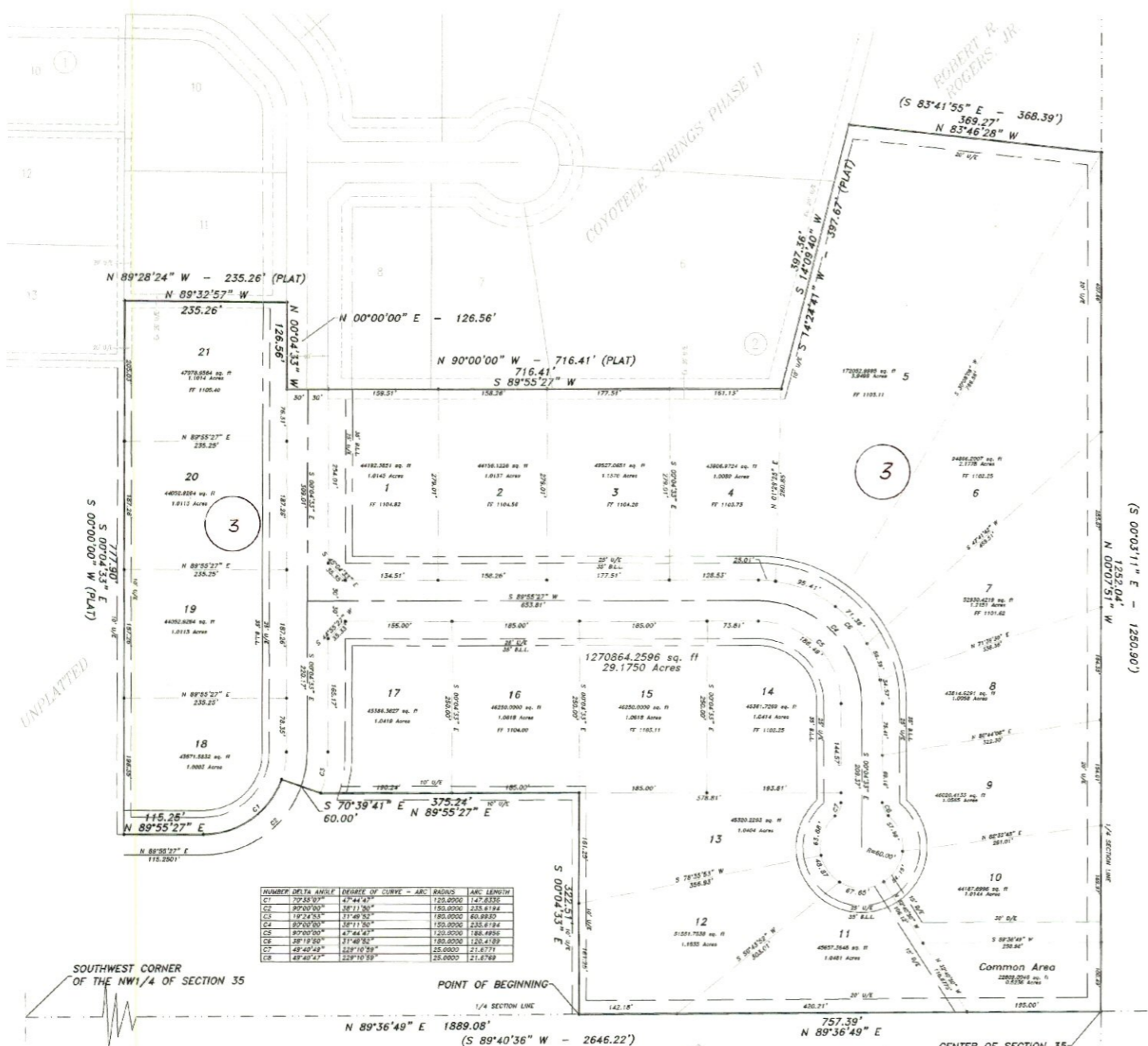
A Subdivision of Part of the NW/4, Section 35, T14N, R5W.I.M.,  
to the city of Piedmont, Canadian County, Oklahoma



Doc: 2004028663  
Sh: 5  
Pg: 35-35  
DATE: 10/15/04 15:55:33  
Filing Fee: \$135.00  
Documentary Tax: \$0.00  
State of Oklahoma  
County of CANADIAN  
Canadian County Clerk  
PHYLLIS BLAIR



LOCATION MAP  
SCALE: 1"=2000'



NUMBER	DELTA ANGLE	DEGREE OF CURVE - ARC	RADIUS	ARC LENGTH
CA	70°35'07"	47°44'47"	125.0000	147.8336
CB	80°00'00"	57°11'36"	150.0000	238.8184
CC	10°24'53"	31°49'52"	180.0000	60.8830
CD	80°00'00"	38°11'36"	150.0000	233.8184
CE	80°00'00"	47°44'47"	125.0000	158.8936
CF	38°19'50"	31°49'52"	180.0000	120.4189
CG	48°40'49"	28°10'59"	25.0000	21.6771
CH	48°40'47"	28°10'59"	25.0000	21.6769

### LEGEND

- 1/2" Iron Pin with Plastic Cap marked "OLS 1149" set at each Property Corner.
- (Bearing - Distance) Calls from Quit Claim Deed at Book 2593, Page 267.
- Bearing - Distance (Plat) Plat calls from recorded plat of "Coyotee Springs, Phase III"

### LEGAL DESCRIPTION

A part of the Northwest Quarter of Section Thirty-five (35), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma more particularly described as follows:

BEGINNING at a point 1889.08 feet East (N 89°36'49" E) of the Southwest Corner of said Section 35, thence continuing East (N 89°36'49" E) along the South line of said Northwest Quarter a distance of 757.39 feet to the Center of said Section 35, thence North (N 00°07'51" W) along the East line of said Northwest Quarter a distance of 1252.04 feet, thence West (N 83°46'28" W) a distance of 369.27 feet to a point on the East boundary of Coyotee Springs, Phase II to the City of Piedmont, Oklahoma, thence Southwesterly (S 14°09'40" W) along the East boundary of said Coyotee Springs, Phase II a distance of 397.36 feet, thence West (S 89°55'27" W) a distance of 126.56 feet, thence West (N 89°32'57" W) a distance of 235.26 feet, thence South (S 0°04'33" W) a distance of 777.90 feet, thence East (N 89°55'27" E) a distance of 115.25 feet, thence Northeasterly along a curve to the left (Radius = 120 feet) and (Delta = 70°35'07") a distance of 147.83 feet, thence Southeasterly (S 70°39'41" E) a distance of 60.00 feet, thence East (N 89°55'27" E) a distance of 375.24 feet, thence South (S 00°04'35" E) a distance of 322.51 feet to the point of beginning, said tract containing 1,270,864.2596 square feet (29.1750 Acres).

### SURVEYOR'S CERTIFICATE

I, Tracy Jividen, Registered Professional Land Surveyor No. 1149 in and for the State of Oklahoma, do hereby certify that this plat of "COYOTEE SPRINGS III" an Addition to the City of Piedmont, Canadian County, Oklahoma, consisting of two (2) sheets, represents a careful survey made under my supervision on the 26th day of August, 2004, and that monuments shown thereon actually exist and their positions are correctly shown, that this survey meets the Oklahoma Minimum Standards for the Practice of Land Survey 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.

*Tracy Jividen*  
Tracy Jividen, O.L.S. 1149

State of Oklahoma )  
County of Canadian )

Before me, the undersigned, a notary public in and for said County and State, on this 14 day of Oct 2004, personally appeared Tracy Jividen to me known to be the identical person who executed the within and foregoing instrument executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written.  
My Commission Expires the 23rd day of June, 2008

*Cody K. Chestwood*  
Notary Public



J  
A  
C

**JIVIDEN AND COMPANY, P.L.L.C.**  
**PROFESSIONAL SURVEYING SERVICES**  
13501 Eastern Avenue  
Oklahoma City, Oklahoma 73131  
C.A. 4151 - Expire June 30, 2005  
Mob. (405) 740-3226 Office (405) 2SU-RVEY  
Fax (405) 478-3272 (405) 278-7839

NOTES:  
1) All lots shown on this Plat must be used for single family residential development.