

# FINAL PLAT OF EMERALD POINTE, PHASE III

TO THE CITY OF PIEDMONT  
PART OF THE SW1/4, SECTION 35, T14N, R5W.I.M.,  
CANADIAN COUNTY, OKLAHOMA

## 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 ~~Department~~ Office of the Department of Environmental Quality, and hereby approve this plat for the use of ~~public~~ sewerage systems.

NOTE: Once the plat has been approved by the Department, no major soil modification may occur in an area designated for the sewerage disposal system(s).

Date: 7-23-2007 Signed: *[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 EMERALD POINTE, PHASE III TO THE CITY OF PIEDMONT, PART OF THE SW1/4, SECTION 35, T14N, R5W.I.M., CANADIAN COUNTY, OKLAHOMA, APPEARS TO BE VESTED EMERALD POINTE, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, AND THAT ON THE 15 DAY OF JULY, 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 2007 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 25 DAY OF JULY, 2007.

WARRANTY TITLE & ABSTRACT, INC.

By: *[Signature]*  
Vice President

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 25 DAY OF JULY, 2007, PERSONALLY APPEARED Joe I. Struckle, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF SAID INDIVIDUAL, 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: 2-12-08  
MY COMMISSION NUMBER: 0102175

*[Signature]*  
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 EMERALD POINTE, PHASE III TO THE CITY OF PIEDMONT, PART OF THE SW1/4, SECTION 35, T14N, R5W.I.M., CANADIAN COUNTY, OKLAHOMA ON THE 23 DAY OF JULY, 2007.

*[Signature]*  
CITY CLERK

### CITY PLANNING COMMISSION APPROVAL

I, THE UNDERSIGNED, PLANNING DIRECTOR FOR THE CITY OF PIEDMONT, OKLAHOMA, DOES HEREBY CERTIFY THAT SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF EMERALD POINTE, PHASE III, TO THE CITY OF PIEDMONT, PART OF THE SW1/4, SECTION 35, T14N, R5W.I.M., CANADIAN COUNTY, OKLAHOMA, ON THE 23 DAY OF JULY, 2007.

*[Signature]*  
DIRECTOR

### APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF PIEDMONT, OKLAHOMA, THAT THE ANNEXED PLAT OF EMERALD POINTE, PHASE III TO THE CITY OF PIEDMONT, PART OF THE SW1/4, 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 23 DAY OF JULY, 2007.

*[Signature]*  
MAYOR  
*[Signature]*  
CITY CLERK

### 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 2006 AND PRIOR YEARS, ON THE LAND SHOWN ON THE ANNEXED PLAT OF EMERALD POINTE, PHASE III TO THE CITY OF PIEDMONT, PART OF THE SW1/4, 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.

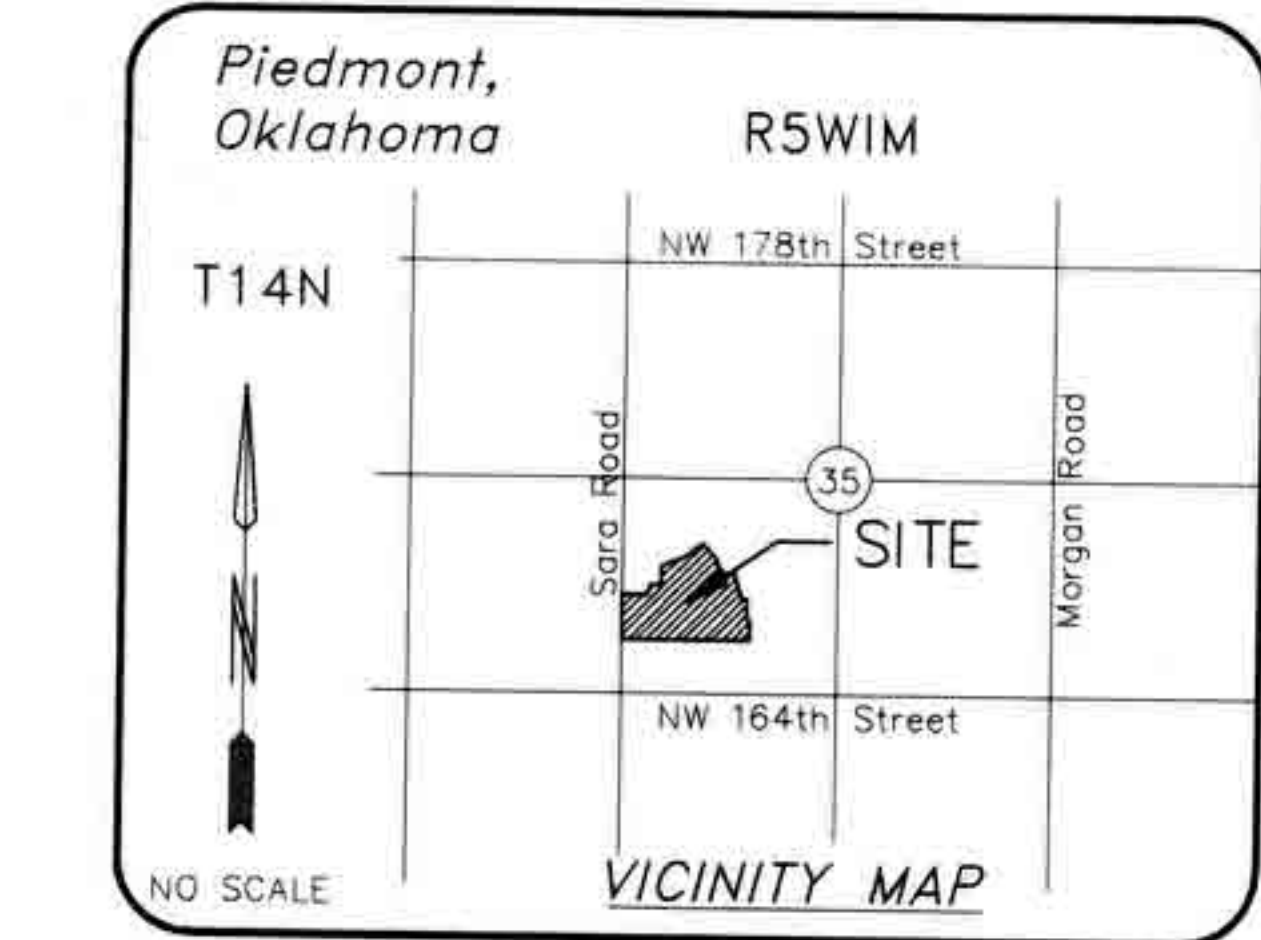
IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED IN EL RENO, OKLAHOMA, ON THIS 25 DAY OF JULY, 2007.

*[Signature]*  
COUNTY TREASURER  
*[Signature]*

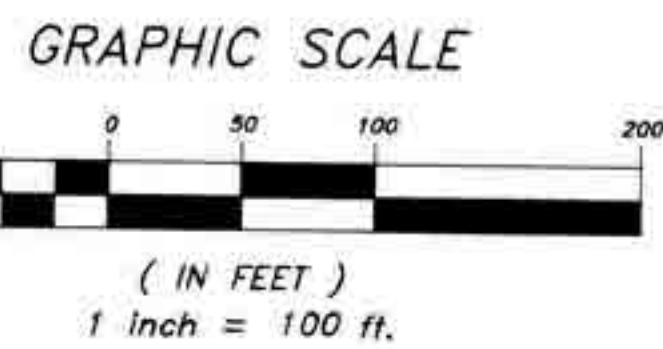
## FINAL PLAT OF EMERALD POINTE, PHASE III

**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

**OWNER NAME**  
EMERALD POINTE, L.L.C.  
P.O. BOX 429  
PIEDMONT, OK 73078  
**DATE**  
JUNE 26, 2007



**BASIS OF BEARINGS**  
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).



NUMBER	DIRECTION	DISTANCE
L1	S 44°59'16" W	35.36'
L2	N 76°12'13" W	36.01'
L3	N 11°25'37" E	36.15'
L4	S 45°01'50" E	35.36'
L5	N 44°58'10" E	35.36'
L6	N 45°01'09" E	35.35'
L7	S 00°00'27" E	24.84'
L8	S 44°59'16" W	35.36'
L9	S 00°00'27" E	60.00'
L10	S 89°39'35" W	74.62'
L11	N 08°35'11" W	71.46'
L12	S 57°43'26" W	112.05'
L13	S 89°58'10" W	60.90'
L14	N 25°28'24" W	66.44'

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT EMERALD POINTE, L.L.C. DOES HEREBY CERTIFY THAT THEY ARE THE OWNER OF AND THE ONLY PERSONS, CORPORATION OR CORPORATIONS, HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE ANNEXED PLAT OF EMERALD POINTE, PHASE III TO THE CITY OF PIEDMONT, PART OF THE SW1/4, 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 EMERALD POINTE, PHASE III, EMERALD POINTE, 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 DAY OF July, 2007.

EMERALD POINTE, L.L.C. AN  
OKLAHOMA LIMITED LIABILITY COMPANY

BY: PHIL BOEYERS ENTERPRISES, INC. MANAGER  
BY: RDS ENTERPRISES, INC. MANAGER

BY: *[Signature]* PHIL BOEYERS, PRESIDENT  
BY: *[Signature]* RICHARD STRUBHAR, PRESIDENT

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 23 DAY OF JULY, 2007, PERSONALLY APPEARED PHIL BOEYERS, A PRESIDENT OF PHIL BOEYERS ENTERPRISES, INC. AS MANAGER OF EMERALD POINTE, L.L.C. TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME 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: 1-26-08  
MY COMMISSION NUMBER: 00001516

*[Signature]*  
NOTARY PUBLIC

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 23 DAY OF JULY, 2007, PERSONALLY APPEARED RICHARD STRUBHAR, A PRESIDENT OF RDS ENTERPRISES, INC. AS MANAGER OF EMERALD POINTE, L.L.C. TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME 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: 1-26-08  
MY COMMISSION NUMBER: 00001516

*[Signature]*  
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 EMERALD POINTE, PHASE III, CONSISTING OF ONE SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 17TH DAY OF MAY, 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 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

MAY 17TH, 2007

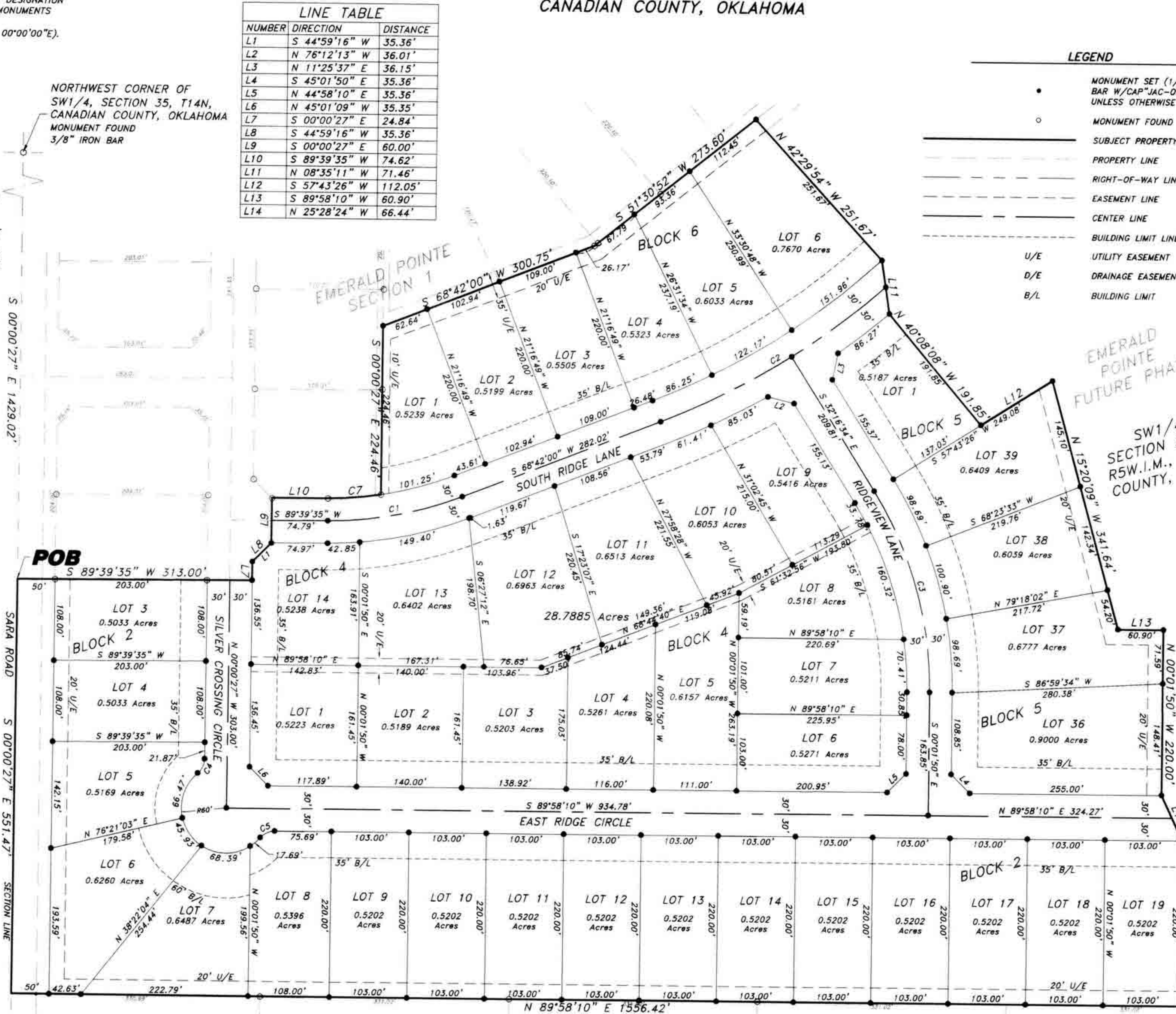
*[Signature]*  
TRACY JIVIDEN, D.L.S. 49

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 17TH DAY OF MAY, 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

*[Signature]*  
NOTARY PUBLIC



NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	500.00	182.91	20°57'36"	92.49	S 79°10'48" W	181.89
C2	1000.00	351.43	20°08'07"	177.55	S 58°37'56" W	349.62
C3	500.00	281.40	32°14'44"	144.53	S 18°09'12" E	277.70
C4	25.00	21.74	49°49'54"	11.61	N 24°54'30" E	21.06
C5	25.00	21.68	49°40'13"	11.57	N 65°07'46" E	21.00
C7	470.00	70.69	08°37'02"	35.41	S 85°21'05" W	70.62

### LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP FOURTEEN NORTH (T14N), RANGE FIVE WEST OF THE INDIAN MERIDIAN (RSW.I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 1429.02 FEET SOUTH (S 00°00'27" E) OF THE NORTHWEST CORNER OF SAID SW1/4 SAID POINT ALSO BEING THE SOUTHWEST CORNER OF EMERALD POINTE SECTION I A SUBDIVISION OF PART OF THE SW1/4, SECTION 35, T14N, R5W.I.M., PIEDMONT, CANADIAN COUNTY, OKLAHOMA, THENCE CONTINUING SOUTH (S 00°00'27" E) ALONG THE WEST BOUNDARY OF SAID SECTION 35 A DISTANCE OF 551.47 FEET, THENCE EAST (N 89°58'10" E) A DISTANCE OF 1556.42 FEET, THENCE NORTH (N 00°01'50" W) A DISTANCE OF 220.00 FEET, THENCE NORTHWESTERLY (N 25°28'24" W) A DISTANCE OF 66.44 FEET, THENCE NORTH (N 00°01'50" W) A DISTANCE OF 220.00 FEET, THENCE WEST (S 89°58'10" W) A DISTANCE OF 60.90 FEET, THENCE NORTHWESTERLY (N 15°20'09" W) A DISTANCE OF 341.84 FEET, THENCE SOUTHWESTERLY (S 57°43'26" W) A DISTANCE OF 112.05 FEET, THENCE NORTHWESTERLY (N 40°08'08" W) A DISTANCE OF 191.85 FEET, THENCE NORTH (N 08°35'11" W) A DISTANCE OF 71.46 FEET, THENCE NORTHWESTERLY (N 42°29'54" W) A DISTANCE OF 251.67 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID EMERALD POINTE SECTION I, THENCE SOUTHWESTERLY (S 31°30'52" W) ALONG THE SOUTH BOUNDARY OF SAID EMERALD POINTE SECTION I A DISTANCE OF 273.60 FEET, THENCE SOUTHWESTERLY (S 68°42'00" W) A DISTANCE OF 300.75 FEET, THENCE SOUTH (S 00°00'27" E) A DISTANCE OF 224.46 FEET, THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 08°37'02", AN ARC LENGTH OF 70.62 FEET, A CHORD DIRECTION OF (S 85°21'05" W) AND A CHORD LENGTH OF 70.62 FEET, THENCE WEST (S 89°39'35" W) A DISTANCE OF 74.62 FEET, THENCE SOUTH (S 00°00'27" E) A DISTANCE OF 60.00 FEET, THENCE SOUTHWESTERLY (S 44°59'16" W) A DISTANCE OF 35.36 FEET, THENCE SOUTH (S 00°00'27" E) A DISTANCE OF 24.84 FEET, THENCE WEST (S 89°39'35" W) A DISTANCE OF 313.00 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 28,788 ACRES.

APPROVED

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