



Doc#: P 2007 38  
Bk&Pg: PL 9 209-210  
Filed: 11-01-2007 DRC  
11:05:52 AM PL  
Canadian County, OK

# FINAL PLAT OF SKYLINE ESTATES

A PART OF THE NE/4 OF SEC. 19, T11N-R5W, I.M.,  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That I, Jim Rees, Manager of JIM AND JANET ENTERPRISES, LLC certifies that they are the owner of all the land included in the annexed plat and JIM AND JANET ENTERPRISES, LLC is the only entity having any right, title or interest to the land shown and known as "Skyline Estates", a subdivision of part of the Northeast Quarter (NE/4) of Section Nineteen (19), Township Eleven (11) North, Range Four (5) West of the Indian Meridian, (I.M.), Oklahoma City, Canadian County, Oklahoma and that the plat of "Skyline Estates" represents a survey of the above described property made with our consent, and that we hereby dedicate the right-of-ways and easements shown on the annexed plat for the installation and maintenance of the public streets and utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs and assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the Abstractor's Certificate. Covenants, restrictions, and reservations for the addition are contained on a separate instrument and will be filed subsequently.

Witnessed by our hand(s) this 12 day of Sept 2007.  
JIM AND JANET ENTERPRISES, LLC  
By: Jim Rees  
Jim Rees, Manager

STATE OF OKLAHOMA )  
COUNTY OF CANADIAN ) SS  
Before me, the undersigned, a Notary Public in and for said County and State, on this 12 day of Sept, 2007, personally appeared Jim Rees to me known to be the identical person who executed as Manager of JIM AND JANET ENTERPRISES, LLC, the within and foregoing instrument and 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.  
Debra Mack  
Notary Public  
My Commission Number is, 03005138  
My Commission Expires the 28 day of March, 2011

### CERTIFICATE OF COUNTY TREASURER

I, David T. Radeloff do hereby certify that I am duly elected, qualified and acting County Treasurer of Canadian County, State of Oklahoma; 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 "Skyline Estates", an addition to the City of Oklahoma City in Canadian County, State of Oklahoma; 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 at El Reno in Canadian County, State of Oklahoma, this 15 day of November, 2007.  
County Treasurer - David T. Radeloff

### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

ATTEST:  
BE IT HEREBY RESOLVED by the City Council of the City of Oklahoma City, Oklahoma, that the dedications shown of the annexed plat of "Skyline Estates" are hereby approved by the Council of the City of Oklahoma City, Oklahoma, this 30 day of October, 2007.  
CITY OF OKLAHOMA CITY, OKLAHOMA  
Attest City Clerk James Kery Mayor - Mike Curie

### CITY PLANNING COMMISSION APPROVAL

I, John M. Dugan, Planning Director of the City of Oklahoma City, do Certify that the Oklahoma City Planning Commission duly approved this plat on the 13 day of JULY, 2007. 2006.  
John M. Dugan  
Planning Director



### CERTIFICATE OF CITY CLERK

I, James Kery City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessment have been paid in full and that there are no special assessments procedures now pending against the land shown on the Final Plat of "Skyline Estates", to the City of Oklahoma City, Oklahoma.  
Signed by the City Clerk this 30 day of Oct, 2007.  
James Kery  
City Clerk

### BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA )  
COUNTY OF Canadian ) SS  
The Undersigned, duly qualified abstractor in and for the said County and State, hereby certifies that according to the records of said County, title to the land included in the annexed plat of "Skyline Estates", to the City of Oklahoma City, Canadian County, Oklahoma, appears to be vested in JIM AND JANET ENTERPRISES LLC, and that on the 13 day of Sept, 2007 all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances, except mortgages of record, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person.  
EXECUTED at El Reno, Canadian County, Oklahoma, on this 30 day of September 2007

American Guaranty Title Company  
By: Hona R. Striuel  
PRESIDENT

### SURVEYOR'S CERTIFICATE

I, James J. Reddin, Registered Professional Land Surveyor No. 1510, in the State of Oklahoma, do hereby certify that this plat of "Skyline Estates", an addition to the City of Oklahoma City, Canadian County, Oklahoma, represents a careful survey made under my supervision, and that this survey meets the Oklahoma 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.  
James J. Reddin  
James J. Reddin, RPLS #1510

STATE OF OKLAHOMA )  
COUNTY OF Oklahoma ) SS  
Before me, the undersigned, a Notary Public in and for said County and State, on this 30 day of August, 2007, personally appeared James J. Reddin 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,  
Debra Mack  
Notary Public  
My Commission Number is, 03005138  
My Commission Expires the 28 day of March, 2011

SKYLINE ESTATES  
  
**Crafton, Tull & Associates, Inc.**  
235 N. MacArthur Suite 200 Oklahoma City, OK 73127  
405.787.6270 Fax: 405.787.6276 www.craftontull.com  
CA 973 (PE/LS) EXPIRES 6/30/2008  
Engineers & Surveyors  
DRAWN: TGD DATE: 08/17/07 CHECKED: SHEET NO.: 1 of 2 PROJECT NO.: 066011-00

# FINAL PLAT OF SKYLINE ESTATES

A PART OF THE NE/4 OF SEC. 19, T11N-R5W, I.M.,  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

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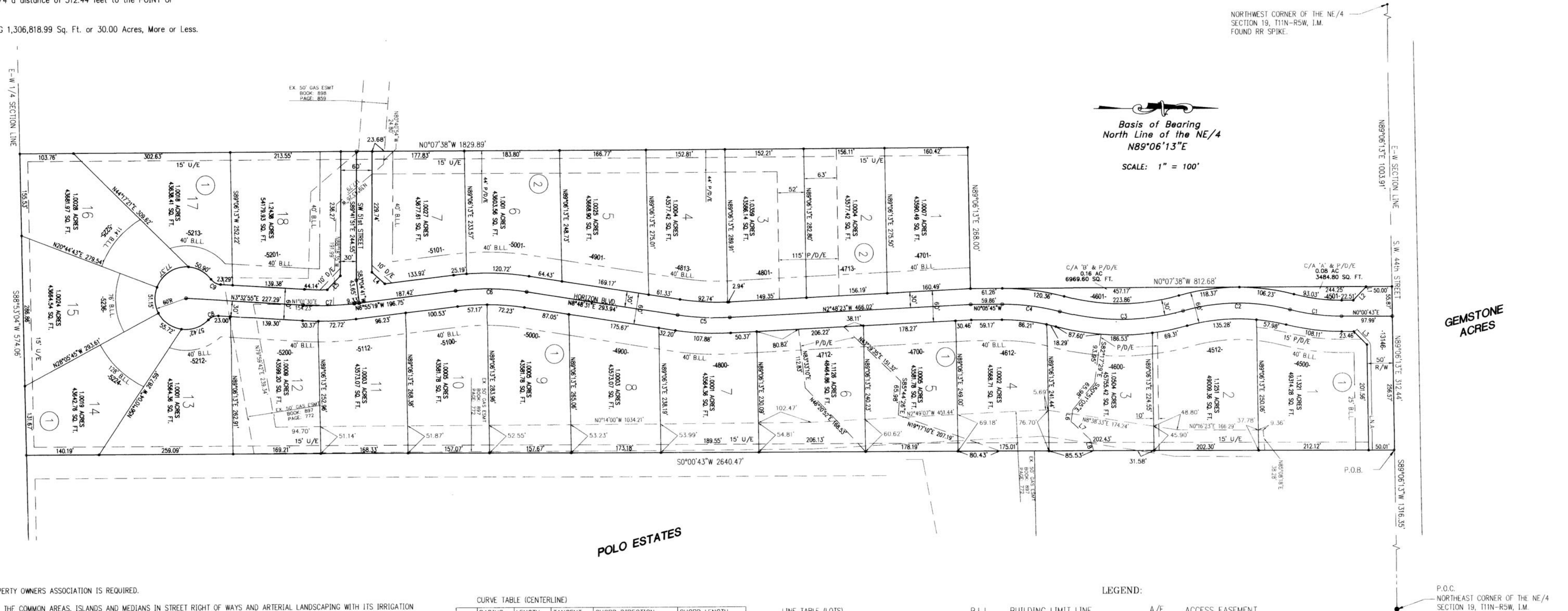


### LEGAL DESCRIPTION:

A Tract of Land in the NE/4 Section 19, T11N-R5W, I.M., Canadian County, Oklahoma. Being more particularly described as follows:

Commencing at the Northeast Corner of the NE/4 of Section 19, T11N-R5W, I.M.; THENCE S89°06'13"W along the North line of said NE/4 a distance of 1316.35 feet to the POINT OF BEGINNING; THENCE S0°00'43"W a distance of 2640.47 feet to a point on the South line of said NE/4; THENCE S88°53'04"W along the South line of said NE/4 a distance of 574.06 feet; THENCE N0°07'38"W a distance of 1829.89 feet; THENCE N89°06'13"E and parallel with the North line of said NE/4 a distance of 268.00 feet; THENCE N0°07'38"W a distance of 812.68 feet to a point on the North line of said NE/4; THENCE N89°06'13"E along the North line of said NE/4 a distance of 312.44 feet to the POINT OF BEGINNING.

CONTAINING 1,306,818.99 Sq. Ft. or 30.00 Acres, More or Less.



- MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
- MAINTENANCE OF THE COMMON AREAS, ISLANDS AND MEDIANS IN STREET RIGHT OF WAYS AND ARTERIAL LANDSCAPING WITH ITS IRRIGATION SYSTEM IN SKYLINE ESTATES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
- CLASS 'C' ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.
- ALL EASEMENTS SHOWN OUTSIDE THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELS AS GIVEN BY SEPARATE INSTRUMENT.
- IF THE GARAGE FRONT IS DESIGNED SO THAT THE FRONT DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING, SCREENING WOULD BE PROVIDED BY PLANTING EITHER ONE 3 INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2 INCH CALIPER TREES IN THE FRONT YARD.
- LANDSCAPE PLAN IN ACCORDANCE WITH LANDSCAPE ORDINANCE WILL BE REQUIRED WITH FINAL PLATS ADJOINING ARTERIAL STREETS. NO CERTIFICATE OF OCCUPANCY PERMITS WILL BE ISSUED UNTIL LANDSCAPING IN ACCORDANCE WITH LANDSCAPE PLAN IS INSTALLED.
- CENTERLINE OF ROADWAY SHALL BE AS FOLLOWS MAG NAILS WITH WASHER FOR ASPHALT PAVING OR CUT "X" FOR CONCRETE PAVING.
- ALL MONUMENTS, EITHER FOUND OR SET, WILL BE SHOWN ON THE PLAT PER OKLAHOMA SURVEYING MINIMUM STANDARDS. INCLUDE TYPE OF MONUMENTS SET AT PROPERTY/BLOCK AND CENTERLINE OF PUBLIC STREET R/W.
- AN OCCUPANCY PERMIT WILL NOT BE ISSUED UNTIL THE ARTERIAL LANDSCAPING IS INSTALLED IN ACCORDANCE WITH THE SUBMITTED LANDSCAPE PLAN.

CURVE TABLE (CENTERLINE)

CURVE	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	400.00	100.57	50.55	N 07°12'54" E	100.31
C2	400.00	208.93	106.91	S 00°32'44" E	206.56
C3	450.00	239.85	122.85	S 00°14'23" E	237.02
C4	425.00	112.43	56.54	S 07°27'04" W	112.10
C5	500.00	101.77	51.06	N 03°01'14" E	101.60
C6	500.00	137.65	69.26	S 00°57'54" W	137.22
C7	500.00	97.42	48.87	S 01°20'24" E	97.27

CURVE TABLE (LOTS)

CURVE	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C8	25.00	21.68	11.57	S 21°17'29" E	21.00
C9	25.00	21.68	11.57	N 28°23'19" E	21.00

LINE TABLE (LOTS)

NUMBER	BEARING	DISTANCE
L1	S 89°06'13" W	0.75'
L2	N 45°26'32" W	35.07'
L3	N 44°33'28" E	35.63'
L4	N 41°41'25" E	33.06'
L5	N 46°13'19" E	36.33'

LINE TABLE (EASEMENTS)

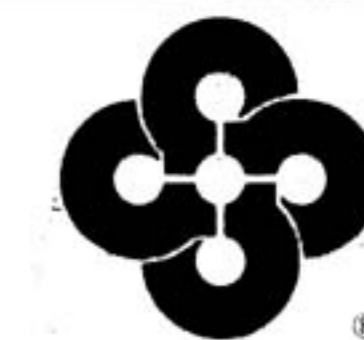
NUMBER	BEARING	DISTANCE
L6	S 81°14'49" E	23.08'
L7	N 43°15'46" E	50.66'
L8	N 73°03'19" E	21.33'

LEGEND:

- B.L.L. BUILDING LIMIT LINE
- L.N.A. LIMITS OF NO ACCESS
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- P/E PEDESTRIAN EASEMENT
- C/A COMMON AREA
- P/D/E PRIVATE DRAINAGE EASEMENT
- A/E ACCESS EASEMENT
- SET 3/8" IRON PIN
- FOUND IRON PIN
- ⊗ CUT 'X' & CONCRETE
- MAG NAIL & ASPHALT

*Janet [Signature]*

SKYLINE ESTATES



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