

FINAL PLAT
OF
THE SPRINGS
AT SETTLER'S RIDGE

Doc# P 2007 9
Bk&Pg: PL 9 172-173
Filed: 03-29-2007 EDF
11:35:43 AM PL
Canadian County, OK

PART OF THE SE/4 OF SEC. 31,
T12N-R5W, I.M., CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Curtis O. Gudmundson, Manager of Milestone Land Group, L.L.C. certifies that they are the owner of all the land included in the annexed plat and Milestone Land Group, L.L.C. formerly known as Milestone Oklahoma, L.L.C., a Minnesota Limited Liability Company is the only entity having any right, title or interest to the land shown and known as "THE SPRINGS AT SETTLER'S RIDGE", a subdivision of a part of the Southeast Quarter (SE/4) of Section Thirty-One (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, (I.M.), Oklahoma City, Canadian County, Oklahoma and that the plat of "THE SPRINGS AT SETTLER'S RIDGE", represents a survey of the above described property made with our consent, and that they hereby dedicate all the public streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, and that the streets shown as private streets and Common Area A drives shall be reserved for private streets maintained by the homeowners association and public utilities, for their heirs, executors, administrators, successors and assign 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.

The undersigned does hereby grant the City of Oklahoma City an easement over and across said private streets for the purpose of a fire lane and use by the City of Oklahoma City Police for police protection purposes, and for garbage services.

The undersigned does herewith authorize any franchised utility company, including the City of Oklahoma City, to use as much of the private street area for utility purposes as is needed to install and maintain paving, water, sewer, electric, gas, telephone, cable television and other utility lines.

Every deed must clearly acknowledge that the access streets and drives are private and not maintained by the City of Oklahoma City.

Witnessed by our hand(s) this 9th day of Feb, 2007.

Milestone Land Group, L.L.C. formerly
know as Milestone Oklahoma, L.L.C.

Curtis O. Gudmundson
Curtis O. Gudmundson, Manager

STATE OF Oklahoma
COUNTY OF Canadian SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 9th day of Feb, 2007, personally appeared Curtis O. Gudmundson, to me known to be the identical person who executed as manager of Milestone Land Group, L.L.C., 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,

Paul Mack
Notary Public

My Commission Number is, 03005138
My Commission Expires the 28 day of March, 2007

CERTIFICATE OF COUNTY TREASURER

I, David T. Rodcliff, 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 "THE SPRINGS AT SETTLER'S RIDGE", 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 in Canadian County, State of Oklahoma, this 28th day of March, 2007.

David T. Rodcliff

County Treasurer - _____

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 of the annexed plat of "THE SPRINGS AT SETTLER'S RIDGE" are hereby Approved by the Council of the City of Oklahoma City, Oklahoma, this 20th day of March, 2007.

CITY OF OKLAHOMA CITY, OKLAHOMA

ATTEST:
Attest City Clerk - Drumma Perry Mayor - Neil Curtis

CITY PLANNING COMMISSION APPROVAL

I, Jean M. Dugan, Planning Director of the City of Oklahoma City Planning Commission Certify that the Oklahoma City Commission duly approved this plat on the 10th day of March, 2007.

John M. Dugan
Planning Director

CERTIFICATE OF CITY CLERK

I, Drumma Perry, 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 unmatrued 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 "THE SPRINGS AT SETTLER'S RIDGE", to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk this 20th day of March, 2007.

Drumma Perry
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 "THE SPRINGS AT SETTLER'S RIDGE", to the City of Oklahoma City, Canadian County, Oklahoma, appears to be vested in Milestone Land Group, L.L.C., formerly known as Milestone Oklahoma, L.L.C., a Minnesota Limited Liability Company and that on the 27th day of February, 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 Edmond, Canadian County, Oklahoma, on this 14th day of February, 2007.

WARRANTY TITLE & ABSTRACT, INC.
Jeff J. Scheller
Vice 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 "THE SPRINGS AT SETTLER'S RIDGE", 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 II, 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 28th day of March, 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,

Paul Mack
Notary Public

My Commission Number is, 03005138
My Commission Expires the 28 day of March, 2007



THE SPRINGS AT SETTLER'S RIDGE

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

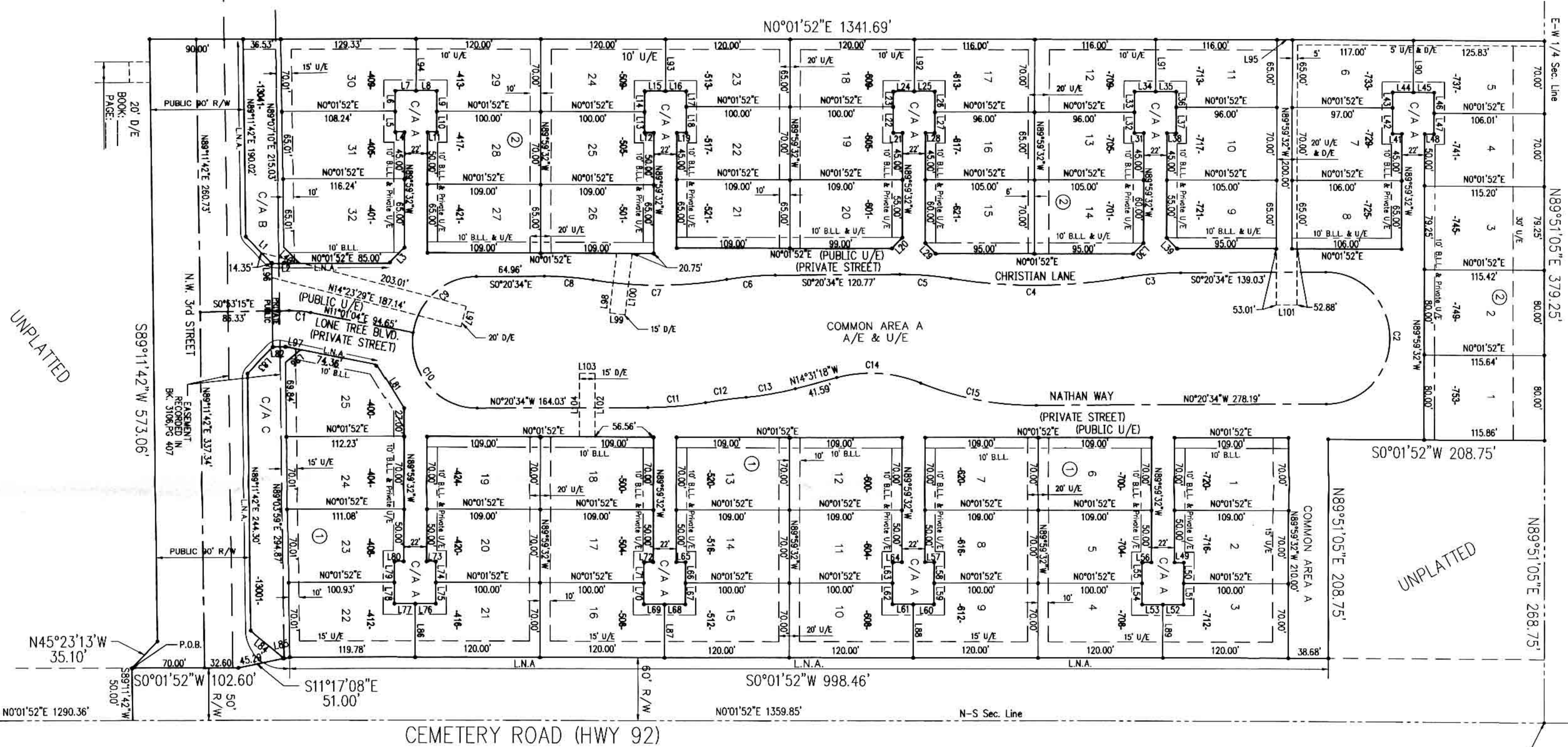
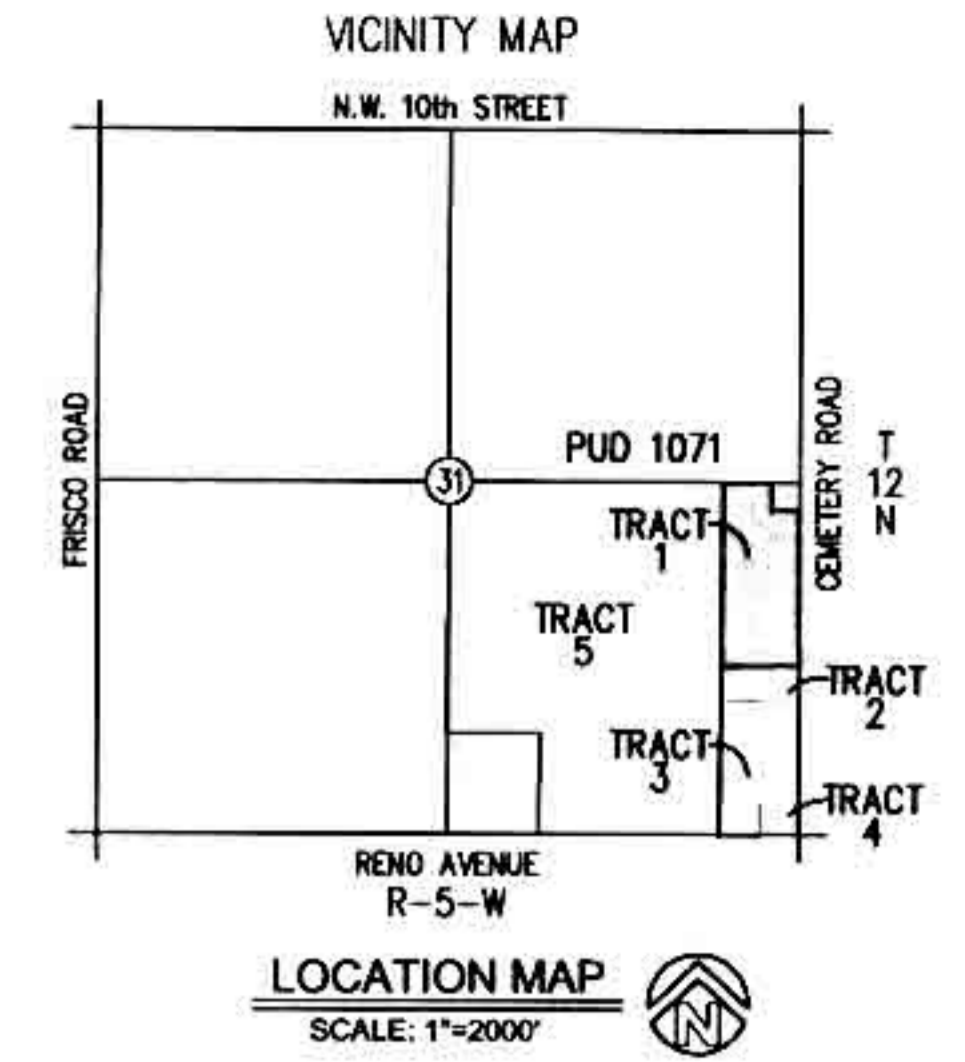
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			PROJECT NO.: 056011-00

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FINAL PLAT OF THE SPRINGS AT SETTLER'S RIDGE

PART OF THE SE/4 OF SEC. 31,
T12N-R5W, I.M., CANADIAN COUNTY, OKLAHOMA

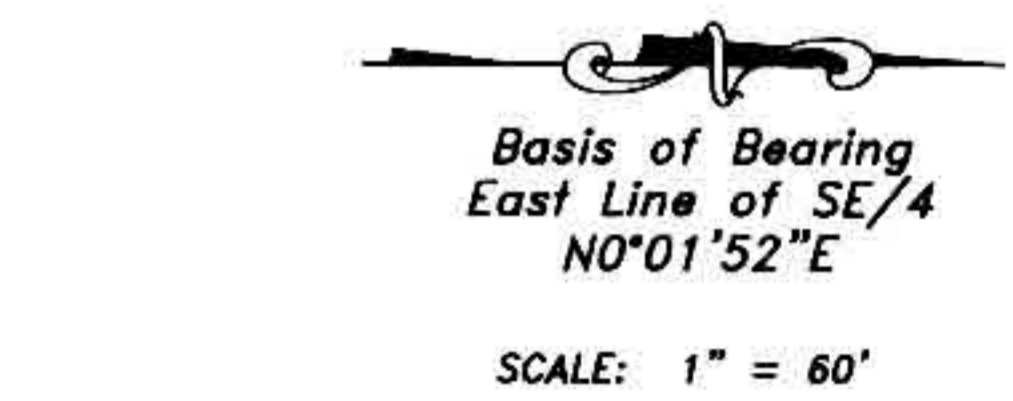
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UNPLATED

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LEGAL DESCRIPTION

A Tract of land in the SE/4 of Section 31, T12N-R5W, I.M., Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of the SE/4 of Section 31, T12N-R5W, I.M.; THENCE N0°01'52"E along the East line of said SE/4 a distance of 1290.36 feet; THENCE S89°11'42"W a distance of 50.00 feet to a point on the West R/W line of State Highway 92 and the POINT OF BEGINNING; THENCE N45°23'13"W a distance of 35.10 feet; THENCE S89°11'42"W a distance of 573.06 feet; THENCE N0°01'52"E and parallel with the East line of said SE/4 a distance of 1341.69 feet to a point on the North line of said SE/4; THENCE N89°51'05"E along the North line of said SE/4 a distance of 379.25 feet; THENCE S0°01'52"W and parallel with the East line of said SE/4 a distance of 208.75 feet; THENCE N89°51'05"E and parallel with the North line of said SE/4 a distance of 208.75 feet to a point on the West R/W line of State Highway 92; THENCE S0°01'52"W along said West R/W line a distance of 998.46 feet; THENCE S11°17'08"E along said West R/W line a distance of 51.00 feet; THENCE S0°01'52"W along the said West R/W line a distance of 102.60 feet to the POINT OF BEGINNING;

CONTAINING 744723.76 Sq. Ft. OR 17.09 Acres, MORE OR LESS.

- 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
 - A/E ACCESS EASEMENT
 - SET 3/8" IRON PIN
 - FOUND IRON PIN
 - ⊗ CUT 'X' 'C CONCRETE
 - MAG NAIL 'C ASPHALT

1. A MANDATORY PROPERTY OWNER'S ASSOCIATION IS REQUIRED.
2. MAINTENANCE OF THE COMMON AREAS, STREET MEDIANS AND ARTERIAL LANDSCAPING WITH ITS IRRIGATION SYSTEMS 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 COMMON AREA A, AND/OR PRIVATE DRAINAGE EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PERIS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
3. ARTERIAL SIDEWALKS ARE REQUIRED AND WILL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO THE ISSUANCE OF AN OCCUPANCY CERTIFICATE.
4. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL INTERIOR STREETS AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. CLASS C OR BETTER ROOFING MATERIALS REQUIRED ON ALL STRUCTURES.
6. MAINTENANCE OF PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
7. MAINTENANCE OF THE ISLANDS WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
8. THE AREAS IDENTIFIED AS COMMON AREA 'A' ARE DEFINED AS PRIVATE DRIVES/Common Areas PROVIDING FRONTAGE AND ACCESS TO THE LOTS ADJACENT THERETO. THESE AREAS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
9. EVERY PERTINENT DEED MUST CLEARLY ACKNOWLEDGE: "SAID DRIVE IS PRIVATE AND NOT MAINTAINED BY THE CITY OF OKLAHOMA CITY."

CURVE TABLE (CENTERLINE)

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00	20.78	S 05°03'55" W	20.74
C2	62.00	194.78	N 89°39'26" E	124.00
C3	345.00	55.84	N 04°58'46" W	55.77
C4	505.00	169.99	N 00°11'59" W	165.24
C5	295.00	49.22	N 04°26'13" E	49.16
C6	295.00	47.07	S 04°54'48" E	47.02
C7	405.00	129.23	N 00°20'34" W	128.68
C8	295.00	47.07	N 04°13'40" E	47.02
C9	62.00	87.86	N 40°56'23" W	80.69
C10	62.00	106.92	N 49°03'37" E	94.15
C11	345.00	55.84	N 04°58'46" W	55.78
C12	505.00	39.38	S 07°22'55" E	39.37
C13	295.00	48.26	S 09°50'05" E	48.21
C14	130.00	82.48	N 03°39'17" E	81.11
C15	295.00	114.17	S 10°44'39" W	113.46

LINE TABLE (EASEMENT)

NUMBER	BEARING	DISTANCE
L96	N 89°11'42" E	13.24'
L97	S 7°56'31" E	20.00'
L98	S 83°21'56" E	56.51'
L99	N 06°38'04" E	15.00'
L100	N 83°21'56" W	58.24'
L101	N 00°20'34" W	20.00'
L102	S 89°59'32" E	59.96'
L103	S 00°20'34" W	15.00'
L104	N 89°59'32" W	59.86'

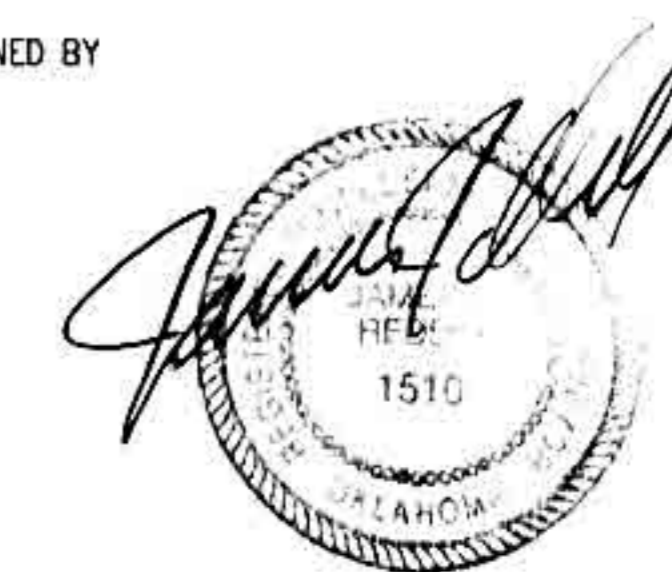
LINE TABLE (LOTS)

NUMBER	BEARING	DISTANCE
L1	S 44°36'47" W	35.62'
L2	N 00°01'52" E	26.81'
L3	N 44°58'50" W	21.21'
L4	S 00°01'52" W	9.00'
L5	S 89°59'32" E	20.00'
L6	N 89°59'32" W	20.00'
L7	S 00°01'52" W	20.00'
L8	S 00°01'52" W	20.00'
L9	N 89°59'32" W	20.00'
L10	S 89°59'32" E	20.00'
L11	S 00°01'52" W	9.00'
L12	S 00°01'52" W	9.00'
L13	S 89°59'32" E	20.00'
L14	N 89°59'32" W	20.00'
L15	S 00°01'52" W	20.00'
L16	S 00°01'52" W	20.00'
L17	N 89°59'32" E	15.00'
L18	S 89°59'32" E	25.00'
L19	S 00°01'52" W	9.00'
L20	N 44°58'50" W	14.14'
L21	S 00°01'52" W	9.00'
L22	N 89°59'32" W	25.00'
L23	N 89°59'32" W	15.00'
L24	S 00°01'52" W	20.00'
L25	S 00°01'52" W	20.00'
L26	N 89°59'32" W	20.00'
L27	S 89°59'32" E	20.00'
L28	S 00°01'52" W	9.00'
L29	S 45°01'10" W	14.14'
L30	N 44°58'50" W	14.14'
L31	S 00°01'52" W	9.00'

L32	S 89°59'32" E	20.00'
L33	N 89°59'32" W	20.00'
L34	S 00°01'52" W	20.00'
L35	S 00°01'52" W	20.00'
L36	N 89°59'32" W	15.00'
L37	S 89°59'32" E	25.00'
L38	S 00°01'52" W	9.00'
L39	S 45°00'28" W	14.15'
L40	N 44°34'31" E	21.38'
L41	S 00°01'52" W	9.00'
L42	S 89°59'32" E	25.00'
L43	N 89°59'32" W	15.00'
L44	S 00°01'52" W	20.00'
L45	S 00°01'52" W	20.00'
L46	N 89°59'32" W	20.00'
L47	S 89°59'32" E	20.00'
L48	S 00°01'52" W	9.00'
L49	S 00°01'52" W	9.00'
L50	N 89°59'32" W	20.00'
L51	S 89°59'32" E	20.00'
L52	S 00°01'52" W	20.00'
L53	S 00°01'52" W	20.00'
L54	N 89°59'32" E	20.00'
L55	N 89°59'32" W	20.00'
L56	S 00°01'52" W	9.00'
L57	S 00°01'52" W	9.00'
L58	N 89°59'32" W	20.00'
L59	S 89°59'32" E	20.00'
L60	S 00°01'52" W	20.00'
L61	S 00°01'52" W	20.00'
L62	N 44°58'50" W	20.00'
L63	N 89°59'32" W	20.00'
L64	S 00°01'52" W	9.00'
L65	S 00°01'52" W	9.00'
L66	N 89°59'32" W	20.00'
L67	S 89°59'32" E	20.00'
L68	S 00°01'52" W	20.00'
L69	S 00°01'52" W	20.00'
L70	S 89°59'32" E	20.00'
L71	N 89°59'32" W	20.00'
L72	S 00°01'52" W	9.00'
L73	S 00°01'52" W	9.00'
L74	N 89°59'32" W	20.00'
L75	S 89°59'32" E	20.00'
L76	S 00°01'52" W	20.00'
L77	S 00°01'52" W	20.00'
L78	S 89°59'32" E	20.00'
L79	N 89°59'32" W	20.00'
L80	S 00°01'52" W	9.00'
L81	S 57°35'35" W	48.34'
L82	N 00°53'15" W	12.07'
L83	N 45°48'18" W	35.36'
L84	N 38°48'40" E	41.70'
L85	N 11°17'08" W	5.71'
L86	N 89°59'32" W	50.00'
L87	N 89°59'32" W	50.00'
L88	N 89°59'32" W	50.00'
L89	N 89°59'32" W	50.00'
L90	N 89°59'32" W	50.00'
L91	N 89°59'32" W	50.00'
L92	N 89°59'32" W	50.00'
L93	N 89°59'32" W	50.00'
L94	N 89°59'32" W	50.00'
L95	N 00°01'52" E	15.00'
L96	S 39°57'28" E	18.89'
L97	S 11°01'04" W	15.00'

NORTHEAST CORNER OF SE/4 SECTION 31, T12N-R5W, I.M., FOUND IRON PIN

THE SPRINGS AT SETTLER'S RIDGE



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