

FINAL PLAT
of
VALDERA

Doc#: P 2009 10
Bk&Pg: PL 9 279-280
Filed: 09-23-2009 DRK
08:30:30 AM PL
Canadian County, OK

SECTION 1
BEING A PART OF THE SE/4, SECTION 26, T13N, R5W, I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That JMW INVESTMENT PROPERTY, LLC, an Oklahoma Limited Liability Company, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of VALDERA SECTION 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of VALDERA SECTION 1, an addition to the City of Oklahoma City, being a part of the Southeast Quarter (SE/4), Section 26, Township 13 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 23rd day of July, 2009.

Signed by the Member/Manager this 23rd day of July, 2009.

JMW INVESTMENT PROPERTY, LLC

By: John Woods
John Woods

STATE OF OKLAHOMA
COUNTY OF CANADIAN

Before me, the undersigned, a notary public in and for said county and state on this 23rd day of July, 2009, personally appeared John Woods, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Member/Manager, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 23rd day of July, 2009.

My Commission Expires: 5-01-2011

My Commission No.: 07004245

CERTIFICATE OF PLANNING COMMISSION

I, Russell Claus, Planning Director for the City of Oklahoma City hereby certify that the City of Oklahoma City Planning Commission duly approved the Final Plat of VALDERA SECTION 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma at a meeting the 12th day of February, 2009.

Signed by the Planning Director this 19th day of September, 2009.

Russell Claus
Planning Director

CERTIFICATE OF CITY CLERK

I, Frances Kelsey, City Clerk of the City of Oklahoma City, Canadian County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmaturred installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of VALDERA SECTION 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma.

Signed by the City Clerk this 15th day of September, 2009.

Frances Kelsey
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Oklahoma City that the dedication shown on the Final Plat of VALDERA SECTION 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Oklahoma City this 15th day of September, 2009.

Frances Kelsey City Clerk
Mark Cantu Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certify that the records of said county show that the title to the land shown on the Final Plat of VALDERA SECTION 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma is vested in JMW INVESTMENT PROPERTY, LLC, on the 23rd day of July, 2009, that there are no actions pending or judgments of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2008 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this 29th day of July, 2009.

Dona R. Stribel, V. President
American Guaranty Title Co.
Bonded Abstractor

STATE OF OKLAHOMA
COUNTY OF CANADIAN

Before me, the undersigned, a notary public in and for said county and state on this 29th day of July, 2009, personally appeared Dona R. Stribel, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice-President, and duly acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 29th day of July, 2009.

My Commission Expires: 4-23-11

My Commission No.: 07003946

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff, do hereby certify that I am the duly qualified and acting County Treasurer of Canadian County and that the tax records of said county show that all taxes for the year 2008 and prior years are paid on the Final Plat of VALDERA SECTION 1 an addition to the City of Oklahoma City, Canadian County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof, said County Treasurer has caused this instrument to be executed this 29th day of July, 2009.

David T. Radcliff
County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Patricia Ann Mantooth, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of VALDERA SECTION 1 an addition to the City of Oklahoma City, Canadian County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 9th day of January, 2002, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that this plat of 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.

Witness my hand and seal this 22nd day of July, 2009.

Patricia Ann Mantooth
Patricia Ann Mantooth, P.L.S. No. 1648

STATE OF OKLAHOMA
COUNTY OF CANADIAN

Before me, the undersigned, a notary public within and for said county and state, personally appeared Patricia Ann Mantooth, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness my hand and seal this 22nd day of July, 2009.

My Commission Expires: 05-01-2011

My Commission No.: 07004245

PROPERTY DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-six (26), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, and being more particularly described as follows:

Beginning at the Northeast (NE) Corner of said Southeast Quarter (SE/4), said point being the POINT OF BEGINNING

THENCE South 00°10'31" East, along and with the East line of said Southeast Quarter (SE/4), a distance of 1,329.53 feet;

THENCE South 88°51'40" West, departing said East line, a distance of 658.15 feet;

THENCE North 23°21'34" East, a distance of 224.58 feet;

THENCE North 60°00'00" West, a distance of 249.69 feet;

THENCE North 30°00'00" East, a distance of 59.98 feet;

THENCE North 60°00'00" West, a distance of 236.38 feet;

THENCE South 30°00'00" West, a distance of 55.24 feet;

THENCE South 88°51'40" West, a distance of 227.35 feet;

THENCE North 42°13'32" West, a distance of 230.47 feet;

THENCE along a non-tangent curve to the right having a radius of 475.00 feet, a chord bearing of North 43°31'33" East, a chord distance of 95.10 feet, and an arc length of 95.26 feet;

THENCE North 40°43'43" West, a distance of 50.00 feet;

THENCE North 89°08'24" West, a distance of 16.24 feet;

THENCE North 08°07'54" East, a distance of 195.28 feet;

THENCE North 57°07'10" East, a distance of 165.43 feet;

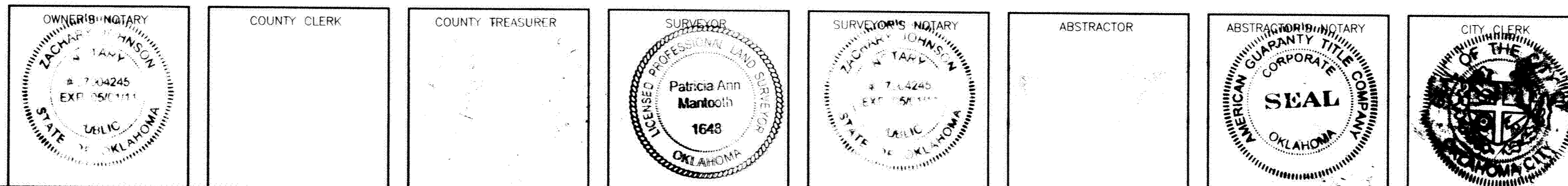
THENCE North 06°06'22" East, a distance of 155.83 feet;

THENCE North 14°59'36" East, a distance of 152.27 feet to a point on the North line of said Southeast Quarter (SE/4);

THENCE North 88°25'45" East, along and with the North line of said Southeast Quarter (SE/4), a distance of 1,126.95 feet to the POINT OF BEGINNING.

Said tract of land containing 1,398,076 square feet or 32.0954 acres, more or less.

This property description was prepared on the ____ day of _____, 200__, by Patricia Ann Mantooth, Licensed Professional Surveyor, No. 1648.



FINAL PLAT
of
VALDERA
SECTION 1

Johnson & Associates, Inc.
100 E. California Ave. - Third Floor
Oklahoma City, OK 73104
(405) 235-8875 FAX (405) 235-8876
Certificate of Authorization #1484 Exp. Date: 06-30-2009

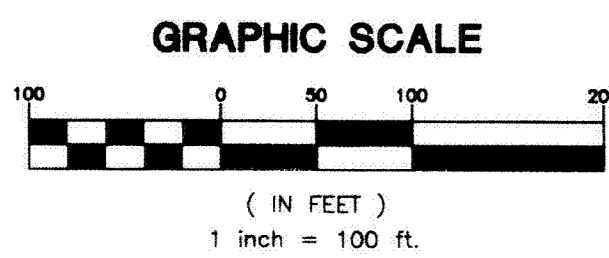
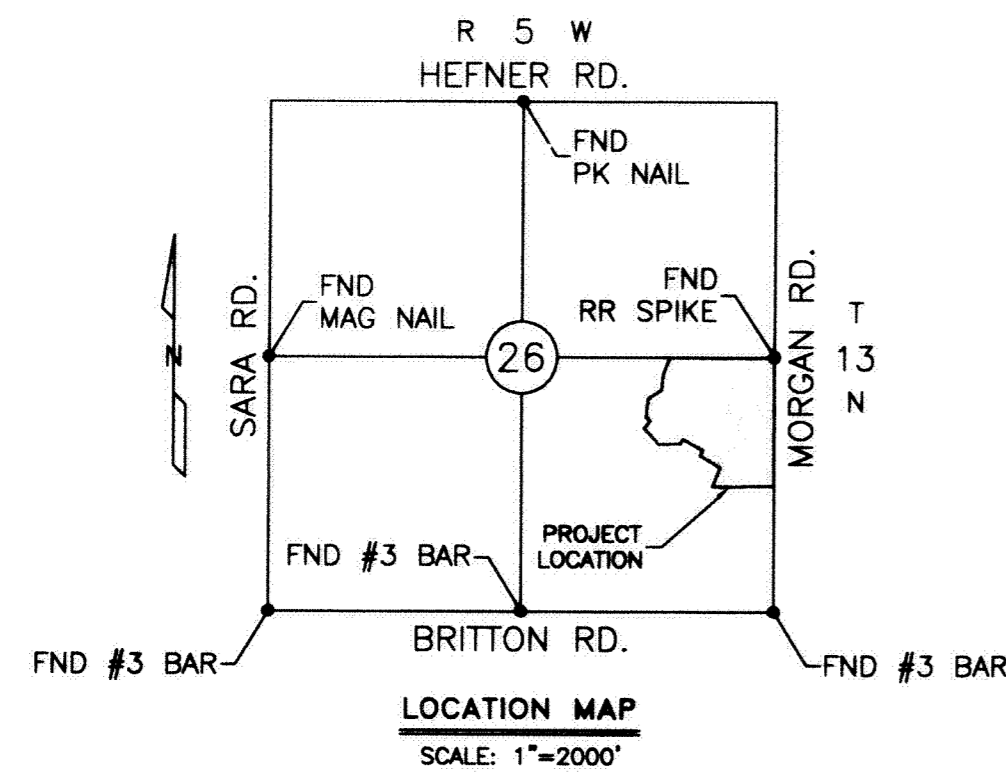
ENGINEERS · SURVEYORS · PLANNERS ·

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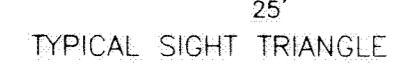
BASIS OF BEARING:
THE EAST LINE OF THE SOUTHEAST
QUARTER (SE/4) OF SECTION TWENTY
SIX (26), HAVING A BEARING OF
S00°10'31"E

NOTES:

1. A MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
2. MAINTENANCE OF COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS, ISLANDS AND MEDIANS IN STREET RIGHTS OF WAY AND ARTERIAL STREET RIGHTS-OF-WAY FOR LANDSCAPING IN THE VALDERA ADDITION 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 EASEMENTS 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.
3. PASSIVE RECREATIONAL AMENITIES THAT DO NOT IMPEDE DRAINAGE FLOW WILL BE REQUIRED IN THE COMMON AREAS. THESE AMENITIES ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS.
4. CLASS "C" ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.
5. ALL EASEMENTS SHOWN OUTSIDE OF THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELED AS GIVEN BY SEPARATE INSTRUMENT.
6. GARAGES DESIGNED SUCH THAT THE FRONT DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING SHALL BE SCREENED BY ONE 3-INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2-INCH CALIPER TREES IN THE FRONT YARD.
7. PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, DEVELOPER SHALL INSTALL ARTERIAL LANDSCAPING AND IRRIGATION FACILITIES IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN SUBMITTED WITH THE FINAL PLAT.
8. AN APPROVED SEPTIC TANK SYSTEM OR AEROBIC SYSTEM SHALL BE PROVIDED FOR EACH LOT. PUBLIC SANITARY SEWER WILL NOT BE PROVIDED.
9. THE DEVELOPER SHALL PROVIDE FOR A SIDEWALK ALONG MORGAN ROAD IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY'S SIDEWALK ORDINANCE. THE DEVELOPER SHALL ALSO INSTALL SIDEWALKS ALONG ALL STREET FRONTS OF COMMON AREAS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY.
10. A SIDEWALK SHALL BE REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL &/OR COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE & MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY.

******* NOTE *******
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS 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.

- DENOTES FND. #3 BAR w/CP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED



CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD DIRECTION	DELTA
C1	95.26'	475.00'	47.79'	95.10'	N43°31'33"E	11°29'27"
C2	509.89'	500.00'	279.61'	488.08'	N30°47'07"W	58°25'45"
C3	181.02'	150.00'	103.37'	170.23'	N85°25'40"E	69°08'39"
C4	136.03'	200.00'	70.76'	133.42'	N70°20'25"E	38°58'08"
C5	196.92'	500.00'	99.75'	195.65'	N60°33'15"E	22°33'56"
C6	55.10'	100.00'	28.27'	54.41'	N14°12'53"E	31°34'15"
C7	68.01'	100.00'	35.38'	66.71'	N19°39'35"W	38°58'08"
C8	34.06'	100.00'	17.19'	33.89'	N09°34'52"E	19°30'45"
C9	21.03'	25.00'	11.18'	20.41'	N43°25'56"E	48°11'23"
C10	72.13'	50.00'	43.97'	66.03'	N26°12'04"E	82°39'06"
C11	48.47'	50.00'	26.33'	46.59'	N42°53'37"W	55°32'17"
C12	57.64'	50.00'	32.50'	54.50'	N76°18'44"E	66°03'01"
C13	62.95'	50.00'	36.42'	58.88'	N07°13'03"E	72°08'22"
C14	21.03'	25.00'	11.18'	20.41'	N04°45'27"W	48°11'23"
C15	21.03'	25.00'	11.18'	20.41'	N22°31'26"E	48°11'23"
C16	42.05'	50.00'	22.36'	40.82'	N22°31'26"E	48°11'23"
C17	40.79'	50.00'	21.61'	39.67'	N24°56'29"W	46°44'28"
C18	79.80'	50.00'	51.28'	71.60'	N85°57'50"E	91°26'55"
C19	21.03'	25.00'	11.18'	20.41'	N64°20'04"E	48°11'23"
C20	21.03'	25.00'	11.18'	20.41'	N67°28'34"W	48°11'23"
C21	67.00'	50.00'	39.62'	62.10'	N81°46'17"W	76°46'51"
C22	46.94'	50.00'	25.36'	45.24'	N32°56'12"E	53°47'41"
C23	48.70'	50.00'	26.48'	46.80'	N21°51'31"W	55°48'14"
C24	21.03'	25.00'	11.18'	20.41'	N25°39'56"W	48°11'23"
C25	21.03'	25.00'	11.18'	20.41'	N03°16'36"W	48°11'23"
C26	59.80'	50.00'	34.06'	56.30'	N13°26'50"W	68°31'51"
C27	65.33'	50.00'	38.27'	60.78'	N85°08'45"W	74°51'57"
C28	51.21'	50.00'	28.10'	49.00'	N28°04'52"E	58°40'49"
C29	64.84'	50.00'	37.89'	60.39'	N38°24'36"W	74°18'09"
C30	21.03'	25.00'	11.18'	20.41'	N51°27'59"W	48°11'23"
C31	159.82'	230.22'	83.28'	156.63'	N70°45'13"E	39°46'30"
C32	24.39'	368.00'	12.20'	24.38'	N81°57'00"E	3°47'49"

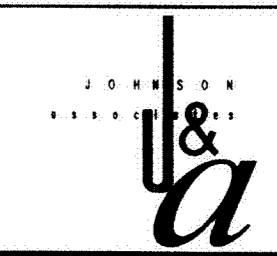
LINE	LENGTH	BEARING
L1	21.54'	N64°39'35"W
L2	38.78'	N38°57'54"E
L3	35.36'	N45°10'31"W
L4	35.36'	N44°49'29"E
L5	35.36'	N15°00'00"W
L6	36.60'	N28°53'02"E
L7	35.36'	N75°00'00"E
L8	33.93'	N74°38'03"W
L9	33.93'	N19°53'27"E
L10	36.60'	N65°12'36"W
L11	35.36'	N15°00'00"W
L12	35.36'	N43°25'45"E
L13	35.36'	N46°34'15"W
L14	35.36'	N75°00'00"E

LINE	LENGTH	BEARING
E1	10.23'	N16°40'07"E
E2	41.34'	N73°19'53"W
E3	26.75'	N16°40'07"E
E4	34.39'	N16°40'07"E
E5	43.50'	N73°19'53"W

LEGEND:

- P.O.B. - POINT OF BEGINNING
- B/L - BUILDING LINE
- U/E - UTILITY EASEMENT
- D/E - DRAINAGE EASEMENT
- L.N.A. - LIMITS OF NO ACCESS
- (NR) - NOT RADIAL

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of
VALDERA
SECTION 1



Johnson & Associates, Inc.
100 E. California Ave., Third Floor
Oklahoma City, OK 73104
(405) 235-8071 FAX (405) 235-8078
Certificate of Authorization #1484 Exp. Date: 08-30-2009
ENGINEERS - SURVEYORS - PLANNERS