

77-79 1-1

FINAL PLAT OF AFTON GROVE

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTEEN (13) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County, Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of Afton Grove, an addition to the City of Oklahoma City, Oklahoma, is vested in Three Jacks LLC, an Oklahoma limited liability company, and on this 23rd day of April, 2019, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, that the taxes are paid for the year of 2018 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, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

ATTEST
In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 23rd day of April, 2019.

American Eagle Title Insurance Company
By: Eric R. Offen
President

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) 55

Before me, the undersigned, a Notary Public in and for said County and State, on this 23rd day of April, 2019, personally appeared Eric R. Offen to me known to be the identical person who executed as president of the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: 9 June 2020

Notary Public

LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Darin L. Raibourn, do hereby certify that I am a Licensed Professional Land Surveyor, and the annexed plat of Afton Grove, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on this 23rd day of April, 2019.

This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors; and said Final Plat complies with the requirements of Title 11 (Eleven) Section 41-108 of the Oklahoma State Statutes.

Darin L. Raibourn
Professional Land Surveyor #1637

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) 55

Before me, the undersigned, a Notary Public in and for said County and State, on this 23rd day of April, 2019, personally appeared Darin L. Raibourn to me known to be the identical person who executed as Licensed Professional Land Surveyor of the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: 02/20/2021

Notary Public

CERTIFICATE OF CITY CLERK

JAMES KESSEY, City Clerk of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments of unperfected installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of Afton Grove, an addition to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 7th day of May, 2019.

City Clerk

COUNTY TREASURER'S CERTIFICATE

FOREST BUTCH FREEMAN, County Treasurer of Oklahoma County, Oklahoma, hereby certify that I am the duly elected, qualified and sworn County Treasurer of Oklahoma County, Oklahoma, that the tax records of said county show that all taxes for the year 2018 and prior years are paid on the annexed plat of Afton Grove, an addition to the City of Oklahoma City, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 20th day of May, 2019.

County Treasurer

CERTIFICATE OF PLANNING COMMISSION

GEOFFREY BUTLER, Planning Director of the City of Oklahoma City, hereby certify that the City of Oklahoma City Planning Commission duly approved the final plat Afton Grove on the 12th day of July, 2018.

Date: 5/14/19

Planning Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

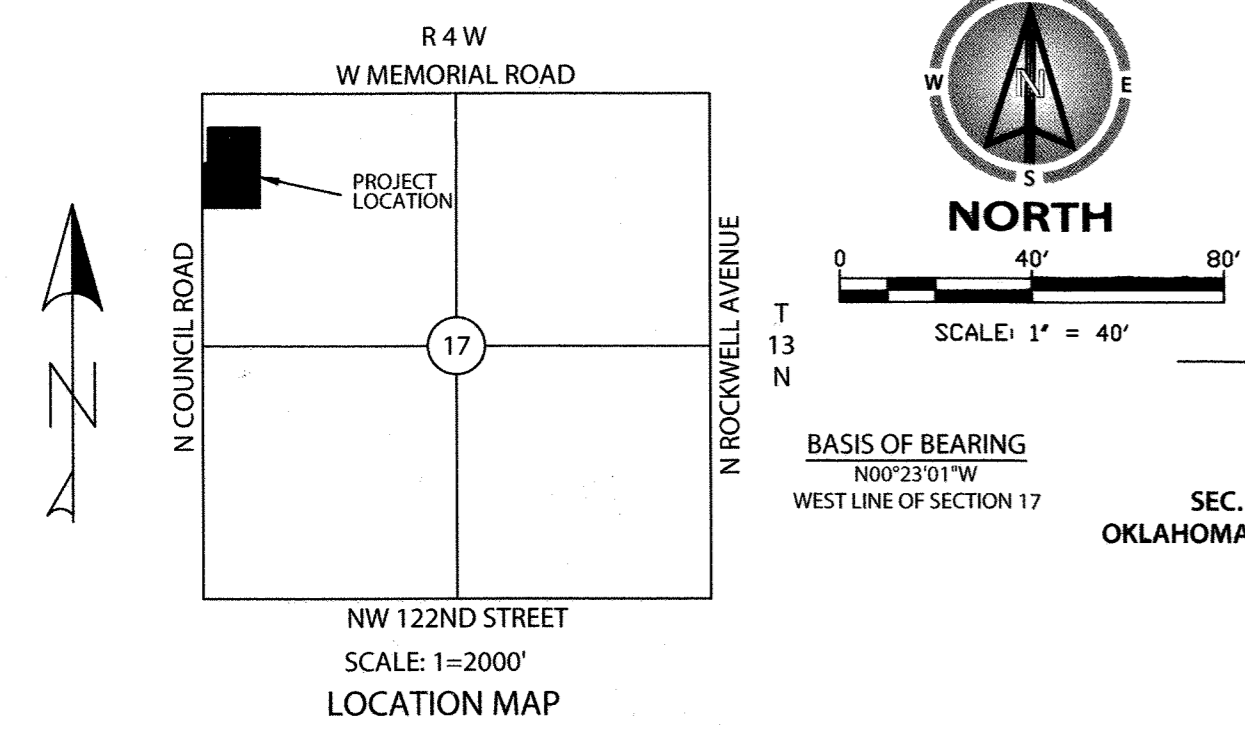
BE IT HEREBY RESOLVED by the Council of the City of Oklahoma, that the annexed plat of Afton Grove, an addition to the City of Oklahoma City, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Oklahoma, this 7th day of May, 2019.

ADOPTED by the Mayor of the City of Oklahoma, this 7th day of May, 2019.

City Clerk

Mayor



OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That Three Jacks LLC, an Oklahoma limited liability company, hereby certifies that it is the owner of and the only person, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of Afton Grove, an addition to the City of Oklahoma City, being a part of the Northwest (NW/4), Section 17, Township 13 North, Range 4 West of the Indian Meridian in Oklahoma County, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat (consisting of one sheet) represents a correct survey of all property included therein under the name of Afton Grove, an addition to the City of Oklahoma City, Oklahoma.

The undersigned do hereby further certify that they are the owners of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, except as set forth in the Bonded Abstractor's Certificate, and do hereby dedicate all streets and easements as shown on said annexed plat to the public for use as public streets, and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear. All common areas and private drainage easements including channels and detention ponds are the responsibility of the Homeowner's Association to maintain.

In witness whereof the undersigned have caused this instrument to be executed on this 23rd day of April, 2019.

By: Jack Evans
Managing Partner

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) 55

Before me, the undersigned, a Notary Public in and for said County and State, on this 23rd day of April, 2019, personally appeared Jack Evans to me known to be the identical person who subscribed, as Managing Partner of Three Jacks LLC, an Oklahoma limited liability company, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed.

My Commission Expires: 03/30/2021

Notary Public

LEGAL DESCRIPTION:
A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTEEN (13) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4);
THENCE SOUTH 00°23'01" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 699.99 FEET TO THE POINT OF BEGINNING;
THENCE FROM SAID POINT OF BEGINNING NORTH 89°37'00" EAST, ALONG A ROAD RIGHT OF WAY RECORDED IN BOOK 7408, PAGE 1606, A DISTANCE OF 80.00 FEET;
THENCE NORTH 00°23'01" WEST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 199.25 FEET;
THENCE SOUTH 89°51'05" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 500.00 FEET;
THENCE SOUTH 00°23'01" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 700.05;
THENCE NORTH 89°51'08" WEST A DISTANCE OF 178.69 FEET;
THENCE NORTH 70°39'57" WEST A DISTANCE OF 150.84 FEET;
THENCE SOUTH 89°19'40" WEST A DISTANCE OF 259.30 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4);
THENCE NORTH 00°23'01" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 454.20 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 374,153 SQUARE FEET OR 8.5894 ACRES MORE OR LESS

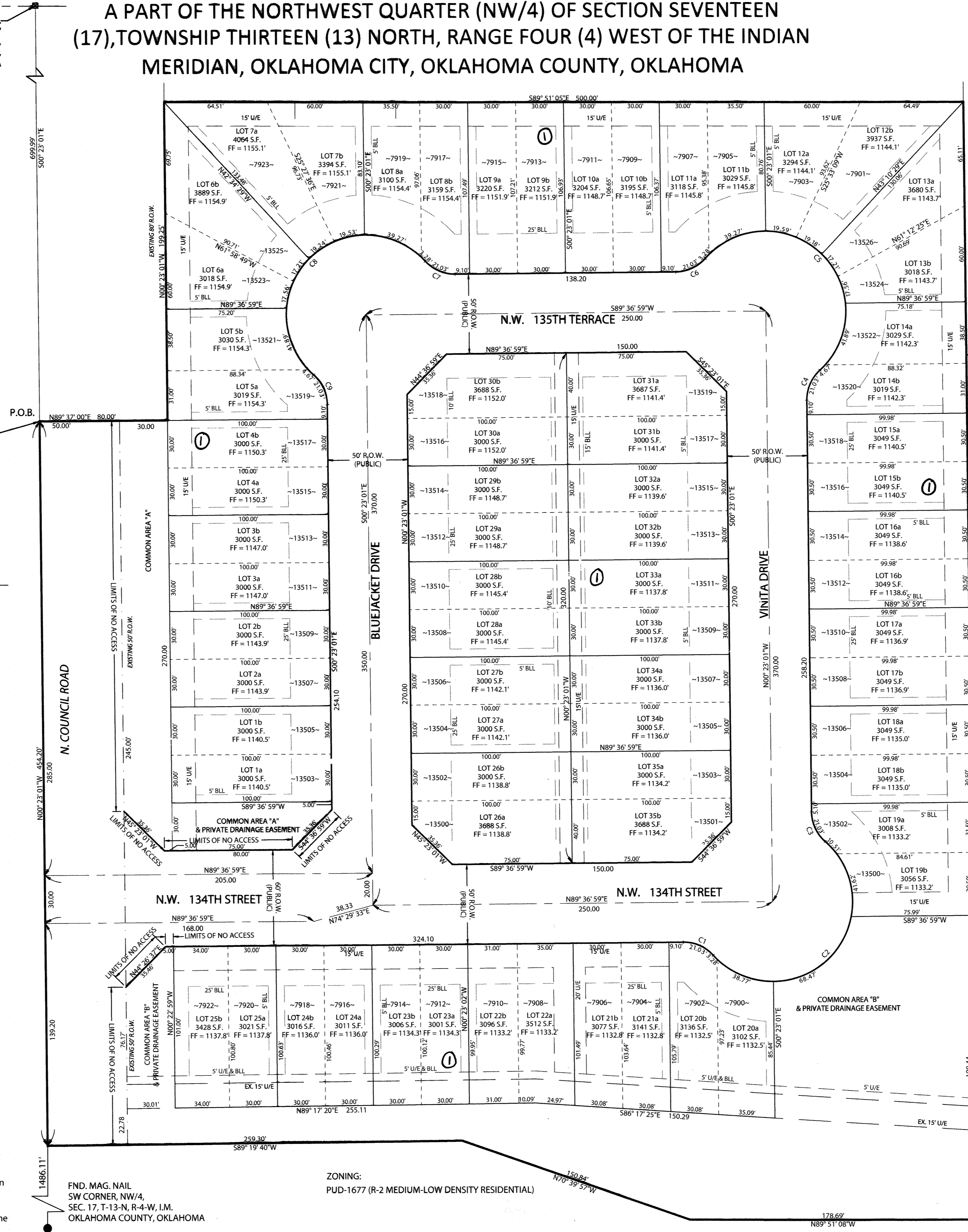
Curve #	Length	Radius	Delta	Cord Bearing	Cord Length
C1	21.03'	25.00'	48°11'23"	S66°17'20"E	20.41'
C2	162.65'	50.00'	186°22'46"	N44°36'59"E	99.85'
C3	21.03'	25.00'	48°11'23"	N24°28'42"W	20.41'
C4	21.03'	25.00'	48°11'23"	N23°42'40"E	20.41'
C5	162.65'	50.00'	186°22'46"	N45°23'01"W	99.85'
C6	21.03'	25.00'	48°11'23"	S65°31'18"W	20.41'
C7	21.03'	25.00'	48°11'23"	N66°17'20"W	20.41'
C8	162.65'	50.00'	186°22'46"	S44°36'59"W	99.85'
C9	21.03'	25.00'	48°11'23"	S24°28'42"E	20.41'

(BEARING, DISTANCE) = RECORD BEARING, DISTANCE = MEASURED	W	West
BENCHMARK	T	Township
IRON ROD	R	Range
"X" IN CONCRETE	IM	Indian Meridian
IRON PIPE FOUND	OK	Oklahoma
TYPE 1 MONUMENT	R.O.W.	Right-of-Way
TYPE 2 MONUMENT	U/E	Utility Easement
1/2-INCH IRON ROD	D/E	Drainage Easement
PROPERTY CORNER	BLL	Building Limit Line
POINT OF COMMENCEMENT	St.	Street
POINT OF BEGINNING	Ave.	Avenue
BUILDING LIMIT LINE	Blvd.	Boulevard
DRAINAGE EASEMENT	POB	Point of Beginning
	W/	With
	&	And
	FPK	FOUND PK NAIL

- NOTES:
- Maintenance of the common areas and/or private drainage easements is the responsibility of the property owners within this plat.
 - An ADA compliant sidewalk shall be constructed by the builder on each lot where it abuts a local and/or a collector street. The sidewalk is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy from the City of Oklahoma City.

BENCHMARK #1
ELEVATION = 1146.44'
Fnd. PK NAIL & SHINER

OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88



FND. MAG. NAIL SW CORNER, NW/4, SEC. 17, T-13-N, R-4-W, I.M. OKLAHOMA COUNTY, OKLAHOMA

ZONING: PUD-1677 (R-2 MEDIUM-LOW DENSITY RESIDENTIAL)

OWNER / DEVELOPER: Three Jacks, LLC
13909 Technology Dr. Suite # B
Oklahoma City, Oklahoma 73134
CONTACT: JACK EVANS

KBGE Part of Civil & Environmental Consultants, Inc.
4045 NW 64TH STREET, SUITE 415, OKLAHOMA CITY, OK 73116
T (405) 246-9411 WWW.CEINC.COM
CA #6429 EXP. 06/30/20

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