

FINAL PLAT OF ASTORIA EXECUTIVE PARK

TO THE CITY OF EDMOND
BEING PART OF THE NORTHWEST QUARTER (NW1/4) OF
SECTION THIRTY-TWO (32), TOWNSHIP FOURTEEN
NORTH (T14N), RANGE TWO WEST OF THE INDIAN
MERIDIAN (R2W.I.M.), OKLAHOMA COUNTY, OKLAHOMA

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03/01/2016 12:34:01 PM
84 PL 74 Pg 27 Page 1 PLAT
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED PROPERTY OWNERS OF THE LANDS ABOVE SET FORTH IN THE REGISTERED LAND SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, COMMON AREAS, AND PUBLIC WAYS; THE SAME TO BE KNOWN AS "ASTORIA EXECUTIVE PARK"; AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE, AS INDICATED ON THE ACCOMPANYING PLAT ARE HEREBY GRANTED TO THE PUBLIC. COMMON AREAS ARE PLATTED FOR SUBDIVISION MONUMENTS, LANDSCAPING, BERMING, IRRIGATION, STORM WATER DETENTION, DRAINAGE, AND OPEN SPACE.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 23rd DAY OF DECEMBER, 2015.

MARSAL DEVELOPMENTS, LLC
Mark Seuler
MARTIN TEUSCHER, MANAGER

SILVER STONE HOMES, LLC
Mark Seuler
MARTIN TEUSCHER, PRESIDENT

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 23rd DAY OF DECEMBER, 2015, PERSONALLY APPEARED MARTIN TEUSCHER, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THE NAMES OF THE MAKER THEREOF AND THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, ON BEHALF OF MARSAL DEVELOPMENTS, LLC AND SILVER STONE HOMES, LLC, FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 2-27-17
MY COMMISSION NUMBER: 05001704

E. Adams
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, SPENCER JIVIDEN, A PROFESSIONAL LAND SURVEYOR IN OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE BEEN IN DIRECT SUPERVISION OF THE SURVEYING AND PLATTING OF "ASTORIA EXECUTIVE PARK", AN ADDITION TO EDMOND, OKLAHOMA COUNTY, OKLAHOMA, INTO LOTS, BLOCKS, COMMON AREAS, AND PUBLIC WAYS, THE SAME BEING ACCURATELY SET FORTH IN THE ACCOMPANYING PLAT AND DESCRIBED HEREIN:

PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH (S 00°08'57" E) ALONG THE WEST BOUNDARY OF SAID SECTION 32 A DISTANCE OF 1314.53 FEET, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32; THENCE EAST (N 89°36'52" E) ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE (N 89°36'52" E) A DISTANCE OF 942.70 FEET; THENCE SOUTHWESTERLY (S 51°42'28" W) ALONG THE NORTHWESTERLY BOUNDARY OF STONEPOINT 2ND ADDITION A DISTANCE OF 741.06 FEET; THENCE SOUTH (S 00°07'57" E) ALONG THE WEST BOUNDARY OF SAID STONEPOINT 2ND ADDITION A DISTANCE OF 201.20 FEET TO THE NORTHEAST CORNER OF STONEPOINT 1ST ADDITION TO THE CITY OF EDMOND; THENCE WEST (S 89°51'03" W) A DISTANCE OF 559.81 FEET TO THE WEST BOUNDARY OF SAID SECTION 32; STONEPOINT 1ST ADDITION, SAID POINT BEING ON THE WEST BOUNDARY OF SAID SECTION 32; THENCE NORTH (N 00°08'57" W) ALONG THE WEST BOUNDARY OF SAID SECTION 32 A DISTANCE OF 424.18 FEET; THENCE EAST (N 89°36'52" E) PARALLEL WITH THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 200.00 FEET; THENCE NORTH (N 00°08'57" W) PARALLEL WITH THE WEST BOUNDARY OF SAID SECTION 32 A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING. (SAID TRACT CONTAINING 10.41 ACRES).

I HEREBY CERTIFY THAT 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. THIS FINAL PLAT COMPLIES WITH THE REQUIREMENTS FOR TITLE 11 (ELEVEN), SECTION 41-108 OF THE OKLAHOMA STATE STATUTES. THE FIELD SURVEY WAS COMPLETED ON NOVEMBER 24, 2015.

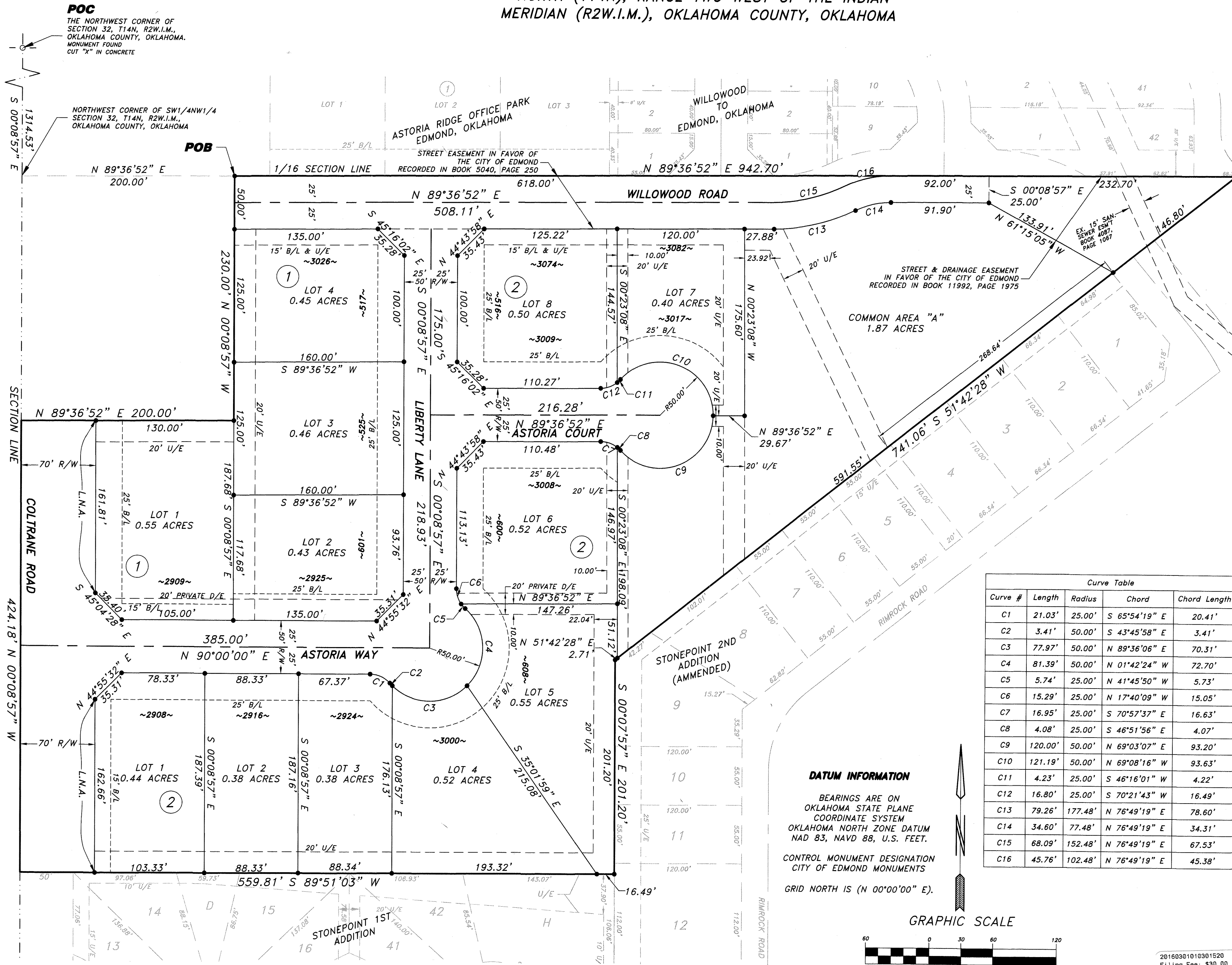
DECEMBER 23, 2015

Spencer Jividen
SPENCER JIVIDEN, O.L.S. 1904

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 23RD DAY OF DECEMBER, 2015, PERSONALLY APPEARED SPENCER 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: 6/30/2017
MY COMMISSION NUMBER: 05006036

Courtney Ramirez
NOTARY PUBLIC



BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED ABSTRACTOR IN AND FOR THE COUNTY OF OKLAHOMA AND STATE OF OKLAHOMA, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE TO THE LAND INCLUDED IN THE ANNEXED PLAT OF "ASTORIA EXECUTIVE PARK" TO THE CITY OF EDMOND, A PART OF THE NW1/4 OF SECTION 32, T14N, R2W.I.M., OKLAHOMA COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN MARSAL DEVELOPMENTS, LLC AN OKLAHOMA LIMITED LIABILITY COMPANY AND SILVERSTONE HOMES LLC AND THAT ON THE 23rd DAY OF DECEMBER, 2015, 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 THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR 2015 AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEEDS ARE ISSUED TO ANY ONE PERSON, THAT THERE ARE NO LIENS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE ANNEXED PLAT, EXCEPT MORTGAGES, MINERAL RIGHTS, WATER RIGHTS AND EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXCEPTED OR GRANTED.

IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 24th DAY OF JANUARY, 2016.

STEWART ABSTRACT AND TITLE OF OKLAHOMA
N/A
ASST. SECRETARY

M. J. Conner
VICE PRESIDENT

PLANNING COMMISSION APPROVAL

I, BARRY L. MOORE, CHAIRPERSON OF THE PLANNING COMMISSION FOR THE CITY OF EDMOND, DO HEREBY CERTIFY THAT THE EDMOND PLANNING COMMISSION DULY APPROVED THIS PLAT ON THE 20th DAY OF JANUARY, 2016.

Barry L. Moore
CHAIRPERSON

ACCEPTANCE AND DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY THE COUNCIL OF THE CITY OF EDMOND, THAT THE DEDICATIONS SHOWN ON THE PLAT OF "ASTORIA EXECUTIVE PARK" AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA ARE HEREBY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF EDMOND, OKLAHOMA. 14 DECEMBER 2015

Charles Lamb
CHARLES LAMB, MAYOR

Ross Vanderhamm
ROSS VANDERHAMM, CITY CLERK

COUNTY TREASURER'S CERTIFICATE

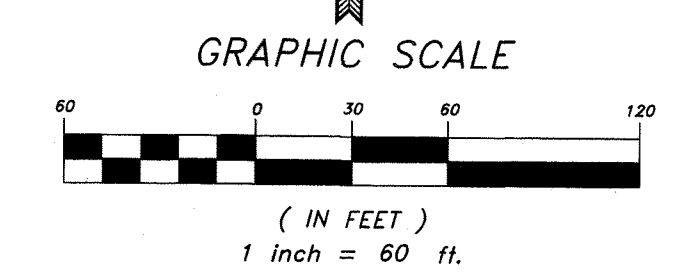
I, FORREST FREEMAN, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY TREASURER OF OKLAHOMA COUNTY, STATE OF OKLAHOMA, AND THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 2015, AND PRIOR YEARS, ON THE LAND SHOWN ON THE ANNEXED PLAT OF "ASTORIA EXECUTIVE PARK", AN ADDITION TO EDMOND, OKLAHOMA 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 OKLAHOMA, ON THIS 26th DAY OF FEBRUARY, 2016.

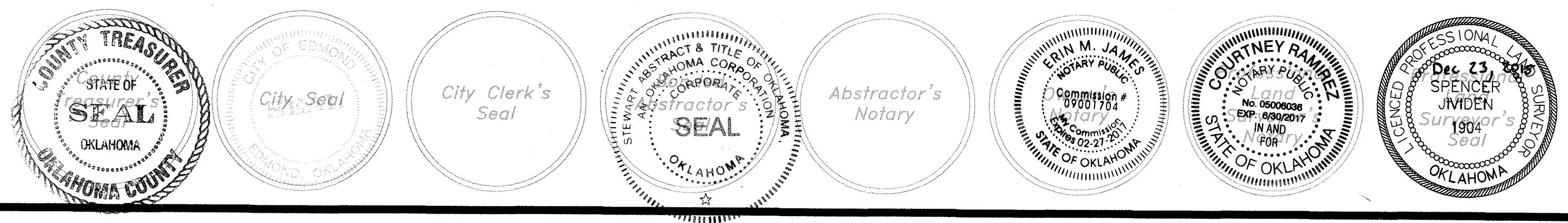
Forrest Freeman
FORREST FREEMAN, COUNTY TREASURER

Curve #	Length	Radius	Chord	Chord Length
C1	21.03'	25.00'	S 65°54'19" E	20.41'
C2	3.41'	50.00'	S 43°45'58" E	3.41'
C3	77.97'	50.00'	N 89°36'06" E	70.31'
C4	81.39'	50.00'	N 01°42'24" W	72.70'
C5	5.74'	25.00'	N 41°45'50" W	5.73'
C6	15.29'	25.00'	N 17°40'09" W	15.05'
C7	16.95'	25.00'	S 70°57'37" E	16.63'
C8	4.08'	25.00'	S 46°51'56" E	4.07'
C9	120.00'	50.00'	N 69°03'07" E	93.20'
C10	121.19'	50.00'	N 69°08'16" W	93.63'
C11	4.23'	25.00'	S 46°16'01" W	4.22'
C12	16.80'	25.00'	S 70°21'43" W	16.49'
C13	79.26'	177.48'	N 76°49'19" E	78.60'
C14	34.60'	77.48'	N 76°49'19" E	34.31'
C15	68.09'	152.48'	N 76°49'19" E	67.53'
C16	45.76'	102.48'	N 76°49'19" E	45.38'

DATUM INFORMATION
BEARINGS ARE ON OKLAHOMA STATE PLANE COORDINATE SYSTEM OKLAHOMA NORTH ZONE DATUM NAD 83, NAVD 88, U.S. FEET.
CONTROL MONUMENT DESIGNATION CITY OF EDMOND MONUMENTS
GRID NORTH IS (N 00°00'00" E).



PLAT NOTES
1. THE PROPERTY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STORM SEWER AND DETENTION STRUCTURES LOCATED IN PRIVATE DRAINAGE EASEMENTS AND COMMON AREAS.



JIVIDEN AND COMPANY, P.L.L.C.
PROFESSIONAL SURVEYING SERVICES
13501 Eastern Avenue
Oklahoma City, Oklahoma 73131
C.A. 4151 - Expire June 30, 2017
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Fax (405) 478-3272 (405) 278-7839
<http://www.jacsurvey.com>

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