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08/01/2017 11:51:57 AM
Bk 62 Pg 79 Pgs 1 PLAT
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that AUTUMN RIDGE, L.L.C., an Oklahoma Limited Liability Company, hereby certifies that it is the owner of the legal title and the only person, firm, or corporation having any legal right, title, or interest in and to the land shown on the annexed map or plat of AUTUMN RIDGE 3RD ADDITION, an addition to the City of Edmond, being a subdivision of part of the SW 1/4 of Section 18 T14N, R2W, I.M., Oklahoma County, Oklahoma, and do further certify:

THAT as the owner of the title to said land which is shown and described on the annexed plat of AUTUMN RIDGE 3RD ADDITION does hereby dedicate the streets and avenues shown on said map or plat for the uses of the public, and their successors and assigns, and guarantees a clear title to said land and has caused the same to be released of all encumbrances so that the title is clear, except as shown in the Bonded Abstractor's Certificate hereon.

THAT the areas indicated on said plat as utility easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public utility function or service above or beneath the surface of the ground with rights of ingress and egress at any time for the purpose of installation, repair, operation and/or removal of any such public or quasi-public utility.

THAT the Common Areas shown on the annexed plat are for the use of a Property Owners Association comprised of all property owners within the AUTUMN RIDGE Addition and shall be owned in common and maintained by said Property Owners Association.

THAT the areas indicated on said plat as drainage easements are private and are hereby dedicated to the AUTUMN RIDGE Property Owners Association. All private storm sewer facilities shall be maintained by said AUTUMN RIDGE 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 easements shown.

SAID property covered by this plat and this dedication are subject to certain restrictions and covenants contained in a separate instrument which may be filed subsequent to the filing of the plat.

IN WITNESS WHEREOF, said Incorporation has caused this instrument to be executed at Edmond, Oklahoma, this 7th day of July, 2017.

AUTUMN RIDGE, L.L.C.
By: *Matt Wilson*
Matt Wilson, Manager

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 7th day of July, 2017, personally appeared, *Matt Wilson*, to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing Owner's Certificate and Dedication as its Manager and 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 said corporation or the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires: 10/25/18
Commission No.: 02017996

David B. Hooten
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, Colin K. Beatty, a Licensed Professional Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of AUTUMN RIDGE 3RD ADDITION, an addition to the City of Edmond, Oklahoma County, Oklahoma, correctly represents a careful survey made under my supervision, and that the monuments noted thereon actually exist and are correctly shown.

Colin K. Beatty
Colin K. Beatty, PLS #1876

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 7th day of July, 2017, personally appeared Colin K. Beatty, 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.

WITNESS MY HAND AND SEAL the day and year last above written.

My Commission Expires: 10/25/18
Commission No.: 02017996

David B. Hooten
NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned duly qualified and lawfully bonded abstractor of titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of said County show that the title to said land shown on the annexed plat of AUTUMN RIDGE 3RD ADDITION, and being a part of the SW 1/4 of Section 18 T14N, R2W, I.M., Oklahoma County, Oklahoma, is vested in AUTUMN RIDGE, L.L.C., an Oklahoma Limited Liability Company, and that on this 25th day of July, 2017, there were no actions pending, or judgments of any nature in any Court, or on file with any Clerk of any Court in said County and State against said land or the owner thereof, and that the taxes are paid for 2017, and prior years, and that there are no out-standing tax sale certificates, tax deeds outside outside the chain of title relied on and that there are no liens, mortgages, easements, rights of way, oil and gas leases and mineral conveyances except those of record.

ATTEST: *Christy Johnson*
By: *Jessica Smith*
Old Republic Title Company of Oklahoma
Vice President

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, 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 2017, and prior years, on the land shown on the annexed plat of AUTUMN RIDGE 3RD ADDITION, a subdivision of part of the SW 1/4 of Section 18 T14N, R2W, I.M., 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 City, Oklahoma, on this 27th day of July, 2017.

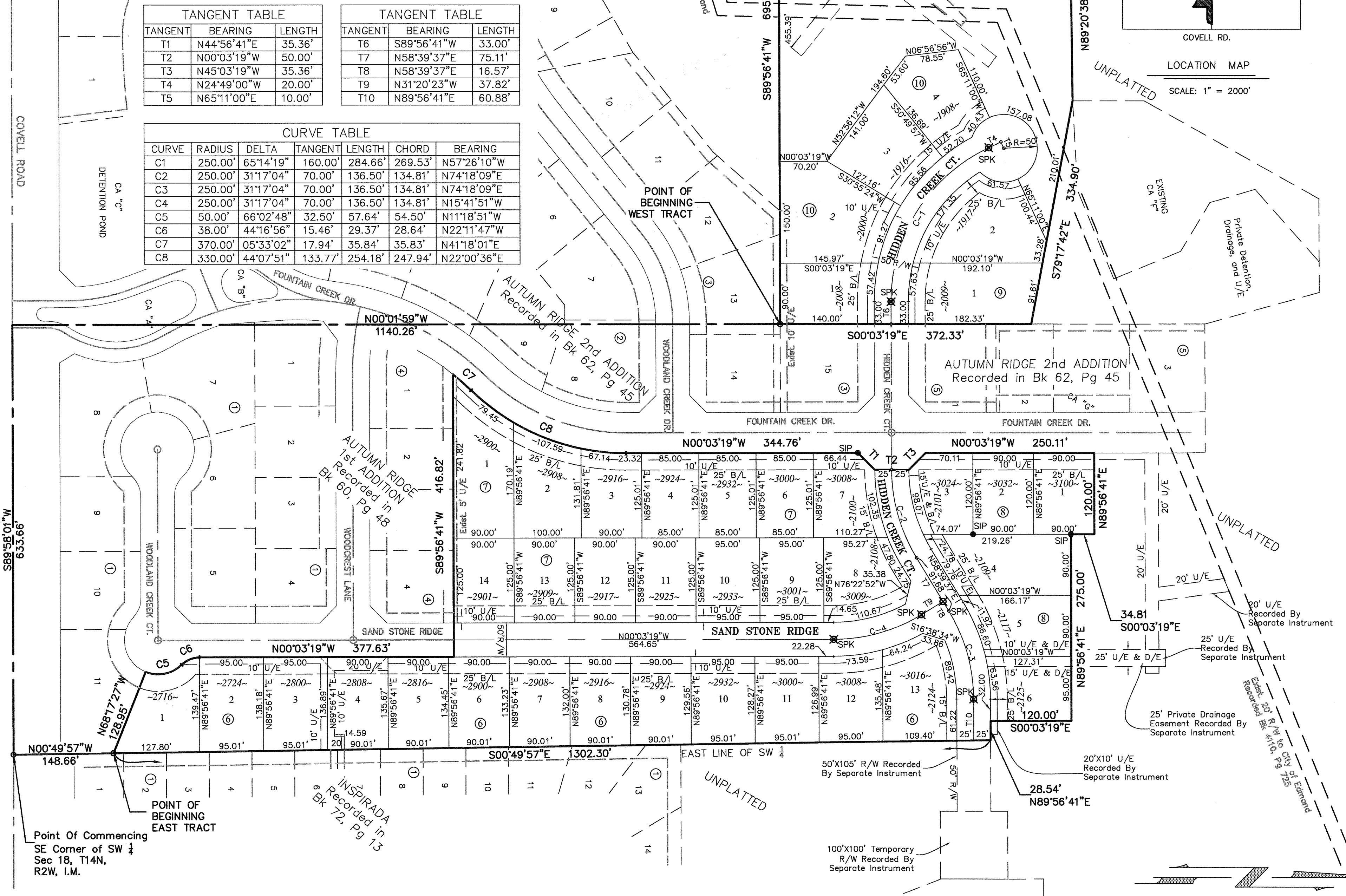
Janet Bata Frema
COUNTY TREASURER

FINAL PLAT AUTUMN RIDGE 3rd ADDITION

A Part of the SW 1/4, Section 18, T14N, R2W, I.M.
City of Edmond, Oklahoma County, Oklahoma
And a Re-Plat of a Part of the Street Right of Way for
Woodcrest Lane in Autumn Ridge 1st Addition

TANGENT TABLE			TANGENT TABLE		
TANGENT	BEARING	LENGTH	TANGENT	BEARING	LENGTH
T1	N44°56'41"E	35.36'	T6	S89°56'41"W	33.00'
T2	N00°03'19"W	50.00'	T7	N58°39'37"E	75.11'
T3	N45°03'19"W	35.36'	T8	N58°39'37"E	16.57'
T4	N24°49'00"W	20.00'	T9	N31°20'23"W	37.82'
T5	N65°11'00"E	10.00'	T10	N89°56'41"E	60.88'

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C1	250.00'	65°14'19"	160.00'	284.66'	269.53'	N57°26'10"W
C2	250.00'	31°17'04"	70.00'	136.50'	134.81'	N74°18'09"E
C3	250.00'	31°17'04"	70.00'	136.50'	134.81'	N74°18'09"E
C4	250.00'	31°17'04"	70.00'	136.50'	134.81'	N15°41'51"W
C5	50.00'	66°02'48"	32.50'	57.64'	54.50'	N11°18'51"W
C6	38.00'	44°16'56"	15.46'	29.37'	28.64'	N22°11'47"W
C7	370.00'	05°33'02"	17.94'	35.84'	35.83'	N41°18'01"E
C8	330.00'	44°07'51"	133.77'	254.18'	247.94'	N22°00'36"E



LEGAL DESCRIPTION

EAST TRACT
A tract of land located in the SW 1/4, Section 18, T14N, R2W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

1. THENCE N68°17'22"W along the North line of said Lot 11 a distance of 128.95 ft. to a point on a non-tangential curve, said point being on the East R/W line of Sandstone Ridge;
 2. THENCE Along said R/W line on a curve to the left having a radius of 50.00 ft. for an arc length of 57.64 ft. (the chord of said curve bear N11°18'51"W a distance of 54.50 ft.) to a point of reverse curve;
 3. THENCE Along said curve to the right having a radius of 38.00 ft. for an arc length of 29.37 ft. (the chord of said curve bears N22°11'47"W a distance of 28.64 ft.);
 4. THENCE N00°03'19"W a distance of 178.56 ft;
 5. THENCE N44°56'41"E a distance of 35.36 ft;
 6. THENCE N00°03'19"W a distance of 50.00 ft;
 7. THENCE N45°03'19"W a distance of 35.36 ft;
 8. THENCE N00°03'19"W a distance of 69.07 ft;
 9. THENCE S89°56'41"W a distance of 416.82 ft. to a point on a non-tangential curve;
 10. THENCE Along said curve to the right having a radius of 370.00 ft. for an arc length of 35.84 ft. (the chord of said curve bears N41°18'01"E a distance of 35.83 ft.) to a point of reverse curve;
 11. THENCE Along said curve to the left having a radius of 330.00 ft. for an arc length of 254.18 ft. (the chord of said curve bears N22°00'36"E a distance of 247.94 ft.);
 12. THENCE N00°03'19"W a distance of 344.76 ft;
 13. THENCE N44°56'41"E a distance of 35.36 ft;
 14. THENCE N00°03'19"W a distance of 50.00 ft;
 15. THENCE N45°03'19"W a distance of 35.36 ft;
 16. THENCE N00°03'19"W a distance of 250.11 ft;
- THENCE N89°56'41"E a distance of 120.00 ft;
THENCE S00°03'19"E a distance of 34.81 ft;
THENCE N89°56'41"E a distance of 275.00 ft;
THENCE S00°03'19"E a distance of 120.00 ft;
THENCE N89°56'41"E a distance of 28.54 ft;
THENCE S00°49'57"E a distance of 1302.30 ft. to the POINT OR PLACE OF BEGINNING;

AND
A replat of street right of way for Woodcrest Lane in Autumn Ridge 1st Addition, recorded in Book 60, Page 48, Oklahoma County, Oklahoma, being more particularly described as follows:

- COMMENCING At the NE corner of Lot 4, Block 4, Autumn Ridge 1st Addition;
THENCE N89°56'41"E a distance of 50.00 ft;
THENCE S00°03'19"E a distance of 99.07 ft. to the POINT OR PLACE OF BEGINNING;
THENCE S45°03'19"E a distance of 35.36 ft;
THENCE S00°03'19"E a distance of 50.00 ft;
THENCE S44°56'41"W a distance of 35.36 ft;
THENCE N00°03'19"W a distance of 100.00 ft. to the POINT OR PLACE OF BEGINNING;

WEST TRACT

- COMMENCING At the SE corner of the SW 1/4, Sec. 18, T14N, R2W, IM:
THENCE S89°58'01"W along the South line of said SW 1/4 a distance of 633.66 ft;
THENCE N00°01'59"W a distance of 1140.26 ft. to the POINT OR PLACE OF BEGINNING being the Southwest corner of Lot 15, Block 3, Autumn Ridge 2nd Addition recorded in Book 62, Page 45, Oklahoma County, Oklahoma.;
THENCE S89°56'41"W a distance of 695.39 ft;
THENCE N00°39'22"W a distance of 430.99 ft;
THENCE N89°20'38"E a distance of 370.92 ft;
THENCE S79°17'42"E a distance of 334.90 ft. to a point on the West line of Lot 2, Block 5, Autumn Ridge 2nd Addition recorded in Book 62, Page 45, Oklahoma County, Oklahoma.;
THENCE S00°03'19"E a distance of 372.33 ft. to the POINT OR PLACE OF BEGINNING.

SURVEY NOTES:
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. This Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.
Basis for Bearing: Recorded Plat Autumn Ridge 1st Addition BK 60, PG 48 Base Line: East Line of the SW 1/4 Sec. 18, T14N, R2W, I.M. - S00°49'57"E

LEGEND
SPK ~ SET PK NAIL
SIP ~ SET IRON PIN

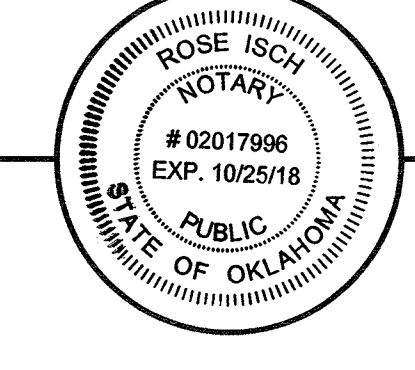
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0 15 50 100

FINAL PLAT AUTUMN RIDGE 3rd ADDITION

A Part of the SW 1/4, Section 18, T14N, R2W, I.M.
City of Edmond, Oklahoma County, Oklahoma
And a Re-Plat of a Part of the Street Right of Way for
Woodcrest Lane in Autumn Ridge 1st Addition

ISCH & ASSOCIATES, INC.
CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING
14848 Bristol Park Boulevard - EDMOND, OKLAHOMA 73013
OFFICE (405) 286-5696 - FAX (405) 286-5982
Certificate Of Authorization No. 1139 Exp. Date: 6-30-19

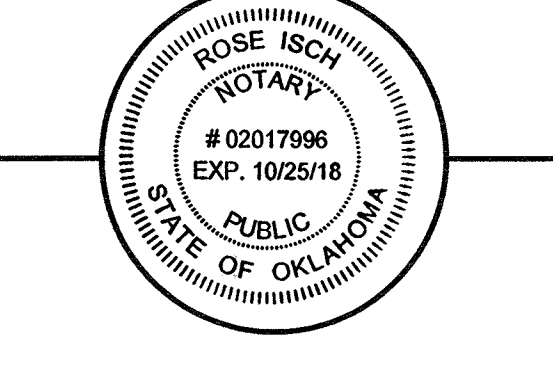
OWNER'S NOTARY



SURVEYOR



SURVEYOR'S NOTARY



ABSTRACTOR



COUNTY



CITY



I, the undersigned, Chairperson of the City Planning Commission of the City of Edmond, Oklahoma, do hereby certify that said Planning Commission duly approved the FINAL PLAT OF AUTUMN RIDGE 3RD ADDITION, an addition to the City of Edmond, being a subdivision of part of the SW 1/4 of Section 18 T14N, R2W, I.M., Oklahoma County, Oklahoma, on this 27th day of July, 2017.

Sam K. Moran
CHAIRPERSON

CITY CLERK CERTIFICATE
I, the undersigned, City Clerk of the City of Edmond, Oklahoma, do hereby certify that I have examined the records of said City and find all deferred payments or unamortized installments on special assessments have been paid in full and there is no special assessment procedure now pending against the land shown on the annexed plat of AUTUMN RIDGE 3RD ADDITION, being a subdivision of part of the SW 1/4 of Section 18 T14N, R2W, I.M., Oklahoma County, Oklahoma on this 27th day of July, 2017.

Christy Johnson
CITY CLERK

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY CITY COUNCIL
Be it hereby resolved by the City Council of the City of Edmond, Oklahoma, that the annexed plat of AUTUMN RIDGE 3RD ADDITION, a subdivision of part of the SW 1/4 of Section 18, T14N, R2W, I.M., Oklahoma County, Oklahoma, shown hereon is hereby approved and accepted.

ADOPTED by the City Council of the City of Edmond, Oklahoma this 27th day of July, 2017.

Christy Johnson
MAYOR

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Filing Fee: \$30.00
08/01/2017 11:51:57 AM
PLAT

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