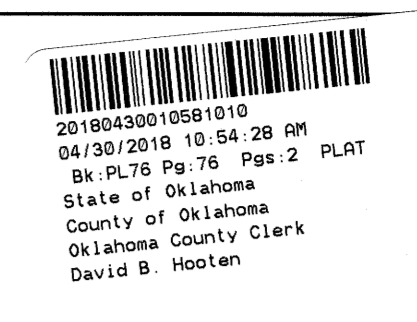


76-76 1-2



FINAL PLAT
BAGS INCORPORATED
AN ADDITION TO THE CITY OF MIDWEST CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA
A PART OF THE NORTHWEST QUARTER OF SECTION TWENTY-EIGHT (28) TOWNSHIP TWELVE (12) NORTH RANGE TWO (2) WEST OF THE INDIAN AND BASE MERIDIAN, MIDWEST CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA.

LEGAL DESCRIPTION

A part of the Northwest Quarter (NW/4) of Section 28, Township 12 North, Range 2 West of the Indian Meridian, more particularly described as follows: BEGINNING at a point in the West line of said NW/4 580.85 feet North of the Southwest Corner of said NW/4; Thence due East a distance of 907.65 feet, more or less, to a point in the West right-of-way line of the S.L. & S.F. Railroad; Thence Northeast along the West line of said railroad right-of-way line a distance of 204.78 feet, more or less, to a point that is 150.00 feet due North of the last described line extended; Thence due West a distance of 1043.13 feet, more or less, to a point in the West line of said NW/4; Thence South along said West line a distance of 150.00 feet to the point or place of beginning

AND
Beginning at the Southwest corner of said NW/4; Thence North 0°00'00" East along the West line of said NW/4 a distance of 730.85 feet; Thence North 90°00'00" East a distance of 180.85 feet to the point or place of beginning; Thence continuing North 90°00'00" East a distance of 870.03 feet to a point on the West right-of-way line of the S.L. & S.F. Railroad; Thence Northeast along said West right-of-way line a distance of 134.18 feet; Thence North 90°00'00" West a distance of 859.50 feet to a point 280.85 feet East of the West line of said NW/4, said point also being on a common line with tract of land conveyed to Central Oklahoma Milk Producers Association; Thence South 45°00'00" West a distance of 141.43 feet to the point or place of beginning, containing 5.5 acres, more or less.

AND
A part of the Northwest Quarter (NW/4) of Section 28, Township 12 North, Range 2 West of the Indian Meridian, more particularly described as follows: COMMENCING at the Southwest corner of said NW/4; Thence North 0°00'00" East along the West line of said NW/4 a distance of 730.85 feet; Thence North 90°00'00" East a distance of 180.85 feet; Thence North 0°00'00" East a distance of 141.43 feet to the point or place of beginning; Thence North 48°35'50" East a distance of 340.21 feet; Thence due East a distance of 790.41 feet, more or less, to a point on the West Right-of-way line of the S.L. & S.F. Railroad; Thence Southwesterly along said West line of said Railroad Right-of-way line a distance of 292.02 feet; Thence due West a distance of 859.50 feet, more or less, to the point or place of beginning. Said described tract contains 4.2654 acres more or less.

NOTES:

- 1. Right of Way in favor of Oklahoma Pipe Line Company recorded in Book 99 at Page 275 is a Blanket Easement that affects all of Lot 1, Block 1. (No width given for Pipe Line Easement. No pipeline was marked on the property being platted with an OKIE 811 Locate. Location of Pipe Line is unknown.)
- 2. Right of Way in favor of Koch Gathering Systems, Inc. recorded in Book 5701 at Page 99 is a Blanket Easement that affects the North 225.00 feet of Lot 1, Block 1. (Current owner is Plains Pipe Line Company. After discussing with their land-man, he said 25.00-foot each side of Pipe Line would be the easement.)
- 3. Easement by Court Order recorded in Book 12431 at Page 70 lies in the Railroad Right-of-Way and does not affect Lot 1, Block 1.
- 4. Easement to ONG recorded in Book 2328 at Page 628 lies completely within the 17.5-foot Utility Easement being dedicated by this plat along the Easterly Side of Lot 1, Block 1 and is not shown hereon.
- 5. Easement to OG&E Recorded in Book 4763 at Page 85 falls partially within the 17.5-foot Utility Easement being dedicated by this plat. The portion that falls outside said 17.5-Footer Utility Easement is shown hereon.
- 6. Easement to OG&E Recorded in Book 4763 at Page 88 lies completely within the 17.5-foot Utility Easement being dedicated by this plat along the Southerly Side of Lot 1, Block 1 and is not shown hereon.
- 7. Easement to OG&E Recorded in Book 5332 at Page 705 falls partially within the 17.5-foot Utility Easement being dedicated by this plat. The portion that falls outside said 17.5-Footer Utility Easement is shown hereon.
- 8. Easement to OG&E Recorded in Book 5332 at Page 707 falls partially within the 17.5-foot Utility Easement being dedicated by this plat. The portion that falls outside said 17.5-Footer Utility Easement is shown hereon.
- 9. Easement to OG&E Recorded in Book 5345 at Page 33 falls partially within the 17.5-foot Utility Easement being dedicated by this plat. The portion that falls outside said 17.5-Footer Utility Easement is shown hereon.
- 10. Easement to City of Midwest City Recorded in Book 6043 at Page 483 lies completely within the 17.5-foot Utility Easement being dedicated by this plat along the Southerly Side of Lot 1, Block 1 and is not shown hereon.
- 11. Easement to ONG Recorded in Book 12881 at Page 526 lies completely within the 17.5-foot Utility Easement being dedicated by this plat along the Easterly Side of Lot 1, Block 1 and is not shown hereon.
- 12. Easement to OG&E Recorded in Book 13107 at Page 1275 falls partially within the 17.5-foot Utility Easement being dedicated by this plat. The portion that falls outside said 17.5-Footer Utility Easement is shown hereon.
- 13. Easement to OG&E Recorded in Book 13159 at Page 1486 falls partially within the 17.5-foot Utility Easement being dedicated by this plat. The portion that falls outside said 17.5-Footer Utility Easement is shown hereon.
- 14. All corners shown are a set No. 4 Bar with "Lemke" Cap unless otherwise noted.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That, Currie Properties, L.L.C., an Oklahoma limited liability company, as to Lot 1, of Block 1 and rights-of-way to be dedicated adjacent thereto, hereby certifies that they are the owners of, and the only persons, firms, corporations or entities having any right, title or interest in and to the land shown on the annexed Final Plat of Bags Inc, an addition to the City of Midwest City, Oklahoma County, Oklahoma, and they have caused the same to be platted into lots, blocks, streets and easements as shown on said Final Plat.
That Currie Properties, L.L.C., an Oklahoma limited liability company, do hereby dedicate all rights-of-way and easements, as shown on said Final Plat to the public for streets, fire protection, utility and/or drainage easements, for themselves, their successors and assigns, its title, forever, and have caused the same to be deduced from all rights, easements and encumbrances, except as noted on the Bonded Abstractor's Certificate. In witness thereof the undersigned having caused the same to be executed this 4th day of April, 2018.

Currie Properties, L.L.C., an Oklahoma limited liability company
By: Scott Currie
Scott Currie, Manager

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state, on the 4th day of April, 2018, personally Scott Currie, as President, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, and duly acknowledged to me that he executed the same as a free and voluntary act and deed and as the 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: 12/8/20
My Commissions Number: 16011397

Justin Law
NOTARY PUBLIC

CITY CLERK'S CERTIFICATE

I, Sara Hancock, City Clerk of the City of Midwest City, Oklahoma, do hereby certify that I have examined the records of said City and find that all deferred payments on unmatrued instalments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of BAGS INC, an addition to the City of Midwest City.
City Clerk
Signed this 11 day of April, 2018.

PLANNING COMMISSION CERTIFICATE

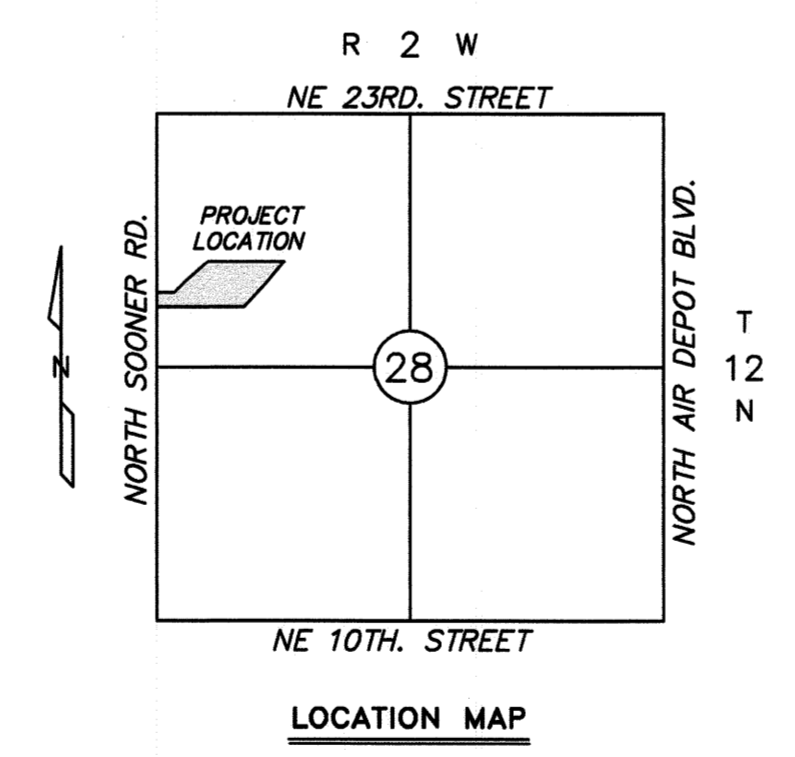
I, Stacy Greil, Chairperson of the Planning Commission of the City of Midwest City, do hereby certify that said Planning Commission duly approved the Final Plat of BAGS INC, an addition to the City of Midwest City, Oklahoma, at a meeting on the 16 day of March, 2018.
Chairperson Stacy Greil

COUNTY TREASURER'S CERTIFICATE

I, Forest Butch Freeman, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County, Oklahoma and that the tax records of said County show that all taxes for the year 2018 and prior years, are paid on the lands shown on the Final Plat of BAGS INC, an addition to the City of Midwest City, Oklahoma County, Oklahoma, and that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing the current years taxes.
In witness whereof, said County Treasurer has caused this instrument to be executed this 20 day of April, 2018.
Forest Butch Freeman
County Treasurer

ACCEPTANCE BY THE CITY COUNCIL

Be it resolved by the Council of the City of Midwest City, Oklahoma, the dedications shown on the Final Plat of BAGS INC, an addition to the City of Midwest City, Oklahoma County, Oklahoma, are hereby accepted.
Adopted by the City Council of the City of Midwest City this 27 day of March, 2018.
Sara Hancock City Clerk
Mark W. West Mayor



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and State of Oklahoma, hereby certifies the records of said County show that the land shown on the Final Plat of BAGS INC, an addition to the City of Midwest City, Oklahoma County, Oklahoma, is vested in Currie Properties, L.L.C., an Oklahoma limited liability company, as to Lot 1, Block 1 and street rights-of-way to be dedicated adjacent thereto, on this 28th day of March, 2018, and 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, and the taxes are paid for the year of 2015 and prior years, and there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any person, and 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 whereof, said Bonded Abstractor has caused this instrument to be executed this 4th day of April, 2018.

Stewart Title of Oklahoma, Inc.
By: Mike Conroy Vice-President
STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said county and as state on the 4th day of April, 2018, personally appeared Mike Conroy as Vice-President of Stewart Title of Oklahoma, Inc., to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, and duly acknowledged to me that he executed the same as a free and voluntary act and deed and as the 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:
Justin Law
Notary Public
My Commission Expires:
My Commission Number:

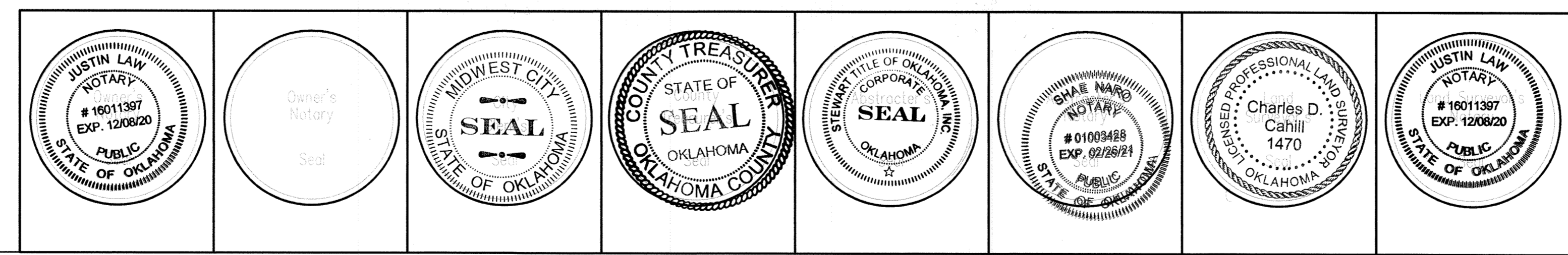
PROFESSIONAL SURVEYOR'S CERTIFICATE

I, Charles D. Cahill, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and the Final Plat of BAGS INC, an addition to the City of Midwest City, Oklahoma County, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 4th day of April, 2018, and the monuments shown thereon exist and their positions are correctly shown, and this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of licensure 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 Statute.

Charles D. Cahill
Charles D. Cahill, PLS No. 1470
Lemke Land Surveying, LLC
3226 Bart Conner Drive
Norman, OK 73072
405-366-8541

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA
Before me, the undersigned, a Notary Public in and for said county and as state on the 4th day of April, 2018, personally appeared Charles D. Cahill, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, and duly acknowledged to me that he executed the same as a free and voluntary act and deed and as the free and voluntary act and deed for the uses and purposes therein set forth.

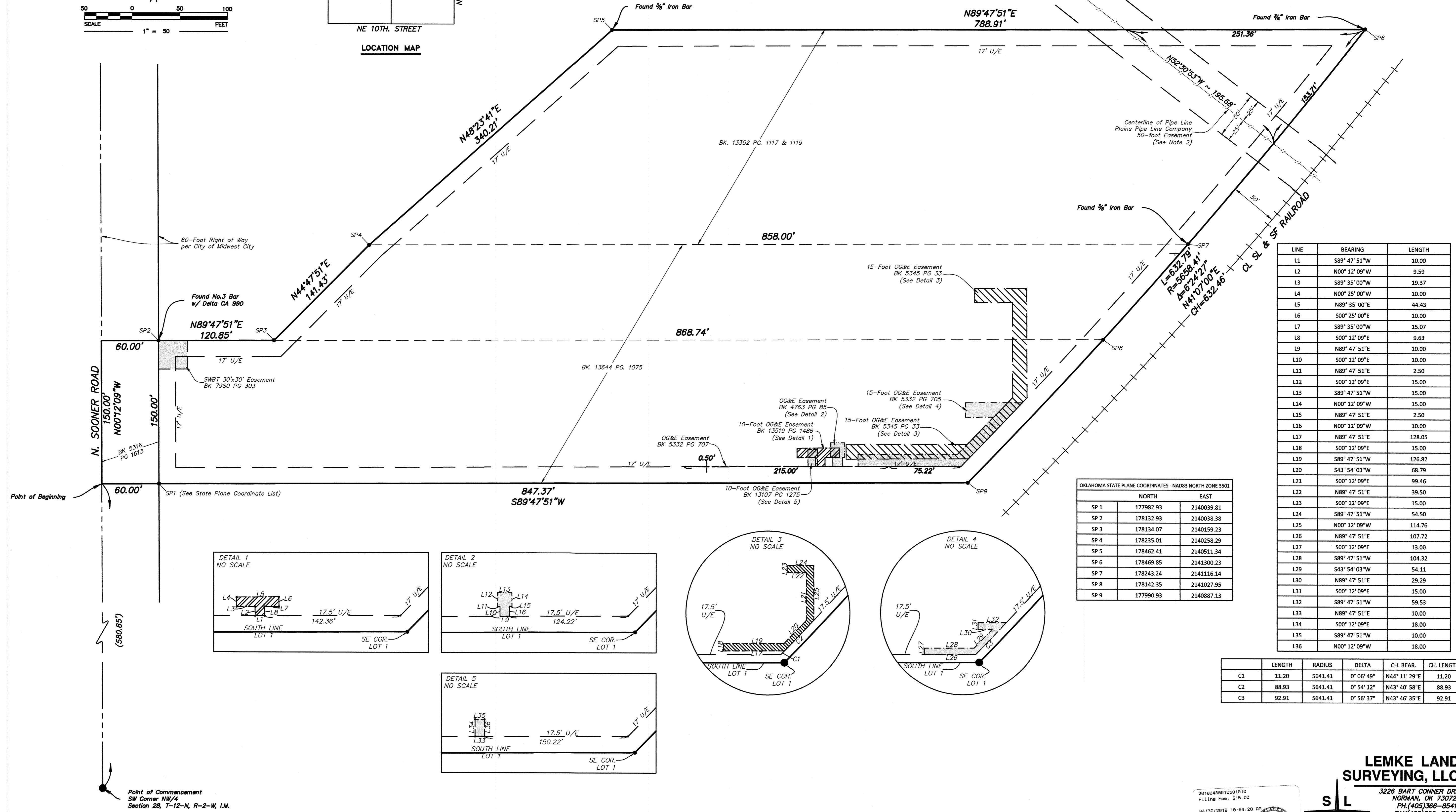
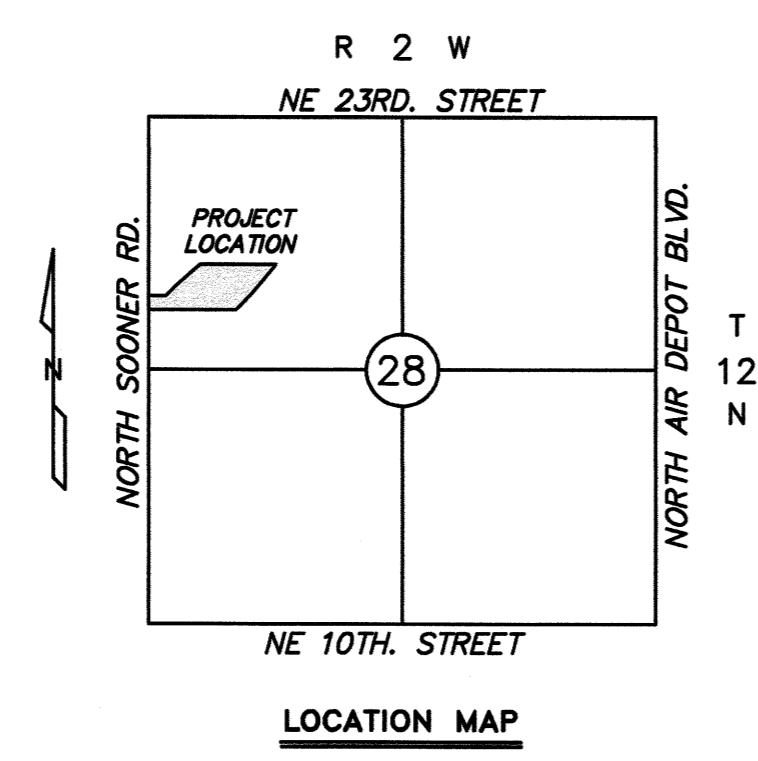
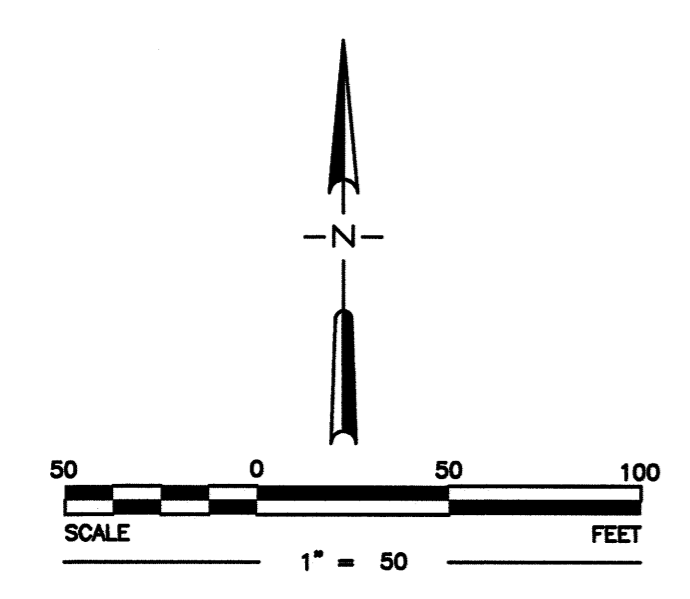
Given under my hand and seal the day and year last above written:
Justin Law
Notary Public
My Commission Expires: 12/8/20
My Commission Number: 16011397



LEMKE LAND SURVEYING, LLC
3226 BART CONNER DR.
NORMAN, OK 73072
PH: (405) 366-8541
FAX: (405) 366-8540
CA # 6975 EXP. DATE 8/30/19
http://www.LEMKE-LS.com
Sheet 1 of 1

FINAL PLAT BAGS INCORPORATED

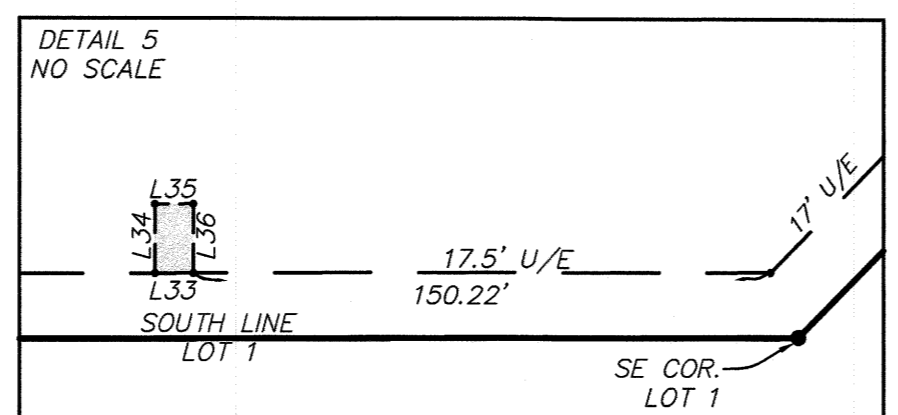
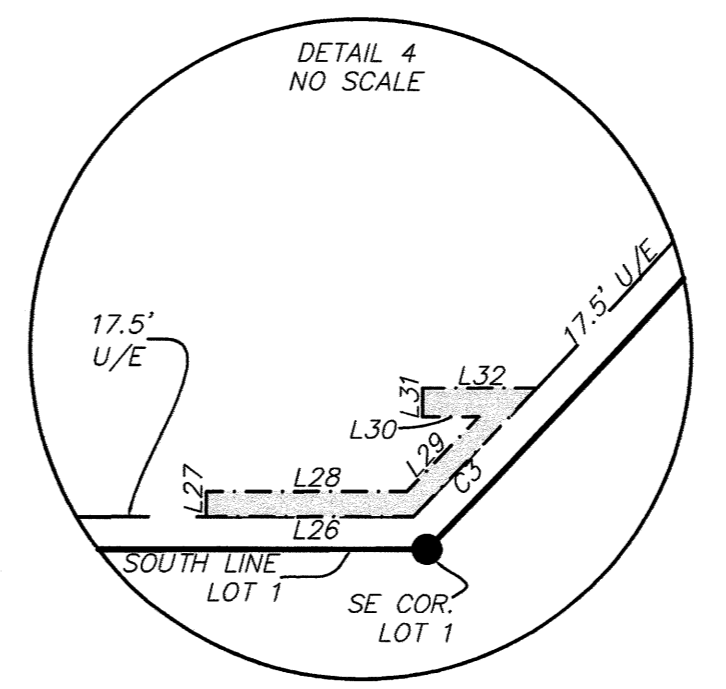
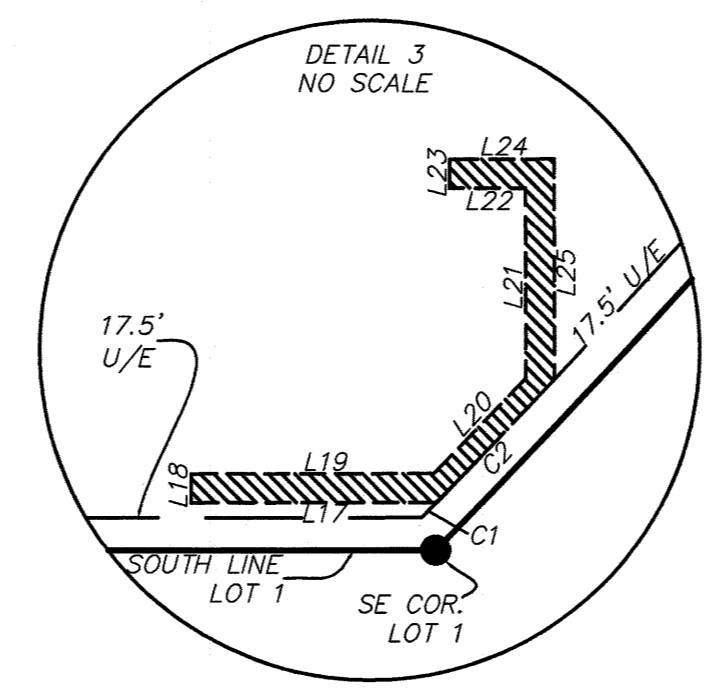
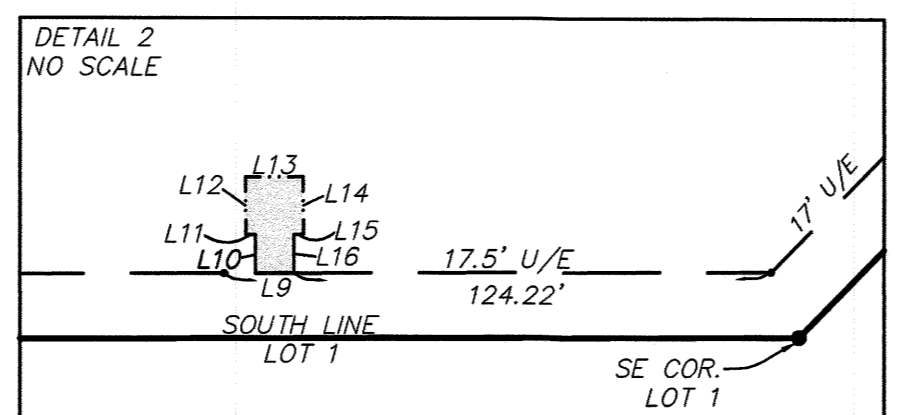
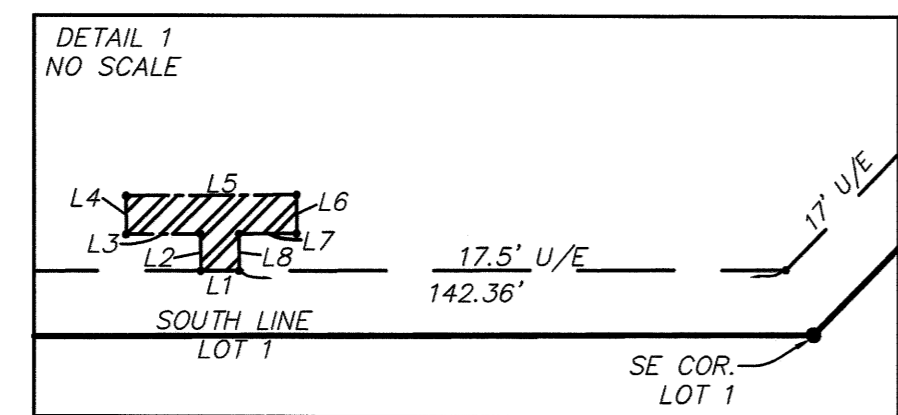
AN ADDITION TO THE CITY OF MIDWEST CITY, OKLAHOMA
COUNTY, STATE OF OKLAHOMA
A PART OF THE NORTHWEST QUARTER OF SECTION
TWENTY-EIGHT (28) TOWNSHIP TWELVE (12) NORTH RANGE
TWO (2) WEST OF THE INDIAN AND BASE MERIDIAN,
MIDWEST CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA.



LINE	BEARING	LENGTH
L1	S89° 47' 51" W	10.00
L2	N00° 12' 09" W	9.59
L3	S89° 35' 00" W	19.37
L4	N00° 25' 00" W	10.00
L5	N89° 35' 00" E	44.43
L6	S00° 25' 00" E	10.00
L7	S89° 35' 00" W	15.07
L8	S00° 12' 09" E	9.63
L9	N89° 47' 51" E	10.00
L10	S00° 12' 09" E	10.00
L11	N89° 47' 51" E	2.50
L12	S00° 12' 09" E	15.00
L13	S89° 47' 51" W	15.00
L14	N00° 12' 09" W	15.00
L15	N89° 47' 51" E	2.50
L16	N00° 12' 09" W	10.00
L17	N89° 47' 51" E	128.05
L18	S00° 12' 09" E	15.00
L19	S89° 47' 51" W	126.82
L20	S43° 54' 03" W	68.79
L21	S00° 12' 09" E	99.46
L22	N89° 47' 51" E	39.50
L23	S00° 12' 09" E	15.00
L24	S89° 47' 51" W	54.50
L25	N00° 12' 09" W	114.76
L26	N89° 47' 51" E	107.72
L27	S00° 12' 09" E	13.00
L28	S89° 47' 51" W	104.32
L29	S43° 54' 03" W	54.11
L30	N89° 47' 51" E	29.29
L31	S00° 12' 09" E	15.00
L32	S89° 47' 51" W	59.53
L33	N89° 47' 51" E	10.00
L34	S00° 12' 09" E	18.00
L35	S89° 47' 51" W	10.00
L36	N00° 12' 09" W	18.00

OKLAHOMA STATE PLANE COORDINATES - NAD83 NORTH ZONE 3501	NORTH		EAST	
	X	Y	X	Y
SP 1	177982.93	2140039.81	2140039.81	177982.93
SP 2	178132.93	2140038.38	2140038.38	178132.93
SP 3	178134.07	2140159.23	2140159.23	178134.07
SP 4	178235.01	2140258.29	2140258.29	178235.01
SP 5	178462.41	2140511.34	2140511.34	178462.41
SP 6	178469.85	2141300.23	2141300.23	178469.85
SP 7	178243.24	2141116.14	2141116.14	178243.24
SP 8	178142.35	2141027.95	2141027.95	178142.35
SP 9	177990.93	2140887.13	2140887.13	177990.93

LENGTH	RADIUS	DELTA	CH. BEAR.	CH. LENGTH
C1	11.20	5641.41	0° 06' 49"	11.20
C2	88.93	5641.41	0° 54' 12"	88.93
C3	92.91	5641.41	0° 56' 37"	92.91



Point of Commencement
SW Corner NW/4
Section 28, T-12-N, R-2-W, I.M.

LEMKE LAND SURVEYING, LLC
 3226 BART CONNER DR.
 NORMAN, OK 73072
 PH. (405) 368-8541
 FAX (405) 368-8540
 CA # 6975 EXP. DATE 6/30/19
 http://www.LEMKE-LS.com