

FINAL PLAT of BENT WOOD CREEK VILLAS

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY (30), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT BENTWOOD VILLAS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF, AND THE ONLY PERSON, FIRM OR CORPORATION HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF BENT WOOD CREEK VILLAS, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, AS SHOWN ON SAID FINAL PLAT OF BENT WOOD CREEK VILLAS, AN ADDITION TO THE CITY OF OKLAHOMA, OKLAHOMA COUNTY, OKLAHOMA, BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY (30), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.

BENTWOOD VILLAS, LLC, HEREBY DEDICATES ALL STREET RIGHTS OF WAY AND EASEMENTS AS SHOWN ON SAID FINAL PLAT TO THE PUBLIC, FOR THE PURPOSE OF STREETS, DRAINAGE AND 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 13th DAY OF June, 2017.

SIGNED BY THE OWNER THIS 13th DAY OF June, 2017.

BENTWOOD VILLAS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY


JUSTIN RAMER, MANAGER

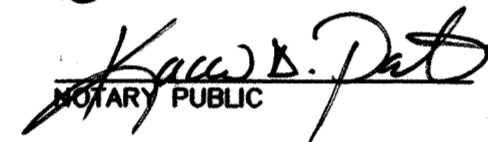
STATE OF OKLAHOMA }
COUNTY OF Oklahoma } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 13th DAY OF June, 2017, PERSONALLY APPEARED JUSTIN RAMER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS THE MANAGER OF BENTWOOD VILLAS, LLC, 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 SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS 13th DAY OF June, 2017.

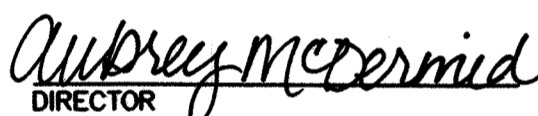
MY COMMISSION EXPIRES: 01/28/19

MY COMMISSION NO.: 15000877


NOTARY PUBLIC

CERTIFICATION OF PLANNING COMMISSION:

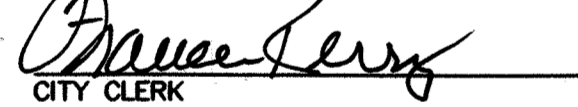
I, Aubrey McDermaid, DIRECTOR TO THE PLANNING DEPARTMENT OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF BENT WOOD CREEK VILLAS, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA AT A MEETING THE 2nd DAY OF September, 2016.


DIRECTOR

CERTIFICATE OF CITY CLERK:

I, James Perry, CITY CLERK OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UN-MATURED 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 BENT WOOD CREEK VILLAS, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 18th DAY OF July, 2017.


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 BENT WOOD CREEK VILLAS, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, IS HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY THIS 8th DAY OF July, 2017.


CITY CLERK


MAYOR

COUNTY TREASURER'S CERTIFICATE:

I, Forest "Butch" Freeman, DO HEREBY CERTIFY THAT I AM THE DULY QUALIFIED COUNTY TREASURER OF OKLAHOMA COUNTY AND THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES FOR THE YEAR 2016 AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF BENT WOOD CREEK VILLAS, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, 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 26th DAY OF July, 2017.

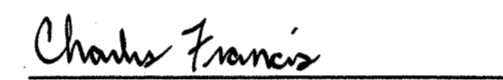

COUNTY TREASURER

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 CERTIFY THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF BENT WOOD CREEK VILLAS, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, IS VESTED IN BENTWOOD VILLAS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON. 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 2016 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 14th DAY OF June, 2017.

CHICAGO TITLE, OKLAHOMA


CHARLES FRANCIS, VICE PRESIDENT

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 14th DAY OF June, 2017, PERSONALLY APPEARED CHARLES FRANCIS, 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 HE EXECUTED THE SAME AS HIS 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 YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS 14th DAY OF June, 2017.

MY COMMISSION EXPIRES: 4/24/2020

MY COMMISSION NO.: 4/24/2020


NOTARY PUBLIC

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, DAMON K. DURHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF BENT WOOD CREEK VILLAS, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, CONSISTING OF 2 SHEETS, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE 9 DAY OF JUNE, 2017, AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS.

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; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

WITNESS MY HAND AND SEAL THIS 9th DAY OF JUNE, 2017.


DAMON K. DURHAM, P.L.S. NO. 1521
DURHAM SURVEYING, INC.

STATE OF OKLAHOMA }
COUNTY OF CANADIAN } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAMON K. DURHAM, 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 9th DAY OF June, 2017.

MY COMMISSION EXPIRES: 01/28/19

MY COMMISSION NO.: 15000877


NOTARY PUBLIC



DURHAM SURVEYING, INC.

1819 SOUTH MORGAN ROAD, OKLAHOMA CITY, OKLAHOMA 73128

PH (405) 265-3404 FAX (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2018

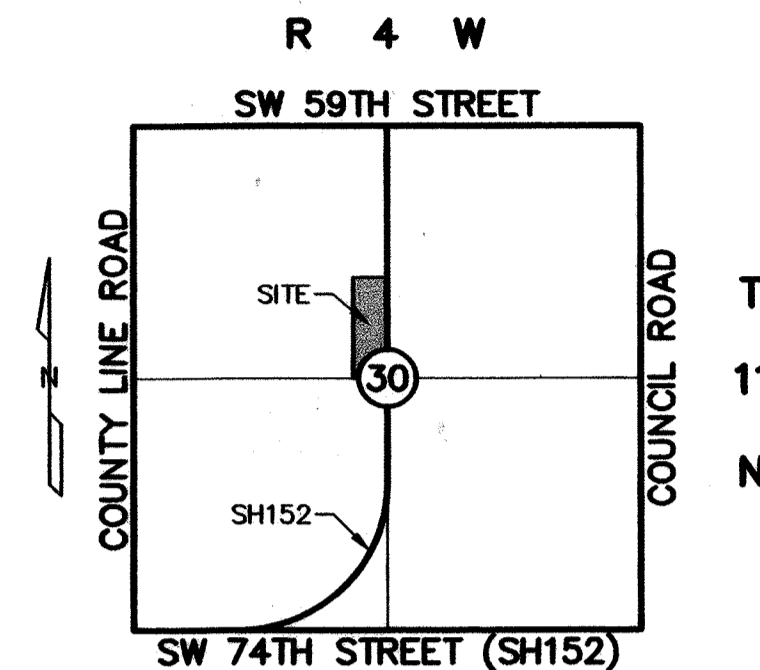
RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1819 S. Morgan Road
Oklahoma City, OK 73128
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/18

J BENTLEY WI
DEVELOPMENTS LLC
20 E 9TH ST STE 100
SHAWNEE, OK 74801

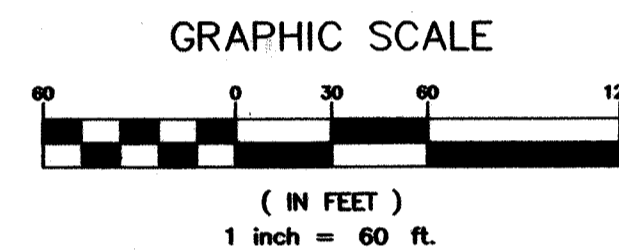
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FINAL PLAT of BENT WOOD CREEK VILLAS

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY (30), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1"=200'



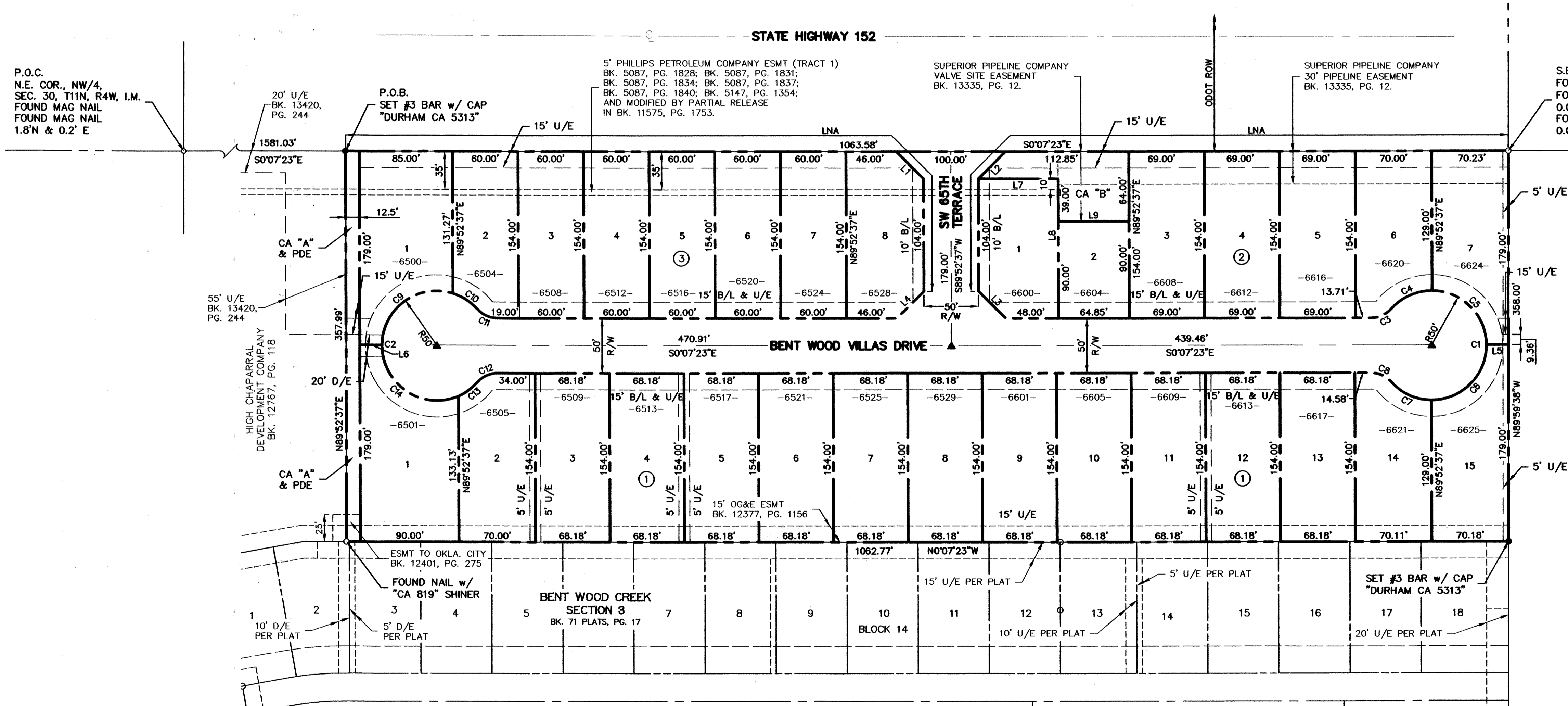
THE BASIS OF BEARING FOR THE TRACT OF LAND IS THE EAST LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION, HAVING A RECORD BEARING OF SOUTH 00°07'23" EAST.

NOTES:

1. MAINTENANCE OF THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR 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.
2. MINIMUM FRONT SETBACK FOR GARAGES SHALL BE 18 FEET (PUD-1601)
3. A SIDEWALK IS REQUIRED IN EACH LOT WHERE IT ABUTS A LOCAL AND/OR 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 FOR THE APPLICABLE LOT.
4. EITHER ONE 3-INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2-INCH CALIPER DECIDUOUS TREES SHALL BE PLANTED IN THE FRONT LOTS WHERE THE GARAGE EXTENDS BEYOND THE FRONT WALL OF A RESIDENCE, TOWARDS THE STREET RIGHT-OF-WAY.

SUBDIVISION CONTAINS:
THIRTY (30) LOTS IN
THREE (3) BLOCKS
GROSS SUBDIVISION AREA:
4,380.918 SQ. FT.
OR 100.00 ACRES

- B/L = BUILDING LINE
- U/E = PUBLIC UTILITY EASEMENT
- D/E = PUBLIC DRAINAGE EASEMENT
- D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
- PDE = PRIVATE DRAINAGE EASEMENT
- R/W = RIGHT OF WAY
- ESMT = EASEMENT
- CA = COMMON AREA
- LNA = LIMITS OF NO ACCESS
- = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
- = SET #3 BAR W/ CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED
- ▲ = SET MAG NAIL W/ SHINER STAMPED "DURHAM CA5313" UNLESS OTHERWISE NOTED
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING



LOT LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	S44°52'37"W	35.36'
L2	S45°07'23"E	35.36'
L3	N44°52'37"E	35.36'
L4	N45°07'23"W	35.36'
L5	N0°07'23"W	20.21'
L6	N0°07'23"W	20.09'
L7	S0°07'23"E	73.00'
L8	S89°52'37"W	129.00'
L9	N0°07'23"W	64.85'

LOT CURVE TABLE

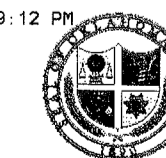
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50.00'	241.19'	276°22'46"	N89°52'37"E	66.67'
C2	50.00'	241.19'	276°22'46"	N89°52'37"E	66.67'
C3	25.00'	21.03'	48°11'43"	N24°13'05"W	20.41'
C4	50.00'	42.45'	48°38'24"	S23°59'34"E	41.18'
C5	50.00'	78.15'	89°33'00"	S45°06'08"W	70.43'
C6	50.00'	78.91'	90°25'23"	N44°54'42"W	70.97'
C7	50.00'	41.68'	47°46'01"	N24°11'00"E	40.49'
C8	25.00'	21.03'	48°11'43"	N23°58'18"E	20.41'
C9	50.00'	93.67'	107°20'35"	S36°26'59"E	80.56'
C10	50.00'	26.92'	28°32'26"	S32°38'41"W	26.59'
C11	25.00'	21.03'	48°11'43"	S23°58'20"W	20.41'
C12	25.00'	21.03'	48°11'43"	S24°13'10"E	20.41'
C13	50.00'	21.58'	24°43'58"	S35°56'59"E	21.42'
C14	50.00'	99.02'	113°27'51"	S33°09'08"W	83.61'

DURHAM SURVEYING, INC.

1819 SOUTH MORGAN ROAD, OKLAHOMA CITY, OKLAHOMA 73128

Ph: (405) 285-3404 Fax: (405) 285-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2018

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PLAT



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