

# BIRNAM WOODS

## Section 3

BEING A RE-PLAT OF THE SOUTH HALF (S/2) LOT 2, BLOCK 8 OF BIRNAM WOODS, SECTION 2 & PART OF THE NE/4, NE /4, SECTION 24, T14N, R3W, I.M. EDMOND, OKLAHOMA COUNTY, OKLAHOMA

**OWNER'S CERTIFICATE AND DEDICATION**  
The undersigned, SAN YSIDRO, L.L.C., does hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the surface rights to the land shown on the final plat of BIRNAM WOODS, Section 3, a subdivision of a part of the NE 1/4, NE 1/4 of Section 24, T14N, R3W, I.M., Edmond, Oklahoma County, Oklahoma, and does further certify:  
The undersigned does hereby further certify that it is the owner 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 final plat except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all drainage and utility easements shown on said final plat for use as public drainage and utility easements for the heirs, executors, administrators, successors and assigns forever and shall cause the same to be released from all encumbrances so that title is clear.  
That the area indicated on said plat as Drainage and/or 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 removal of any such public or quasi public utility.  
That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications.

SAN YSIDRO, L.L.C.  
By: *[Signature]*  
Manager

State of Oklahoma )  
County of Oklahoma ) ss  
Before me the undersigned, a Notary Public in and for said County and State, on this 23 day of MARCH, 2018, personally appeared KYLE A. COPELAND to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as its Manager and acknowledged to me that he executed the same as the free and voluntary act and deed of said company for the uses and purposes thereon set forth.

My Commission Expires: 4/20/2018  
*[Signature]*  
Notary Public

### BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstractor of Titles in and for Oklahoma County, State of Oklahoma, hereby certifies that the records of proper officials of said County show that title to the land included in the annexed plat of BIRNAM WOODS, Section 3, a subdivision of a part of the NE 1/4, NE 1/4, of Section 24, T14N, R3W, I.M., an addition to the City of Edmond, Oklahoma County, Oklahoma, is vested in SAN YSIDRO, L.L.C., and that on this 30 day of April, 2018, 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 2017 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat.

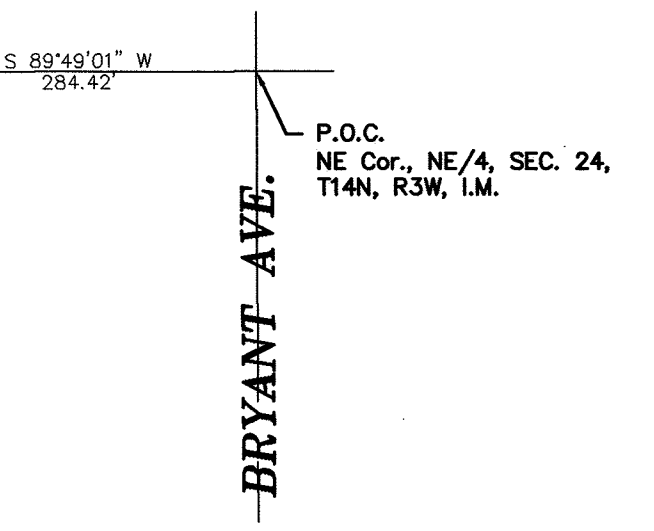
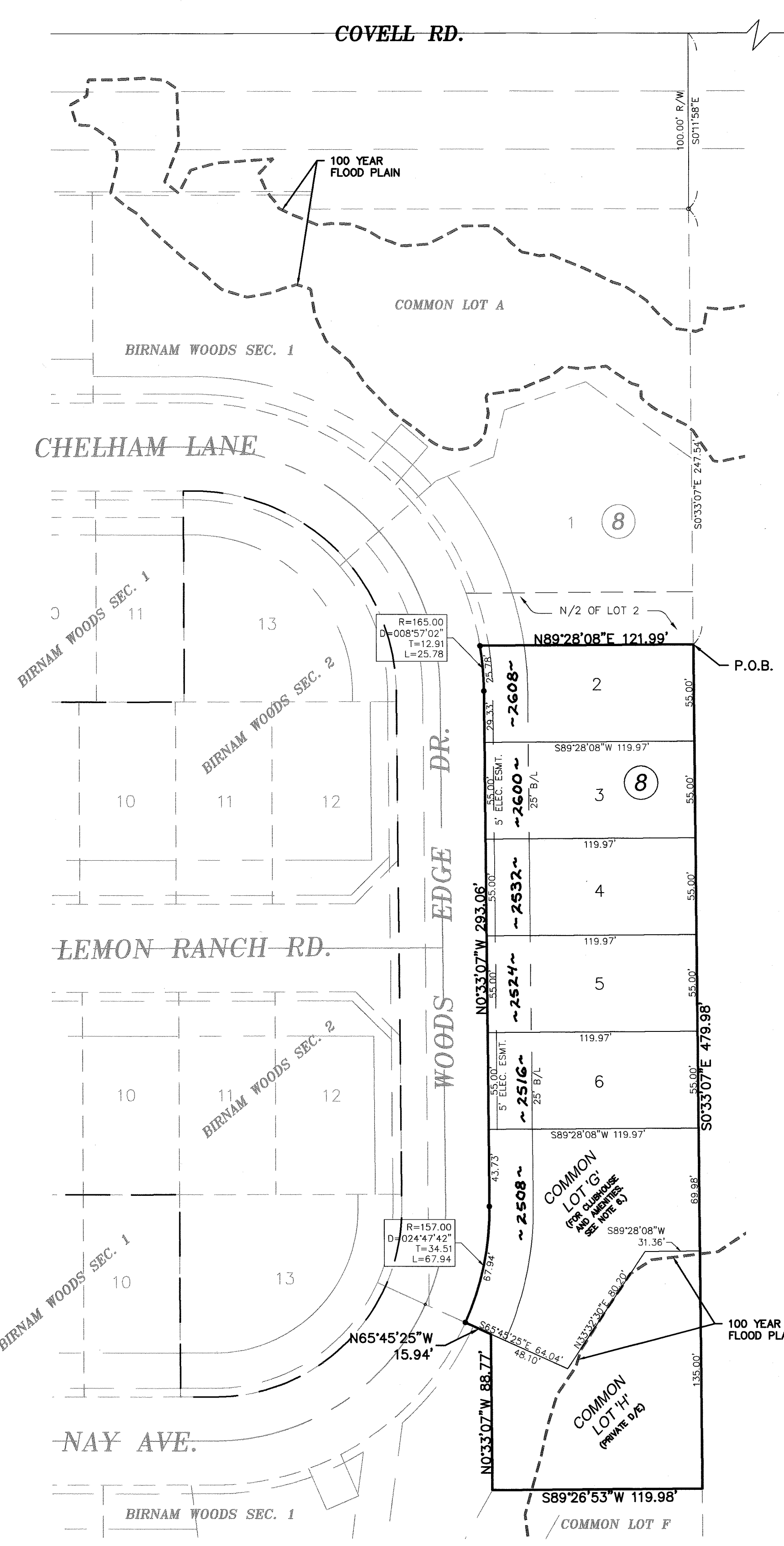
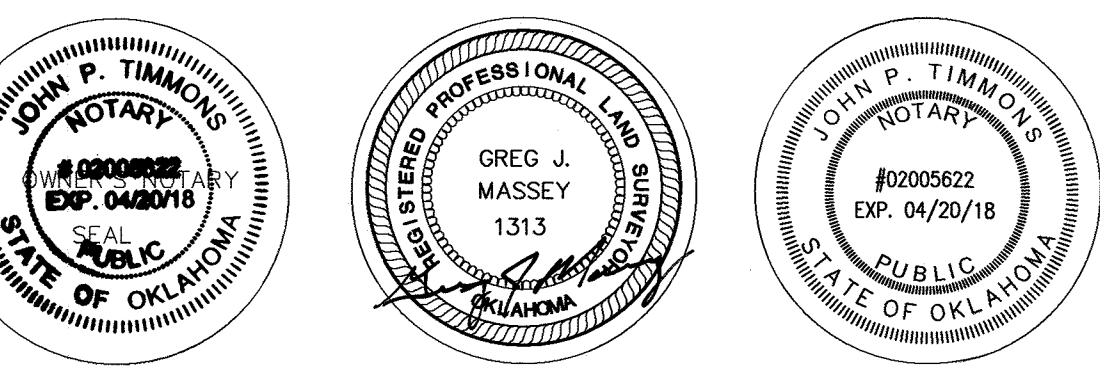
EXCEPT:  
Easements, Rights-of-way and Mortgages of record  
Attest:  
The Oklahoma City Abstract & Title Co.  
*[Signature]*  
Secretary

State of Oklahoma )  
County of Oklahoma ) ss  
Before me, the undersigned, a Notary Public in and for said County and State, on this 30 day of April, 2018, personally appeared Michelle Reid to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its President 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, for the uses and purposes therein set forth.

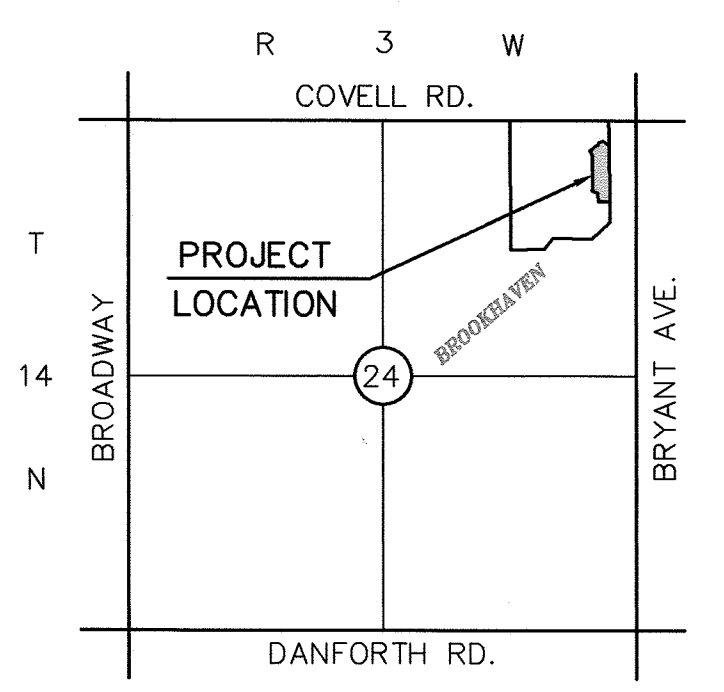
Given under my hand and seal the day and year last above written.  
My Commission Expires: 6-2-19  
*[Signature]*  
Notary Public

Commission No. 03001726  
**SURVEYOR'S CERTIFICATE**  
I, Gregory J. Massey, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of BIRNAM WOODS, Section 3, represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. 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; and that said Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.  
*[Signature]*  
Gregor J. Massey, S.L.S. # 1313

State of Oklahoma )  
County of Oklahoma ) ss  
Before me the undersigned, a Notary Public in and for said County and State, on this 22 day of April, 2018, personally appeared Gregory J. Massey 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 for the uses and purposes therein set forth.  
My Commission Expires: 02/05/22 April 20, 2018  
*[Signature]*  
Notary Public



RELATIVE GPS MONUMENT  
GPS MON. STA. 1176E  
N= 248632.8153  
E= 2126057.5835



LOCATION MAP  
SCALE 1" = 2000'

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

BENCHMARK # 1 ELEVATION = 1123.24  
CITY OF EDMOND GPS MONUMENT STA 1177, BRASS CAP AT NE CORNER OF BRYANT AVENUE AND COVELL ROAD

**CITY PLANNING COMMISSION APPROVAL**  
I, Bobby K. Moore, Chairperson of the City Planning Commission of the City of Edmond, Oklahoma do hereby certify that the said Planning Commission duly approved the annexed plat of BIRNAM WOODS, Section 3, an addition to the City of Edmond, Oklahoma on this 16 day of January, 2018.  
*[Signature]*  
CHAIRPERSON

**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**  
BE IT HEREBY RESOLVED by the Council of the City of Edmond, Oklahoma, that the dedications shown on the annexed plat of BIRNAM WOODS, Section 3, an addition to the City of Edmond, Oklahoma is hereby accepted.  
ADOPTED by the Council of the City of Edmond, Oklahoma this 23 day of April, 2018.  
APPROVED by the Mayor of the City of Edmond, Oklahoma this 23 day of April, 2018.  
*[Signature]*  
City Clerk  
*[Signature]*  
Mayor

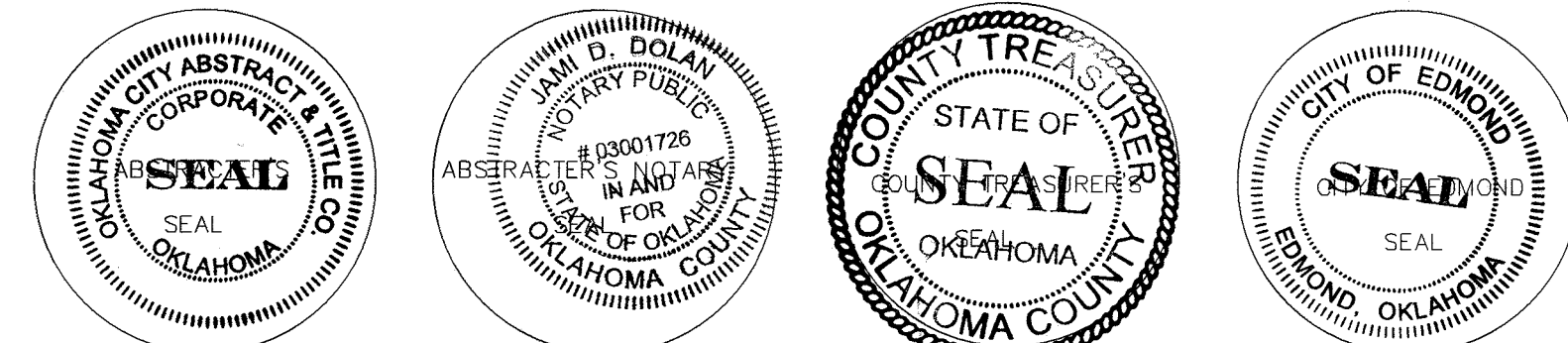
**CITY CLERK'S CERTIFICATE**  
I, [Signature], City Clerk of the City of Edmond, Oklahoma, hereby certify that I have examined the records of said City of Edmond, and find that all deferred payments or unannounced instalments upon special assessments have been paid in full and that there is no special assessment procedure now pending on the land on the annexed plat of BIRNAM WOODS, Section 3, an addition to the City of Edmond, Oklahoma, on this 16 day of January, 2018.  
*[Signature]*  
City Clerk

**COUNTY TREASURER'S CERTIFICATE**  
I, Forrest Butch Freeman, do hereby certify that I am the duly elected qualified and acting County Treasurer of Oklahoma County, Oklahoma and that the tax records of said County show that all taxes are paid for the year 2017 and prior years on the land shown on the annexed plat of BIRNAM WOODS, Section 3, an addition to the City of Edmond, Oklahoma; and that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of current years taxes.  
IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 11 day of June, 2018.  
County Treasurer  
By: *[Signature]*  
Deputy

A re-plot of the South Half (S/2) of Lot 2, Block 8 of Birnam Woods, Section 2 according to the recorded plat thereof, and a part of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Twenty-Four (24) Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:  
COMMENCING at the Northeast corner (NE/C) of said Section Twenty-Four (24), Thence South 89°49'01" West along the North line thereof a distance of 284.42 feet;  
Thence South 00°11'58" East a distance of 100.00 feet;  
Thence South 00°33'07" East a distance of 247.54 feet to the POINT OF BEGINNING;  
Thence continuing South 00°33'07" East a distance of 479.96 feet;  
Thence South 89°26'53" West a distance of 119.98 feet;  
Thence North 00°33'07" West a distance of 88.77 feet;  
Thence North 65°45'25" West a distance of 15.94 feet;  
Thence northeasterly, a distance of 67.94 feet along a curve to the right having a radius of 165.00 feet and a central angle of 24°47'42";  
Thence North 00°33'07" West, a distance of 293.06 feet;  
Thence northwesterly, a distance of 25.78 feet along a curve to the left having a radius of 165.00 feet and a central angle of 08°57'02";  
Thence North 89°28'08" East, along the south line of Lot 1, Block 8 of Birnam Woods, Section 2, a distance of 121.99 feet to the POINT OF BEGINNING.  
Said described tract containing 257,963.53 square feet or 1.3307 acres, more or less.

- NOTES:
- The Basis for Bearing is the East line of BROOKHAVEN NORTH North 00°24'50" West
  - All field work for boundary survey and placement of iron pins was performed by Ryan Doucain, PLS #1591, of Oklahoma Survey Company, for, and under the direction of Gregory J. Massey, PLS # 1313 of Red Plains Professional.
  - Common Lots A, B, C & G in BIRNAM WOODS SECTION 1 & 3 are set aside for and maintained by the Property Owners comprising all Lot owners owning property within the Plat of BIRNAM WOODS, Sections 1, 2 & 3, and subsequent Sections.
  - Common Lots D & E are Private Detention areas to be maintained by the Home Owners Association, maintenance shall include Drainage Structures, Pipes, Inlets, Concrete Flumes or Channels and related items, within said Common Areas, used to control and convey stormwater through or from said Detention Areas.
  - Common Lot H is set aside for Private Drainage and maintained by the Property Owners comprising all Lot owners owning property within the Plat of BIRNAM WOODS, Sections 1, 2 & 3 and subsequent Sections. The City of Edmond reserves the right to construct, operate and maintain a Public Trail through, across and within Common Lot H as a Public Trail Easement.
  - Common Lot G shall be buildable for clubhouse and amenities and maintained by the Property Owners comprising all Lot owners owning property within the Plat of BIRNAM WOODS, Sections 1, 2 & 3, and subsequent Sections.

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Filing Fee \$15.00  
06/13/2018 02:11:36 PM  
PLAT



OKLAHOMA CITY ABSTRACT & TITLE CO.  
P.O. BOX 260  
OKLAHOMA CITY, OK 73101

