

FINAL PLAT
OF
BLACK OAK
AT IRON HORSE RANCH
A PART OF THE NW/4 OF SEC. 8, T-14-N, R-2-W, I.M.
CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

20150629105815RM
06/29/2015 04:05:48 PM
Bk: PL73 Pg: 30 Pos: 2 PLAT
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

KNOW ALL MEN BY THESE PRESENTS:

That COFFEE CREEK PARTNERS, LLC, an Oklahoma Limited Liability Company, hereby certifies that it is the owner of and the only person, firm or company having any right, title, or interest in and to the land shown on the annexed plat of BLACK OAK AT IRON HORSE RANCH, an addition to the City of Edmond, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, private streets and public easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of BLACK OAK AT IRON HORSE RANCH, an addition to the City of Edmond, Oklahoma County, Oklahoma.

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 annexed plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said annexed plat to the public for use as private streets and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that the title is clear.

The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed separately.

In witness whereof the undersigned has caused this instrument to be executed on this 26th day of June, 2015.

COFFEE CREEK PARTNERS, LLC
an Oklahoma Limited Liability Company

Tina Greninger
NAME: Tina Greninger
TITLE: Member / Agent / Manager

STATE OF OKLAHOMA)
COUNTY OF Oklahoma) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 26th day of June, 2015, personally appeared Tina Greninger to me known to be the identical person who subscribed, as Manager of THE RANCH PROPERTY COMPANY LLC, an Oklahoma Limited Liability Company, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

My Commission Expires:
06/25/18

William D. Magee
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of BLACK OAK AT IRON HORSE RANCH, an addition to the City of Edmond, Oklahoma, is vested in THE RANCH PROPERTY COMPANY, LLC, and on the 14th day of June, 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 owners thereof, that the taxes are paid for the year of 2013 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, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 26th day of June, 2015.

ATTEST
By: Tina Greninger
Assistant Secretary

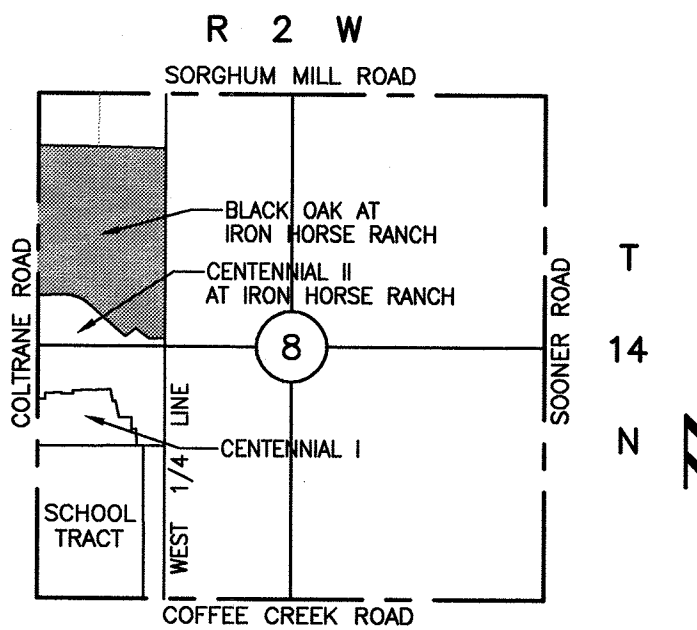
AMERICAN EAGLE TITLE INS. CO.
By: Tina Greninger
Vice President

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 26th day of June, 2015, personally appeared Tina Greninger to me known to be the identical person who 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 company, for the uses and purposes therein set forth.

My Commission Expires:
06/25/18

William D. Magee
Notary Public



VICINITY MAP
1" = 2000'

LEGAL DESCRIPTION

A part of the Northwest Quarter (NW/4) of Section Eight (8), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

Commencing at the Northwest Corner of said Section 8, thence South 00°44'03" East along the West line of said Northwest Quarter a distance of 659.93 feet to the point of beginning; thence from said POINT OF BEGINNING South 89°40'57" East a distance of 1320.84 feet; thence South 0°43'47" East a distance of 1878.54 feet; thence South 89°16'13" West a distance of 127.27 feet to a point on a curve to the right, said curve having a radius of 122.00 feet, a central angle of 36°42'32", a chord bearing of North 72°22'32" West, and a chord distance of 76.83 feet; thence along the arc of said curve a distance of 78.16 feet; thence North 54°01'16" West a distance of 157.48 feet; thence South 38°06'51" West a distance of 120.00 feet; thence North 51°53'09" West a distance of 221.53 feet to a point on a curve to the right, said curve having a radius of 2,145.00 feet, a central angle of 01°22'31", a chord bearing of North 47°14'03" West, and a chord distance of 51.49 feet; thence along the arc of said curve a distance of 51.49 feet; thence North 46°32'48" West a distance of 203.86 feet to a point on a curve to the left, said curve having a radius of 420.00 feet, a central angle of 44°11'15", a chord bearing of North 68°38'25" West, and a chord distance of 315.94 feet; thence along the arc of said curve a distance of 323.91 feet; thence South 89°15'57" West a distance of 269.97 feet; thence along said West line North 00°44'03" West a distance of 1,442.63 feet to the point of beginning containing 49.84 acres more or less.

NOTE
MAINTENANCE OF THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHOWN IN COMMON AREAS.

PLAT NOTES

- The common areas, drainage easements and all islands and medians shall be owned and maintained by the Property Owners' Association.
- A sidewalk shall be constructed on each lot where it abuts a local and/or a 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 Edmond.
- Owners of corner lots shall incorporate wheelchair ramps in sidewalk.
- Capacity fees shall be paid by the individual lot owners at the building permit stage.
- All easements outside of the plat boundary will be provided by separate instrument.

CERTIFICATE OF CITY CLERK

I, Boss Vander Hamm, City Clerk of Edmond, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unperfected installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of BLACK OAK AT IRON HORSE RANCH, an addition to the City of Edmond, Oklahoma.

Signed by the City Clerk on this 22nd day of June, 2015.
Boss Vander Hamm
City Clerk

REGISTERED SURVEYOR'S CERTIFICATE

I, Bryan E. Coon, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of BLACK OAK AT IRON HORSE RANCH, an addition to the City of Edmond, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 14th day of June, 2015.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and that this plat of 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.

Bryan E. Coon, 1212
Bryan E. Coon
Professional Land Surveyor #1276

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 26th day of June, 2015, personally appeared Bryan E. Coon, 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. Given under my hand and seal the day and year last above written.

My Commission Expires:
04/08/18

Doreen Nicole Rags
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Forest Butte Freeman, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Oklahoma County, Oklahoma, that the tax records of said county show that all taxes for the year 2014 and prior years are paid on the annexed plat of BLACK OAK AT IRON HORSE RANCH, an addition to the City of Edmond, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this 26th day of June, 2015.

Forest Butte Freeman
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, Barry K. Moore, Chairman of the Planning Commission of the City of Edmond, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of BLACK OAK AT IRON HORSE RANCH, an addition to the City of Edmond, Oklahoma, at a meeting on the 3rd day of June, 2015.

Barry K. Moore
Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

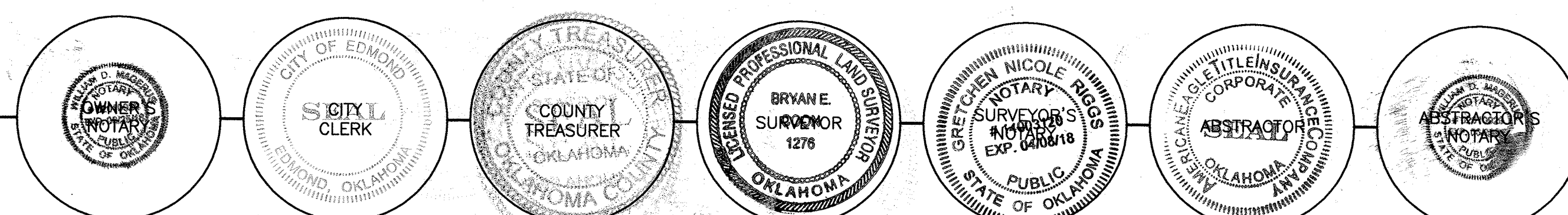
BE IT HEREBY RESOLVED BY the Council of the City of Edmond that the annexed plat of BLACK OAK AT IRON HORSE RANCH, an addition to the City of Edmond, Oklahoma County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED BY the Council of the City of Edmond this 22nd day of June, 2015.

APPROVED BY the Mayor of the City of Edmond this 22nd day of June, 2015.

ATTEST
Boss Vander Hamm
City Clerk
Charles Paul
Mayor

BLACK OAK
AT IRON HORSE RANCH
PLAT BY: HUITT-ZOLLARS, INC.
CA 1489 EXP 6-30-15
OWNER/DEVELOPER
The Ranch Property Company, LLC
2502 East 21st Street
Tulsa, OK 74114
(918) 582-0139
2832 W. WILSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-842-0363
R301839.01
SHEET 1 OF 2



73-30 1 of 2

FILE LOCATION: F:\CAD\PL\30183901 - Centennial III\CAD\Plat\30183901 - Final Plat.dwg PLOTTED: 6/12/2015 10:58:45 AM - COWAN, SUSAN

FINAL PLAT
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BLACK OAK
AT IRON HORSE RANCH
A PART OF THE NW/4 OF SEC. 8, T-14-N, R-2-W, I.M.
CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
LC1	22.58	25.00	51.76	N26° 36' 49"W	21.82
LC2	32.26	50.00	36.97	S28° 34' 50"E	31.70
LC3	60.49	50.00	69.32	S24° 33' 41"W	56.87
LC4	69.81	50.00	79.99	N80° 46' 58"W	64.27
LC5	19.42	25.00	44.52	S68° 28' 31"E	18.94
LC6	77.97	125.00	35.74	N18° 58' 51"E	76.72
LC7	49.20	75.00	37.59	N18° 03' 31"E	48.32
LC8	45.17	75.00	34.51	N19° 35' 46"E	44.49
LC9	47.92	125.00	21.97	N25° 52' 07"E	47.63
LC10	154.39	475.00	18.62	N78° 44' 59"W	153.72
LC11	177.15	475.00	21.37	N58° 45' 12"W	176.13
LC12	12.62	475.00	1.52	N47° 18' 28"W	12.62
LC13	103.77	225.00	26.43	N59° 45' 34"W	102.86
LC14	69.75	225.00	17.76	N81° 51' 12"W	69.47
LC15	134.96	175.00	44.19	N68° 38' 25"W	131.64
LC16	56.34	125.00	25.82	S12° 10' 38"W	55.86
LC17	18.41	75.00	14.06	S6° 17' 47"W	18.36
LC18	170.66	525.00	18.62	N61° 39' 47"W	169.91
LC19	158.58	525.00	17.31	N79° 37' 44"W	157.98
LC20	93.66	112.00	47.91	S77° 42' 30"W	90.96
LC21	84.81	30.28	160.47	N16° 43' 54"W	59.69
LC22	67.50	118.83	32.55	S65° 12' 52"W	66.60
LC23	25.17	13.83	104.23	S3° 10' 27"E	21.84
LC24	16.88	122.00	7.93	S86° 45' 58"E	16.87
LC25	61.28	122.00	28.78	S68° 24' 42"E	60.64
LC26	33.56	420.00	4.58	N48° 50' 08"W	33.55
LC27	129.47	420.00	17.66	N59° 57' 19"W	128.95
LC28	160.89	420.00	21.95	N79° 45' 37"W	159.91
LC29	80.21	78.83	58.30	S84° 26' 24"E	76.80

Line #	Length	Direction
LL1	35.36	S45° 44' 03.00"E
LL2	35.36	S44° 15' 57.00"W
LL3	35.36	S44° 15' 57.00"W
LL4	35.36	S45° 44' 03.00"E
LL5	35.36	S44° 15' 57.00"W
LL6	35.36	S44° 15' 57.00"W
LL7	35.36	S45° 44' 03.00"E
LL8	42.57	S44° 15' 57.00"W
LL9	45.79	S89° 15' 57.00"W
LL10	35.36	S45° 44' 03.00"E
LL11	35.36	S44° 15' 57.00"W
LL12	35.36	S45° 44' 03.00"E
LL13	35.36	N44° 15' 57.00"E
LL14	35.36	S45° 44' 03.00"E
LL15	35.68	S45° 09' 41.52"E
LL16	30.06	N75° 58' 02.08"E
LL17	29.89	S7° 51' 33.69"E
LL18	9.14	S7° 51' 33.69"E
LL19	50.15	S89° 15' 57.00"W
LL20	35.36	S44° 15' 57.00"W
LL21	35.36	S45° 44' 03.00"E
LL22	13.62	N46° 32' 47.59"W
LL23	37.93	S49° 47' 55.06"W
LL24	46.93	N36° 51' 04.31"E
LL25	38.43	N36° 51' 04.31"E
LL26	8.51	N36° 51' 04.31"E
LL27	30.00	S89° 15' 57.00"W

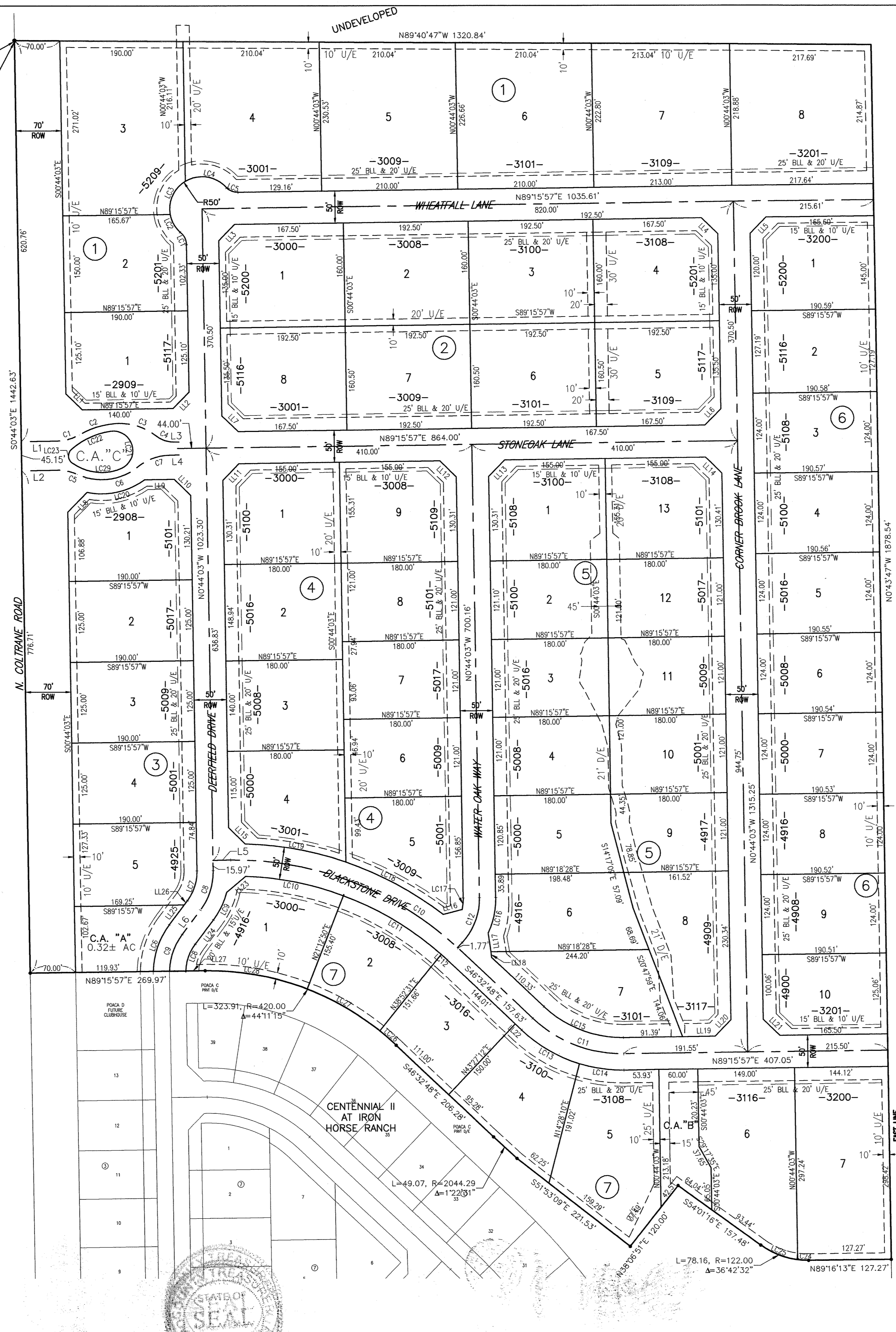
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.13	72.74	29.25	N74° 40' 08"E	36.73
C2	57.09	130.55	25.05	N72° 00' 22"E	56.63
C3	68.86	90.00	43.84	S73° 31' 24"E	67.19
C4	30.73	45.00	39.13	S71° 10' 11"E	30.14
C5	34.68	70.00	28.39	S79° 32' 59"E	34.33
C6	100.28	90.00	63.84	N82° 43' 20"E	95.18
C7	53.21	80.01	38.10	N70° 12' 45"E	52.23
C8	65.60	100.00	37.59	N18° 03' 31"E	64.43
C9	61.57	100.00	35.28	N19° 12' 41"E	60.61
C10	385.73	500.00	44.20	S68° 38' 49"E	376.23
C11	154.24	200.00	44.19	S68° 38' 25"E	150.45
C12	76.77	100.00	43.98	N21° 15' 30"E	74.90

Line #	Length	Direction
L1	54.11	S89° 15' 57.00"W
L2	51.90	S89° 15' 57.00"W
L3	6.69	N89° 15' 57.00"E
L4	13.50	S89° 15' 57.00"W
L5	27.40	N89° 15' 09.41"E
L6	46.93	N36° 51' 04.31"E

- LEGEND**
- SIP = SET IRON PIN
 - FIP = FOUND IRON PIN
 - SPKS = SET PK NAIL/SHINER
 - FPK = FOUND PK NAIL
 - BLL = BUILDING LIMIT LINE
 - D/E = DRAINAGE EASEMENT
 - U/E = UTILITY EASEMENT
 - LONA = LIMITS OF NO ACCESS

SCALE: 1"=100'

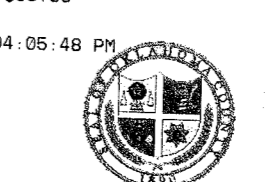
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NOTE:
LOTS 7 & 8, BLOCK 5 MAY UTILIZE AN
8.00 FOOT SIDE AND REAR SETBACK

BLACK OAK
AT IRON HORSE RANCH
PLAT BY: HUITT-ZOLLARS, INC.
CA 1489 EXP 6-30-15
2832 W. WILSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-842-0363
R301839.01
SHEET 2 OF 2

20150620010961580
Filing Fee: \$30.00
06/20/2015 04:06:48 PM
PLAT



OWNER/DEVELOPER
The Ranch Property Company, LLC
2902 East 21st Street
Tulsa, OK 74114
(918) 582-0139

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