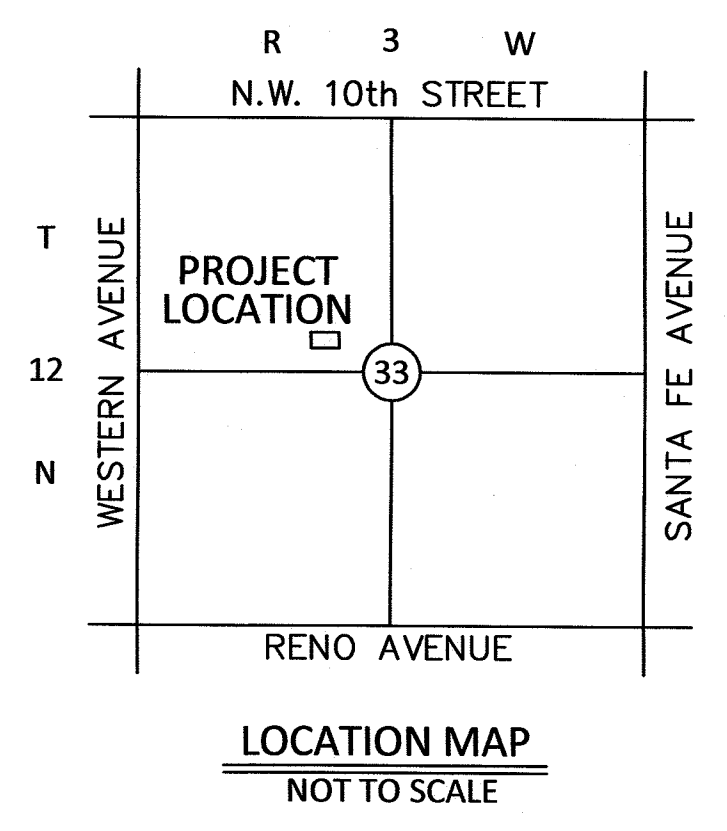


FINAL PLAT THE BOWER ADDITION

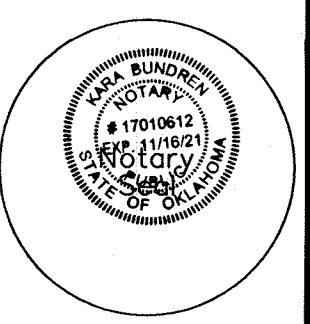
A REPLAT OF LOTS 5 THROUGH 14, BLOCK 12, BRUSHAS 2ND ADDITION, & A PART OF N.W. 1/4, SECTION 33, T12N, R3W, I.M. OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



OWNER'S CERTIFICATE AND DEDICATION KNOW ALL MEN BY THESE PRESENTS: That we the undersigned, 4TH AND LEE LLC, an Oklahoma Limited Liability Company, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of THE BOWER ADDITION...

In Witness Whereof the undersigned have caused this instrument to be executed this 19th day of June, 2018. 4TH AND LEE LLC, an Oklahoma Limited Liability Company [Signature], MANAGER

STATE OF OKLAHOMA s.s. COUNTY OF OKLAHOMA Before me, the undersigned, a Notary Public in and for said County and State, on this 19th day of June, 2018, personally appeared [Signature] as MANAGER of 4TH AND LEE LLC, 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...



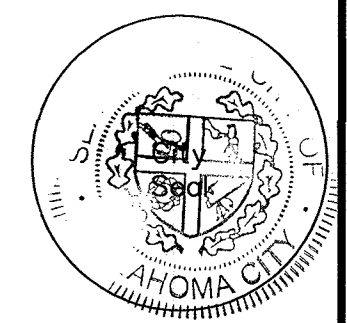
BONDED ABSTRACTER'S CERTIFICATE The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of THE BOWER ADDITION, a subdivision of a part of the N.W. 1/4 of Section 33, T12N, R3W, of the I.M. to Oklahoma City, Oklahoma County, Oklahoma appears to be vested in 4TH AND LEE LLC, a Limited Liability Company, on this 6th day of June, 2018, unencumbered by pending actions, judgements, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this 19th day of June, 2018. AMERICAN EAGLE TITLE INSURANCE COMPANY [Signature] Eric R. Offen, President

CERTIFICATE OF PLANNING COMMISSION I, [Signature] Assistant Planning Director for the City of Oklahoma City, Oklahoma, do certify that the Oklahoma City Planning Commission duly approved the final plat of THE BOWER ADDITION, to Oklahoma City, Oklahoma on this 11th day of January, 2018.



ACCEPTANCE OF DEDICATIONS Be it resolved by the City Council of the City of Oklahoma City, Oklahoma that the dedications shown on the annexed plat of THE BOWER ADDITION, to Oklahoma City, Oklahoma are hereby accepted. Signed by the Mayor of the City of Oklahoma City, Oklahoma this 3rd day of July, 2018.



CERTIFICATE OF CITY CLERK I, Frances Kersey, 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 unmaturing installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of THE BOWER ADDITION, to the City of Oklahoma City, Oklahoma.



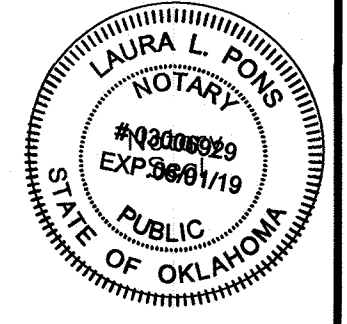
COUNTY TREASURER'S CERTIFICATE I, Jerry Stone, hereby certify that I am the duly elected and acting County Treasurer of Oklahoma County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 2017 and all prior years on the land shown on the annexed plat of THE BOWER ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of current years taxes.



LICENSED LAND SURVEYOR I, Randall A. Mansfield, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of THE BOWER ADDITION, an addition to the City of Oklahoma City, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 12th day of June, 2018, and that monuments shown thereon actually exist and their positions are correctly shown, that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors 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 Statutes.



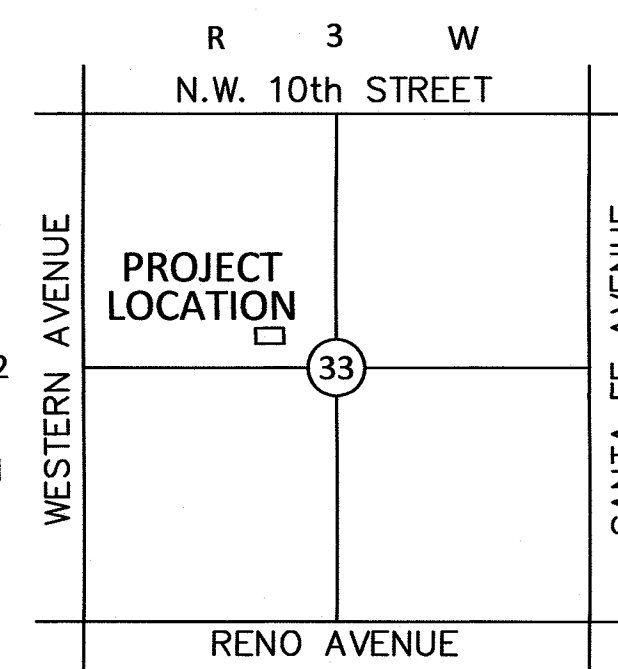
STATE OF OKLAHOMA s.s. COUNTY OF OKLAHOMA Before me, the undersigned, a Notary Public in and for said County and State on this 12th day of June, 2018, personally appeared Randall A. Mansfield, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.



Date: June 12, 2018 SMC Consulting Engineers, P.C. 815 W. Main Street Oklahoma City, OK 73106 Ph: (405)232-7715 Oklahoma CA# 464 Exp. 06/30/2019

FINAL PLAT
THE BOWER ADDITION 77-3 2-2

A REPLAT OF LOTS 5 THROUGH 14, BLOCK 12, BRUSHAS 2ND ADDITION,
 & A PART OF N.W. 1/4, SECTION 33, T12N, R3W, I.M. OKLAHOMA CITY,
 OKLAHOMA COUNTY, OKLAHOMA



LOCATION MAP
 NOT TO SCALE

LEGAL DESCRIPTION

A tract of land being all of Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block 12, BRUSHAS 2nd ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 2 of Plats, Page 19, and being a part of the Northwest Quarter (NW/4), Section Thirty-Three (33), Township Twelve North (T12N), Range Three West (R3W) of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 5;

THENCE North 90°00'00" West, along the South line of Lots 5 through 14, a distance of 250.00 feet to the Southwest corner of said Lot 14;

THENCE North 01°19'30" West, along the West line of said Lot 14, a distance of 140.00 feet to the Northwest corner of said Lot 14;

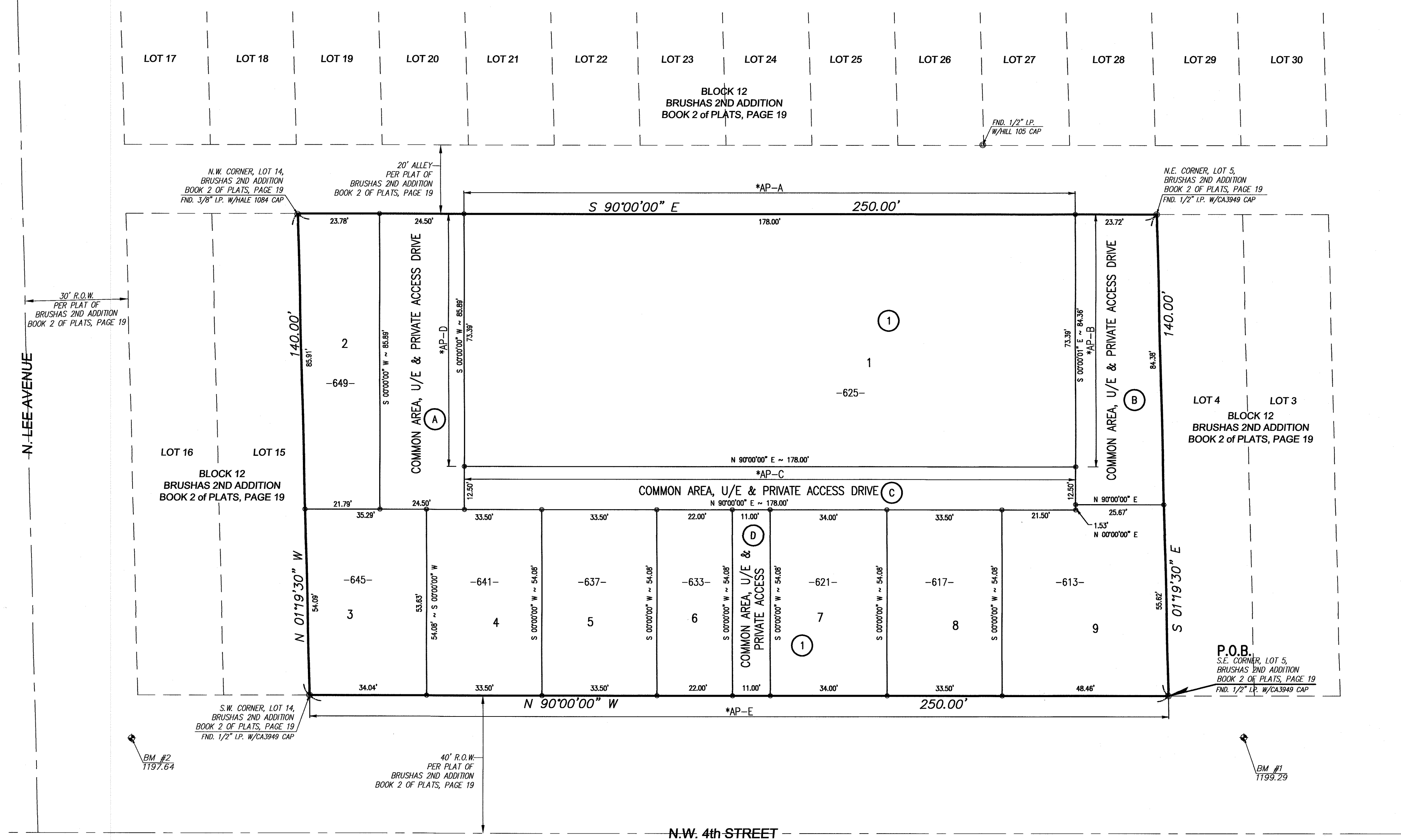
THENCE South 90°00'00" East, along the North line of Lots 14 through 5, a distance of 250.00 feet to the Northeast corner of said Lot 5;

THENCE South 01°19'30" East, along the East line of said Lot 5, a distance of 140.00 feet to the POINT OF BEGINNING.

Said tract contains 34,990 square feet or 0.8032 acres, more or less.

NOTES:

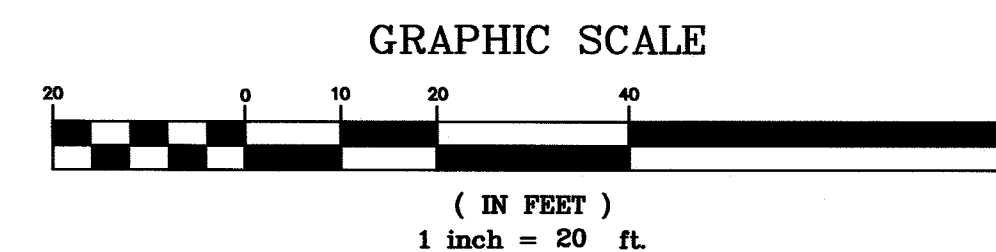
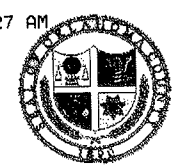
- *AP-A ~ DENOTES AREA OF ALLOWABLE PROJECTIONS INTO PUBLIC RIGHT-OF-WAY, COMMON AREAS, AND UTILITY EASEMENTS. MINIMUM VERTICAL SEPARATION FROM TOP OF PAVING TO BOTTOM OF OVERHANG SHALL BE 18'-0". MAXIMUM HORIZONTAL OVERHANG FROM PROPERTY LINE SHALL BE 2'-4".
- *AP-B ~ DENOTES AREA OF ALLOWABLE PROJECTIONS INTO PUBLIC RIGHT-OF-WAY, COMMON AREAS, AND UTILITY EASEMENTS. MINIMUM VERTICAL SEPARATION FROM TOP OF PAVING TO BOTTOM OF OVERHANG SHALL BE 8'-2". MAXIMUM HORIZONTAL OVERHANG FROM PROPERTY LINE SHALL BE 6'-2".
- *AP-C ~ DENOTES AREA OF ALLOWABLE PROJECTIONS INTO PUBLIC RIGHT-OF-WAY, COMMON AREAS, AND UTILITY EASEMENTS. MINIMUM VERTICAL SEPARATION FROM TOP OF PAVING TO BOTTOM OF OVERHANG SHALL BE 9'-0". MAXIMUM HORIZONTAL OVERHANG FROM PROPERTY LINE SHALL BE 7'-2".
- *AP-D ~ DENOTES AREA OF ALLOWABLE PROJECTIONS INTO PUBLIC RIGHT-OF-WAY, COMMON AREAS, AND UTILITY EASEMENTS. MINIMUM VERTICAL SEPARATION FROM TOP OF PAVING TO BOTTOM OF OVERHANG SHALL BE 9'-6". MAXIMUM HORIZONTAL OVERHANG FROM PROPERTY LINE SHALL BE 6'-2".
- *AP-E ~ DENOTES AREA OF ALLOWABLE PROJECTIONS INTO PUBLIC RIGHT-OF-WAY, COMMON AREAS, AND UTILITY EASEMENTS. MINIMUM VERTICAL SEPARATION FROM TOP OF PAVING TO BOTTOM OF OVERHANG SHALL BE 10'-0". MAXIMUM HORIZONTAL OVERHANG FROM PROPERTY LINE SHALL BE 3'-2".
- LETTER DESIGNATED BLOCKS ARE FOR COMMON USE IN SPECIFIC AREAS WITHIN THE PLAT. MAINTENANCE, USES AND OTHER RESTRICTIONS OF THESE AREAS SHALL BE ESTABLISHED BY SEPARATELY FILED INSTRUMENTS. OTHER LOTS MAY HAVE ACCESS FROM THESE COMMON AREAS. PRIVATE AND PUBLIC UTILITIES AND DRAINAGE STRUCTURES WILL BE ALLOWED IN THESE AREAS (BUT MUST BE PLACED IN LOCATIONS APPROVED IN ADVANCE BY THE DEVELOPER).
- BLOCK D IS AIRSPACE. BUILDING STRUCTURES MAY BE PLACED WITHIN THIS BLOCK BELOW GROUND LEVEL AND ABOVE A HORIZONTAL PLANE BEGINNING 8'-0" ABOVE GROUND LEVEL.
- A MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
- MAINTENANCE OF COMMON AREAS, PRIVATE ACCESS DRIVES, AND ISLANDS AND MEDIANS IN COMMON AREAS AND ACCESS DRIVES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- ACCESS DRIVES ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE CITY OF OKLAHOMA CITY BUT WILL REMAIN OPEN TO PUBLIC EMERGENCY AND UTILITY VEHICLES.
- ALL CHANGES TO THE ON STREET PARKING SHALL BE APPROVED BY THE CITY OF OKLAHOMA CITY TRAFFIC AND TRANSPORTATION COMMISSION.
- EACH PROPERTY OWNER WITHIN LOTS 3 THRU 9 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THEIR PRIVATE SANITARY SEWER SERVICE FROM THEIR HOME TO THE PUBLIC SANITARY SEWER MANHOLE.
- UNLESS OTHERWISE NOTED, THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.



TOTAL LOTS
 9 LOTS

AN ASSUMED BEARING OF NORTH 90°00'00" WEST ON THE SOUTH LINE OF BLOCK 12, BRUSHAS 2ND ADDITION RECORDED IN BOOK 2 OF PLATS, PAGE 19 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY. THE FINAL RECORDED PLAT DOES NOT CONTAIN BEARINGS OR ANGULAR RELATIONSHIPS OF THE LINES SHOWN THEREON. THE BEARINGS SHOWN ON THIS FINAL PLAT REFLECT THE ANGULAR RELATIONSHIP OF THE LINES BASED ON FIELD MEASURED ANGLES FROM FOUND MONUMENTATION AND THEIR RELATIONSHIP TO THE ASSUMED BEARING DESCRIBED ABOVE.

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 Filing Fee: \$15.00
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 PLAT



Date: June 12, 2018

SMC Consulting Engineers, P.C.
 815 W. Main Street
 Oklahoma City, OK 73106
 Ph: (405)232-7715
 Oklahoma CA# 464 Exp. 06/30/2019

LEGEND

- ROW = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT
- 1000- = ADDRESS
- *AP = ALLOWABLE PROJECTION (SEE NOTES 1-5)

MONUMENTATION NOTE
 1/2" I.P. W/CA6391 CAP
 OR
 MAG NAIL W/CA6391 TAG
 SET AT ALL LOT/PROPERTY CORNERS
 UNLESS OTHERWISE NOTED.