

FINAL PLAT OF BRITTON ROAD OFFICE PARK

A PART OF THE NORTHWEST QUARTER OF SECTION 31, T13N, R2W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS,
THAT INVESTMENT REALTY ADVISORS, LLC ARE THE OWNERS OF ALL THE PROPERTY CONTAINED AND INCLUDED IN THE ANNEXED PLAT OF BRITTON ROAD OFFICE PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA BEING A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, IN OKLAHOMA COUNTY, OKLAHOMA AND HAS CAUSED THE SAID PREMISES TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN ON SAID ANNEXED PLAT, WHICH SAID PLAT REPRESENTS A CAREFUL SURVEY OF ALL PROPERTY CONTAINED AND INCLUDED THEREIN AND IS HEREBY ADOPTED AS THE PLAT OF SAID LAND UNDER THE NAME OF BRITTON ROAD OFFICE PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, 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 UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC FOR USE AS PUBLIC STREETS AND UTILITY EASEMENT FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER AND SHALL CAUSE THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT TITLE IS CLEAR.
THE PRIVATE DRIVE/ACCESS EASEMENT SHOWN HEREON PROVIDES ACCESS AND LEGAL FRONTAGE TO ALL LOTS. THE MAINTENANCE OF THE PRIVATE DRIVE WITHIN THE PRIVATE DRIVE/ACCESS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT. THE PRIVATE DRIVE ACCESS EASEMENT SHALL REMAIN OPEN AND/OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES. PARKING IS NOT PERMITTED WITHIN SAID EASEMENT; HOWEVER, MANEUVERING FOR PARKING IS PERMITTED.

IN WITNESS WHEREOF THE UNDERSIGNED HAS EXECUTED THIS INSTRUMENT IN OKLAHOMA COUNTY, ON THIS 21st DAY OF November, 2017
INVESTMENT REALTY ADVISORS, LLC
1723 W. BRITTON ROAD
OKLAHOMA CITY, OK 73120
Willard Barnett
WILLARD BARNETT, MANAGER

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 21st DAY OF November, 2017, PERSONALLY APPEARED Willard Barnett 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 OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.
MY COMMISSION EXPIRES: _____
Willard Barnett
NOTARY PUBLIC

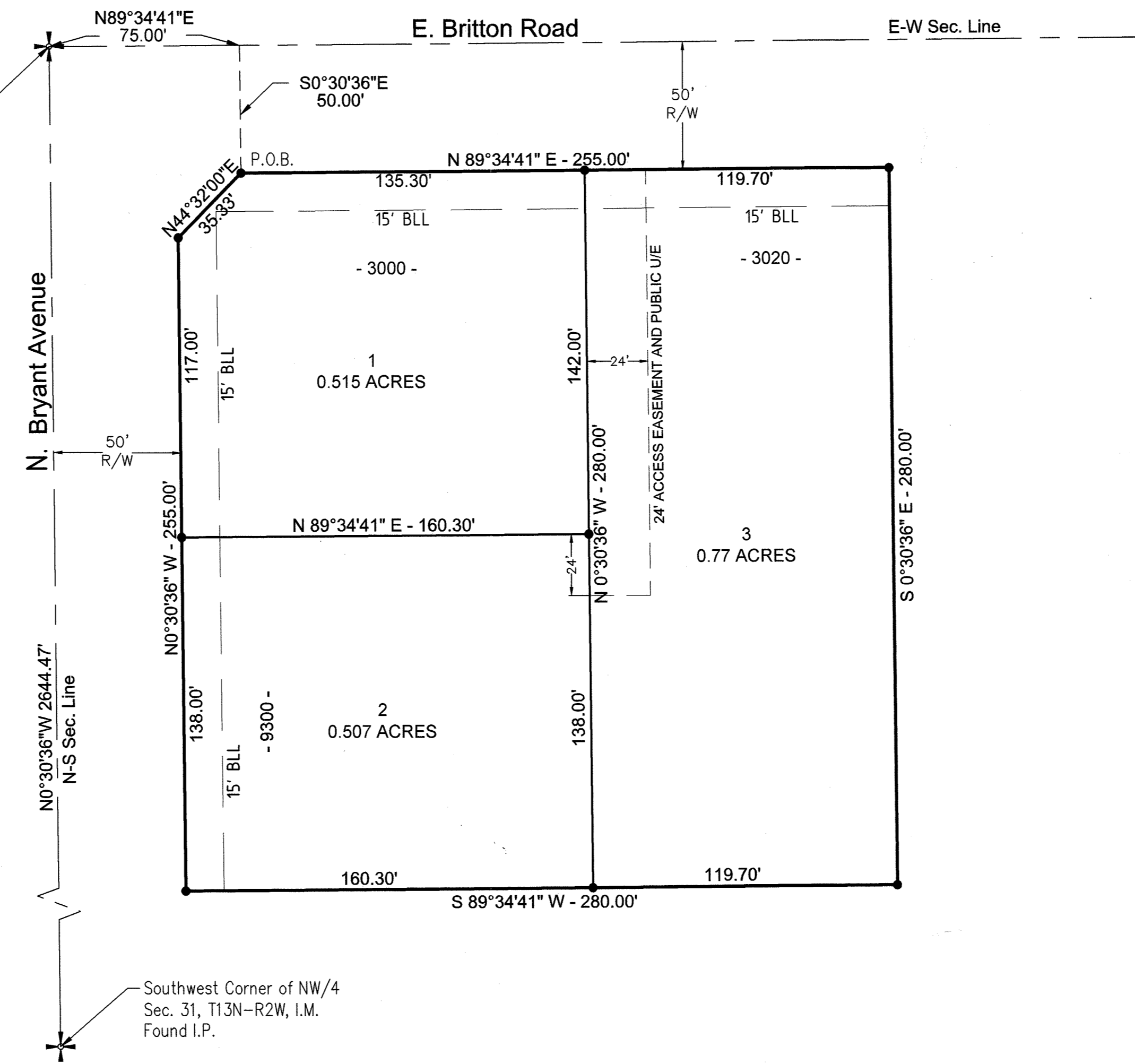
BONDED ABSTRACTOR'S CERTIFICATE
THE UNDERSIGNED DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR THE COUNTY OF OKLAHOMA, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY AND STATE SHOW THAT TITLE TO THE LAND SHOWN ON THE ANNEXED PLAT OF BRITTON ROAD OFFICE PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN INVESTMENT REALTY ADVISORS, LLC, ON THIS 21st DAY OF November, 2017. THERE WERE NO ACTIONS PENDING, OR JUDGMENTS OF ANY NATURE IN ANY COURT, OR ON FILE WITH ANY CLERK OF ANY COURT IN SAID COUNTY AND STATE AGAINST SAID LAND OR THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR 2016 AND PRIOR YEARS, AND THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES, TAX DEEDS OUTSIDE THE CHAIN OF TITLE RELIED ON AND IS SUBJECT TO MORTGAGES, EASEMENTS, RIGHTS-OF-WAY, OIL AND GAS LEASES AND MINERAL CONVEYANCES OF RECORD.
First American Title & Trust Co.

ATTEST:
SECRETARY
James Waldrop
VICE PRESIDENT
STATE OF OKLAHOMA S.S.
COUNTY OF OKLAHOMA S.S.
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED 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 ON THE 21st DAY OF November, 2017.
MY COMMISSION EXPIRES: 11-19-18
Steve Johnson
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR
I, TROY DEE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN AND FOR THE STATE OF OKLAHOMA, AND THAT THE FINAL PLAT OF BRITTON ROAD OFFICE PARK, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, CONSISTING OF ONE SHEET, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 21 DAY OF November, 2017, AND THAT ALL 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
Troy Dee
TROY DEE, REGISTERED LAND SURVEYOR #1745

STATE OF OKLAHOMA S.S.
COUNTY OF OKLAHOMA S.S.
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TROY DEE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED ON THE 21 DAY OF November, 2017.
MY COMMISSION EXPIRES: 3-11-2019
Crystal Sue Gannaway
NOTARY PUBLIC

P.O.C.
Northwest Corner of NW/4
Sec. 31, T13N-R2W, I.M.
Found Mag Nail



Southwest Corner of NW/4
Sec. 31, T13N-R2W, I.M.
Found I.P.

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTEEN (13) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SAID NW/4 OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN; THENCE N89°34'41\"/>

NOTE:

- 1. THE PRIVATE DRIVE/ACCESS EASEMENT SHOWN HEREON PROVIDES ACCESS AND LEGAL FRONTAGE TO ALL LOTS. THE MAINTENANCE OF THE PRIVATE DRIVE WITHIN THE PRIVATE DRIVE/ACCESS EASEMENT SHALL REMAIN OPEN AND/OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES. PARKING IS NOT PERMITTED WITHIN SAID EASEMENT; HOWEVER, MANEUVERING FOR PARKING IS PERMITTED.

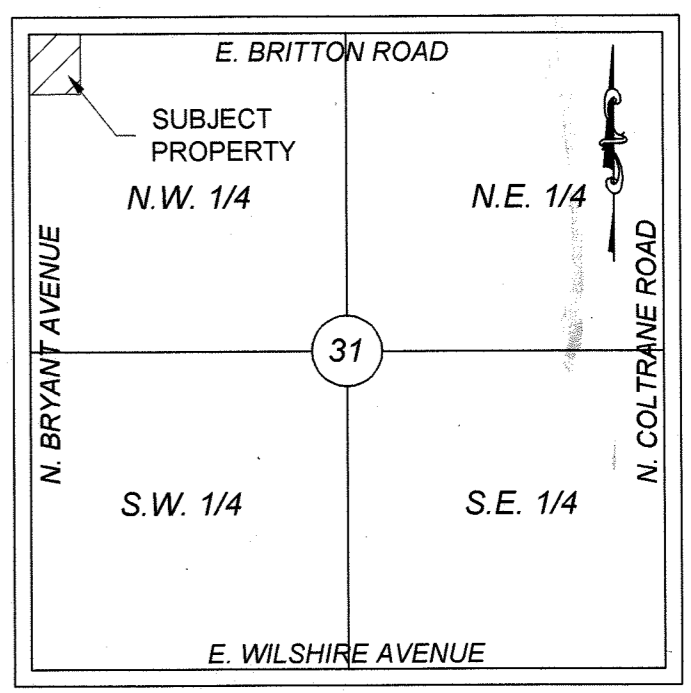
DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFICATE
I, Ryan Calk, CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN FOR A PLAT OF AN OFFICE/COMMERCIAL DEVELOPMENT WHICH IS ON FILE AT THE OKLAHOMA COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND HEREBY APPROVE THIS PLAT FOR THE USE OF INDIVIDUAL SEWER SYSTEMS. and other public works.
RC
SIGNED THIS 21 DAY OF November, 2017
Ryan Calk
DEPARTMENT OF ENVIRONMENTAL QUALITY

CERTIFICATE OF COUNTY TREASURER
I, Forest Bates Freeman, HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED 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 BRITTON ROAD OFFICE PARK, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.
IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 15th DAY OF December, 2017.
BY: Forest Bates Freeman
COUNTY TREASURER CHIEF DEPUTY

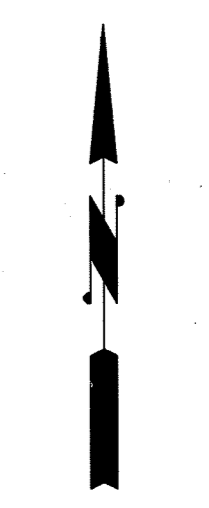
CERTIFICATE OF CITY CLERK
I, Frances Rose, CITY CLERK OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT OF BRITTON ROAD OFFICE PARK.
THIS 5 DAY OF December, 2017.
Frances Rose
CITY CLERK

CITY PLANNING COMMISSION APPROVAL
I, Abrey McTermid, SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, DO HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE ANNEXED PLAT OF BRITTON ROAD OFFICE PARK, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA, AT A MEETING HELD ON THE 9th DAY OF March, 2017.
ATTEST: Abrey McTermid
DIRECTOR

ACCEPTANCE OF DEDICATION BY THE CITY COUNCIL
BE IT RESOLVED BY THE COUNCIL OF OKLAHOMA CITY, OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT OF BRITTON ROAD OFFICE PARK, ARE HEREBY ACCEPTED.
ADOPTED BY THE CITY COUNCIL OF OKLAHOMA CITY, OKLAHOMA, THIS 5th DAY OF December, 2017.

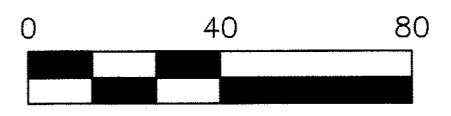


Vicinity Map
Section 31, Township 13N, Range 2W
Not To Scale



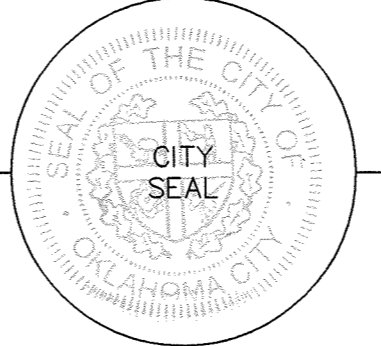
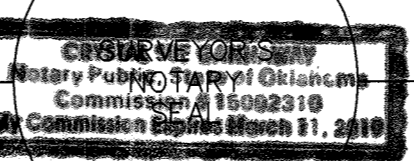
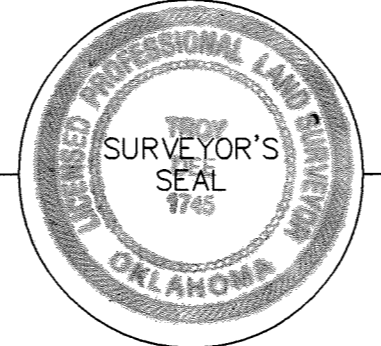
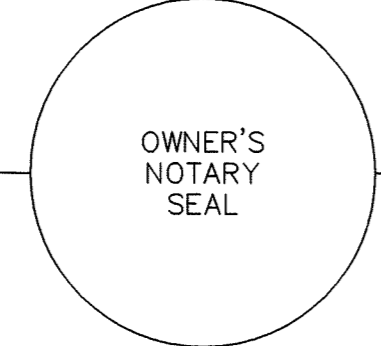
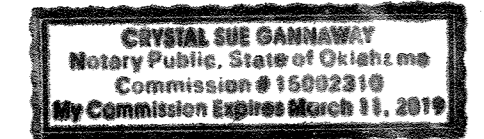
SCALE:
1" = 40'

Basis of Bearing
N0°30'36\"/>



Golden Land Surveying
920 N.W. 139th St. Pkwy, Oklahoma City, Oklahoma 73013
C.A.# 7263 / Exp. Date = 6/30/2018
Telephone: (405) 802-7883 Job No:
troy@goldenls.com

JACKSON & JACKSON ENGINEERING
5350 S. WESTERN AVENUE, SUITE 222
OKLAHOMA CITY, OK 73109
PHONE: (405) 225-1978; FAX: (844) 278-2997
CERT. AUTH. #3770, EXPIRES JUNE 30, 2019



FIRST AMERICAN TITLE
133 NW 8TH
OKLAHOMA CITY, OK 73102