

FINAL PLAT  
**CEDAR CREEK  
 PROFESSIONAL PARK**

A PART OF THE  
 N/W 4, SEC. 17, T-13-N, R-4-W, I.M.

2016030101028840  
 03/01/2016 09:05:16 AM  
 Bk-PL74 Pg-25 Pgs-2 PLAT  
 State of Oklahoma  
 County of Oklahoma  
 Oklahoma County Clerk  
 Carolyn Caudill

**KNOW ALL MEN BY THESE PRESENTS:**

That Corbin Investments, LLC, hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of CEDAR CREEK PROFESSIONAL PARK, an addition to the City of Oklahoma City, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of CEDAR CREEK PROFESSIONAL PARK, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma.

They further certify that they are the owners of and the only persons, firm or corporation who has any right, title or interest to the land included in the above mentioned final plat, and they do hereby dedicate Memorial Road and the utility easements as shown on said final plat for the use of the public for public street, 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 20th day of January, 2016.

They further certify that the area designated as private drive and access easement within Common Area A serves as legal frontage to all lots. Further, said private drive provides legal access to all adjacent lots. The maintenance of the private drive within the common area is the responsibility of the property owners within the plat. The private drive shall remain open and/or accessible for emergency vehicles and public utility vehicles. The City of Oklahoma City is not responsible for maintenance of the private drive, or the private improvements within the plat.

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 day of January 20th, 2016.

*ASAC*  
 Corbin Investments, LLC  
 8101 NW 125th PL  
 Oklahoma City, OK 73142

STATE OF OKLAHOMA )  
 COUNTY OF OKLAHOMA ) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this day of 20th of January, 2016, personally appeared *Corbin Investments, LLC* to me known to be the identical person who subscribed, as *Member/Manager* of Corbin Investments, LLC, and duly acknowledged to me that they executed the same as the free and voluntary act and deed of their person and as the free and voluntary act and deed of said company.

My Commission Expires: 1-31-18  
 Notary Public: *Christina Adams*

**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 Cedar Creek Professional Park, an addition to the City of Oklahoma City, Oklahoma, is vested in Corbin Investments, LLC, and on the 20th day of January, 2016, 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 2015 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.

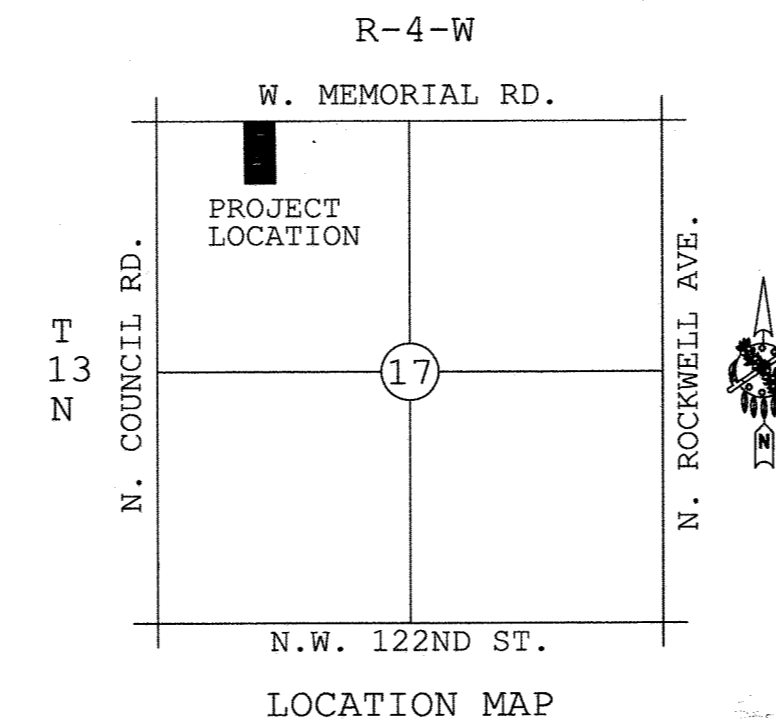
ATTEST In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 20th day of January, 2016.

Title Company: *Oklahoma City Abstract & Title Co.*  
 Name: *Mitchell Baird*  
 Address: *Vice-President*

**CERTIFICATE OF CITY CLERK**

I, *James Perry*, City Clerk of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unamortized 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 CEDAR CREEK PROFESSIONAL PARK, an addition to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 9th day of February, 2016.  
 City Clerk: *James Perry*



**Record Title Boundary Description**

Part of the Northwest Quarter (NW/4) of Section Seventeen (17), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

- COMMENCING at the Northwest corner of said NW/4;
- THENCE 90°00'00" East along the North line of said NW/4 a distance of 910.00 feet to the point or place of beginning;
- THENCE South 0°32'00" East and parallel to the West line of said NW/4 a distance of 662.00 feet;
- THENCE North 90°00'00" East and parallel to the North line of said NW/4 a distance of 330.00 feet;
- THENCE North 0°32'00" West and parallel to the We. line of said NW/4 a distance of 662.00 feet to a point on the North line of said NW/4;
- THENCE North 90°00'00" West along the North line of said NW/4 a distance of 330.00 feet to the point or place of beginning, consisting of 5.01 Acres.

**REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE**

I, Mark A. Ritchie, do hereby certify that I am by profession a Land Surveyor, and the annexed plat of CEDAR CREEK PROFESSIONAL PARK, an addition to the City of Oklahoma City, Oklahoma, consisting of Two (2) sheets, represents a survey made under my supervision on the 21st day of January, 2016.

I further certify that this 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, effective May 17, 2010; and that said Final plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

Mark A. Ritchie  
 Professional Land Surveyor #1597

STATE OF OKLAHOMA )  
 COUNTY OF OKLAHOMA ) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 21st day of January, 2016, personally appeared Mark A. Ritchie, 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: 7-1-17  
 Notary Public: *[Signature]*

**COUNTY TREASURER'S CERTIFICATE**

I, *Jerry Stone*, Chief Deputy for Treasurer, 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 2015 and prior years are paid on the annexed plat of CEDAR CREEK PROFESSIONAL PARK, an addition to the City of Oklahoma City, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the 2016's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 1st day of March, 2016.  
 County Treasurer: *[Signature]*

**CERTIFICATE OF PLANNING COMMISSION**

I, *Aubrey Hammtree*, Planning Director of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of CEDAR CREEK PROFESSIONAL PARK, an addition to the City of Oklahoma City, Oklahoma at a meeting on the 22 day of October, 2015.  
 Planning Director: *Aubrey Hammtree*

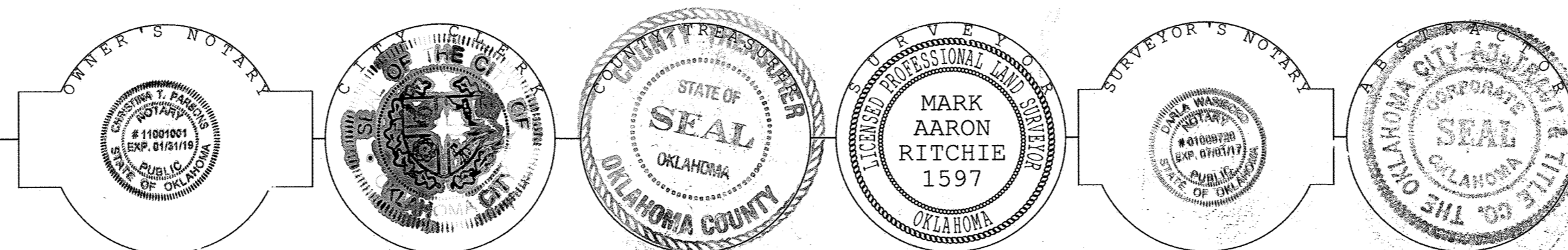
**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**

BE IT HEREBY RESOLVED BY the Council of the City of Oklahoma City, that the annexed plat of CEDAR CREEK PROFESSIONAL PARK, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Oklahoma City, this 9th day of February, 2016.  
 APPROVED by the Mayor of the City of Oklahoma City, this 9th day of February, 2016.

ATTEST Mayor: *Neil Curtis* City Clerk: *James Perry*

Sheet 1 of 2  
**Final Plat - CEDAR CREEK PROFESSIONAL PARK**  
 Civil Design & Survey of Oklahoma, Inc.  
 CA 4827 Exp: 6-30-16  
 2201 Rambling Road  
 Edmond, Oklahoma 73025  
 Phone: 405-550-0168 Fax: 866-347-8552  
 e-mail: MarkAaronRitchie@live.com  
 Proj.No.: 120104-MCA Issue Date: 2016-01-13

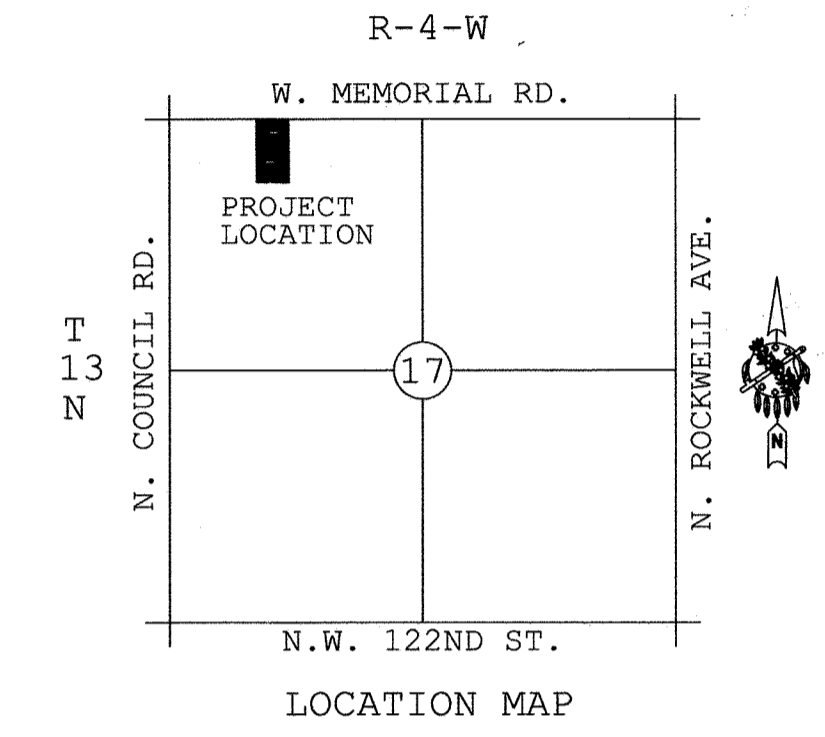
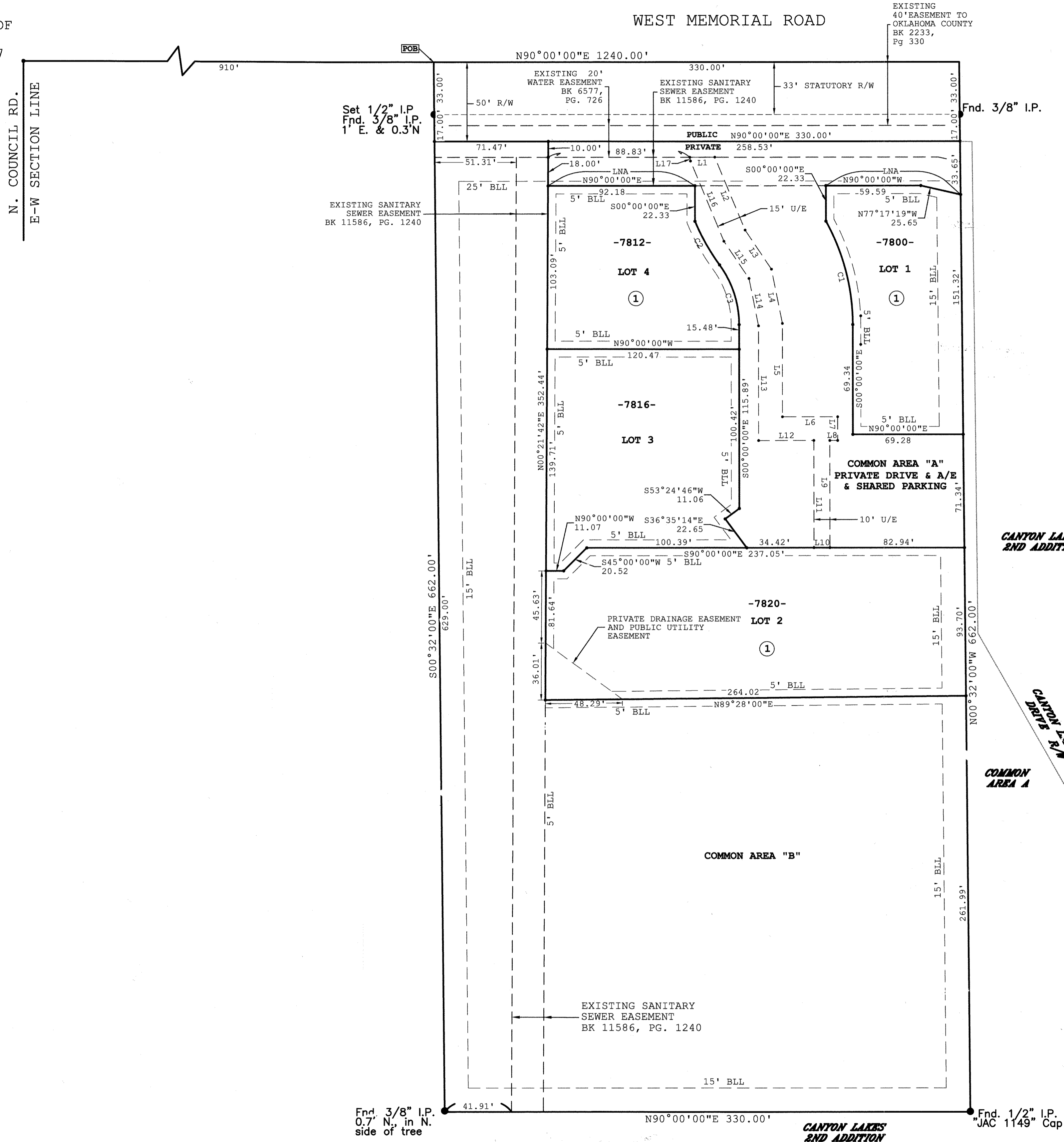


74-25 1 of 2

# FINAL PLAT CEDAR CREEK PROFESSIONAL PARK

A PART OF THE  
N/W 4, SEC. 17, T-13-N, R-4-W, I.M.

(POC)  
NW CORNER OF  
SECTION 17  
T-13-N,  
R-4-W, IM



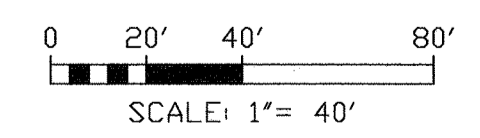
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xxxxxxx  
ELEV = xxxxx (NAVD88-GEOD'03)  
Northing = xxxxxxx  
Easting = xxxxxxx  
Benchmark Basis:  
OKC-GPS No. xxxxx  
ELEV = xxxxx (NAVD88-GEOD'03)  
**Symbology:**  
BM.....Benchmark  
U/E.....Utility Easement  
A/E.....Access Easement  
D/E.....Drainage Easement  
BLL.....Building Limit Line  
###.....Address  
MIN.FF...Minimum Finish Floor Elevation  
C.A.....Common Area  
①.....Block Number  
ROW.....Right of Way  
LNA.....Limits of No Access

CURVE TABLE						
Curve #	Central Angle	Radius	Tangent	Curve Length	Chord Bearing	Chord Length
C1	I= 28°45'50"	R=135.67'	T=34.79'	L=68.11'	CH=S14°22'55"E	CH=67.39'
C2	I= 13°21'53"	R=135.67'	T=15.89'	L=31.65'	CH=S29°13'18"E	CH=31.57'
C3	I= 35°54'15"	R=64.33'	T=20.84'	L=40.31'	CH=S17°57'07"E	CH=39.66'

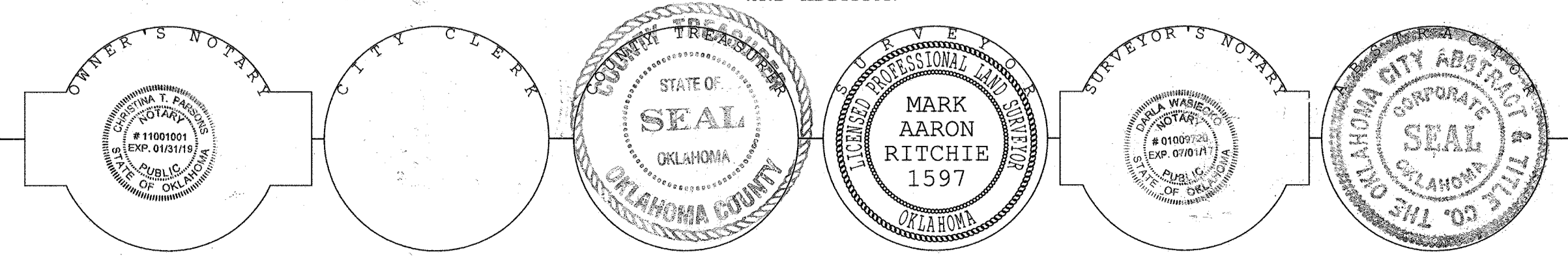
LINE TABLE		
Line #	Direction	Length
L1	N0°00'00"E	15.72
L2	S22°29'30"E	49.63
L3	S33°44'30"E	29.70
L4	S11°14'30"E	35.01
L5	S00°00'30"W	58.90
L6	S89°59'35"E	34.63
L7	S00°00'30"W	15.00
L8	N89°59'35"W	4.94
L9	S00°00'30"W	67.50
L10	N90°00'00"W	10.00
L11	N00°00'30"E	67.50
L12	N89°59'35"W	34.69
L13	N00°00'30"E	72.42
L14	N11°14'30"W	30.54
L15	N33°44'30"W	28.19
L16	N22°29'30"W	54.73
L17	N11°14'30"W	2.44

- Cedar Creek Professional Park - PLAT NOTES:**
- Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owners and/or the property owner's association. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within drainage related common areas and/or drainage easements shown.
  - Common Area A is a private drive/access easement and serves as legal frontage to all lots. The private drive located within said common area provides legal access to all adjacent lots. The maintenance of the private drive within the common area is the responsibility of the property owners within the plat. The private drive shall remain open and/or accessible for emergency vehicles and public utility vehicles. Parking and maneuvering is permitted within the common area.

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Filing Fee: \$15.00  
03/01/2016 09:05:16 PM  
PLAT



Sheet 2 of 2  
**Final Plat - CEDAR CREEK PROFESSIONAL PARK**  
Civil Design & Survey of Oklahoma, Inc.  
CA 4827 Exp: 6-30-16  
2201 Rambling Road  
Edmond, Oklahoma 73025  
Phone: 405-550-0168 Fax: 866-347-8552  
e-mail: MarkAaronRitchie@live.com  
Proj.No.: 120104-McA Issue Date: 2016-01-13



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