

**IRON 7 PROMOTIONS LLC d/b/a IRON 7 DEVELOPMENT**  
OWNER'S CERTIFICATE AND DEDICATION

The undersigned, Mark Cordray 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 CHANDLERS CROSSING, a subdivision of a part of the NE/4 of the SW/4, Section 18, T11N, R1W, I.M., Oklahoma County, Oklahoma, and does further certify:

- That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to; oil, gas and mineral rights which have been, or are hereby reserved in their entirety, rights of oil, gas and mineral lessee's, present and future, which may include, among other rights, the right to lay pipe lines and build various appurtenances and structures necessary to remove oil, gas and minerals per terms of their lease agreements; easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstractor's Certificate, and
- That the area indicated on said plat as 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, and
- 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, and
- The maintenance of all areas and any common use improvements therein said areas indicated on said plat as COMMON AREA, shown hereon shall be the responsibility of CHANDLERS CROSSING HOMEOWNERS ASSOCIATION, comprised of all lot owners owning lots within CHANDLERS CROSSING.

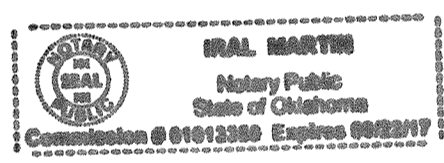
**IRON 7 Promotions, LLC d/b/a Iron 7 Development**, an Oklahoma Limited Liability Company

By Mark Cordray  
Managing Member

State of Oklahoma )  
County of Oklahoma ) ss

Before me the undersigned, a Notary Public in and for said County and State on this 24 day of October, 2015, personally appeared Mark Cordray to me known to be the identical persons who subscribed the name of the maker thereof to the above and foregoing instrument as its Managing Partner and acknowledged to me that they 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: Jul 2015  
Notary Public



**SURVEYOR'S CERTIFICATE**  
I, Ryan R. Doudican, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of CHANDLERS CROSSING 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 11 Section 41-108 of the Oklahoma State Statutes.

Ryan R Doudican 10-24-15  
Ryan R. Doudican, R.L.S. OK # 1591

State of Oklahoma )  
County of Oklahoma ) ss

Before me the undersigned, a Notary Public in and for said County and State on this 24 day of October, 2015, personally appeared Ryan R. Doudican 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: 4-12-2017  
Notary Public

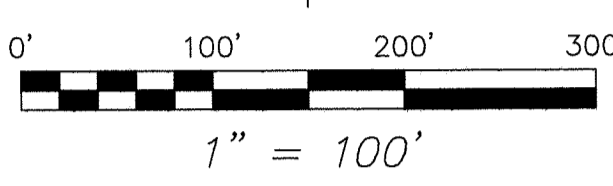
NOTES:  
1. Basis of bearing is S 00°22'07" W along the East line of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Eleven (11) North, Range One (1) West of the Indian Meridian.

2. Set 1/2" iron pins with CA 4717 caps at all corners

3. Automatic fire sprinkler systems shall be installed in all new construction of single family residential occupancies. The sprinkler system shall be installed in accordance with the current edition of NFPA 13D.

4. Maintenance of common areas and/or private drainage easements is the responsibility of the property owners within this plat. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

**LEGEND**  
U/E=UTILITY EASEMENT  
BL=BUILDING LIMIT LINE  
D/E=DRAINAGE EASEMENT  
R/W=RIGHT OF WAY  
P.VT. D/E= PRIVATE DRAINAGE EASEMENT



LINE	BEARING	DISTANCE
L8	N 43°08'10" E	7.37
L9	N 47°50'53" E	62.12
L10	N 60°45'47" E	26.55
L11	N 42°22'17" E	40.39
L12	N 68°38'20" E	19.44
L13	N 63°26'46" E	24.56
L14	N 35°33'04" E	28.87
L15	N 21°08'03" E	43.81
L16	N 25°36'47" E	50.77
L17	N 00°00'00" W	19.92
L18	N 15°57'10" W	17.56
L19	S 33°42'11" E	20.21
L20	N 02°17'30" E	15.20
L21	N 20°56'02" E	29.23
L22	N 29°18'12" E	43.99
L23	N 08°37'11" E	34.77
L24	N 06°20'36" W	35.39
L25	N 12°20'42" W	59.36
L26	N 08°58'37" W	68.09
L27	N 08°58'37" W	73.71
L28	N 12°20'42" W	58.67
L29	N 06°20'36" W	29.87
L30	N 08°37'11" E	25.36
L31	N 29°18'12" E	40.71
L32	N 20°56'02" E	36.35
L33	N 02°17'30" E	29.97
L34	N 33°42'11" W	25.27
L35	N 15°57'10" W	8.67
L36	N 00°00'00" W	8.90
L37	N 25°36'47" E	45.13
L38	N 21°08'03" E	41.18
L39	N 35°33'04" E	17.63
L40	N 63°26'46" E	15.75
L41	N 68°38'20" E	25.08
L42	N 42°22'17" E	42.53
L43	N 60°45'47" E	25.09
L44	N 47°50'53" E	68.75
L45	N 43°08'10" E	36.88

SW COR., SW/4, SEC. 18,  
T-11-N, R-1-W, I.M.

N 89°49'40" W 1290.35'  
S 89°59'02" W 2583.26'

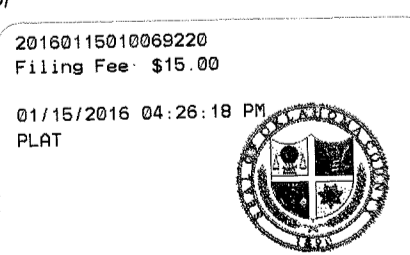
SE COR., SW/4, SEC. 18,  
T-11-N, R-1-W, I.M.

**LEGAL DESCRIPTION**  
A tract of land in the East Half (E/2) of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at a 3/8" iron rod marking the Northeast corner of said Southwest Quarter (SW/4); Thence S 00°22'07" W along the East line of said Southwest Quarter (SW/4), a distance of 300.00 feet; Thence S 89°49'28" W a distance of 30.00 feet to the POINT OF BEGINNING; Thence S 00°22'07" W parallel with the East line of said Southwest Quarter (SW/4), a distance of 558.04 feet; Thence S 89°49'40" W a distance of 1290.35 feet; Thence N 00°33'34" E a distance of 858.07 feet to a point on the North line of said Southwest Quarter (SW/4); Thence N 89°49'40" E along the North line of said Southwest Quarter (SW/4), a distance of 917.49 feet; Thence S 00°22'07" W parallel with the East line of said Southwest Quarter (SW/4), a distance of 300.00 feet; Thence N 89°49'40" E a distance of 370.00 feet to the POINT OF BEGINNING.

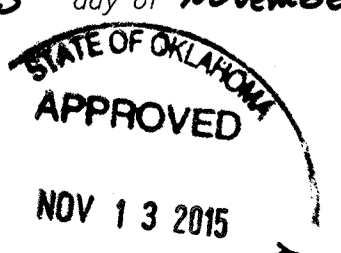
Said tract contains an area of 994897.86 square feet or 22.840 acres, more or less.

MARK CORDRAY  
3900 S NOMA RD  
OKC, OK 73151



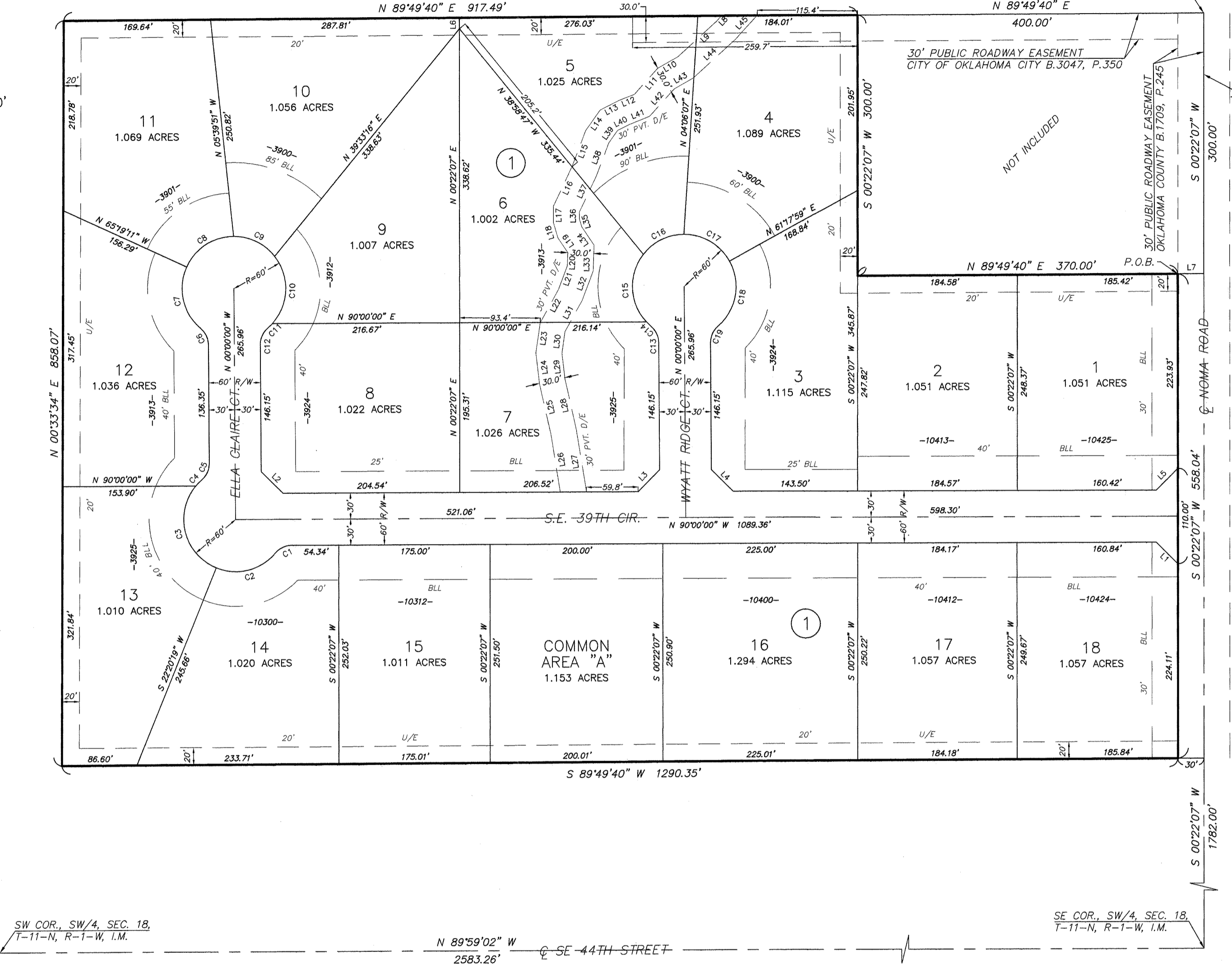
DEPARTMENT OF ENVIRONMENTAL QUALITY  
I certify that I have approved the application and plan of a residential development which is on file at the County office of the Department of Environmental Quality and hereby approve this plat for the use of individual sewer systems.

Signed this 13th day of November, 2015.



LINE	BEARING	DISTANCE
L1	N 44°48'57" W	35.24
L2	S 45°00'00" E	35.36
L3	N 45°00'00" E	35.36
L4	N 45°00'00" W	35.36
L5	N 45°11'04" E	35.47
L6	N 00°22'07" E	12.50
L7	S 89°49'40" W	30.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	21.68'	21.00'	S 65°09'36" W
C2	60.00'	75.42'	70.55'	S 76°19'46" W
C3	60.00'	113.10'	97.09'	N 13°39'30" W
C4	60.00'	9.78'	9.76'	N 45°00'44" E
C5	25.00'	21.68'	21.00'	N 24°50'24" E
C6	25.00'	21.68'	21.00'	N 24°50'24" W
C7	60.00'	77.87'	72.52'	N 12°29'59" W
C8	60.00'	68.40'	64.76'	N 57°20'25" E
C9	60.00'	54.54'	52.68'	S 63°57'31" E
C10	60.00'	84.37'	77.59'	S 02°22'00" W
C11	60.00'	7.36'	7.36'	S 46°09'55" W
C12	25.00'	21.68'	21.00'	S 24°50'24" W
C13	25.00'	21.68'	21.00'	N 24°50'24" W
C14	60.00'	7.36'	7.36'	N 46°09'55" W
C15	60.00'	84.78'	77.90'	N 02°10'12" W
C16	60.00'	54.13'	52.31'	N 64°09'19" E
C17	60.00'	64.19'	61.17'	S 89°21'01" E
C18	60.00'	82.08'	75.83'	S 10°29'23" W
C19	25.00'	21.68'	21.00'	S 24°50'24" W



**CITY CLERK'S CERTIFICATE**  
I, Frances Kerscy, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City of Oklahoma City, and find that 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 on the annexed plat of CHANDLERS CROSSING, an addition to the City of Oklahoma City, Oklahoma, on this 8th day of December, 2015.

Frances Kerscy  
City Clerk

**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**  
BE IT HEREBY RESOLVED BY the Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the annexed plat of CHANDLERS CROSSING, an addition to the City of Oklahoma City, Oklahoma is hereby accepted.

ADOPTED by the Council of the City of Moore, Oklahoma this 8th day of December, 2015

APPROVED by the Mayor of the City of Moore, Oklahoma this 8th day of December, 2015

Frances Kerscy  
Attest: City Clerk

Mark Cordray  
Mayor

**CITY PLANNING COMMISSION APPROVAL**  
I, Andrew Hammett, Secretary of the City Planning Commission of the City of Oklahoma City, Oklahoma do hereby certify that the said Planning Commission duly approved the annexed plat of CHANDLERS CROSSING, an addition to the City of Oklahoma City, Oklahoma on this 18th day of July, 2013.

Andrew Hammett  
Secretary

**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 2016 and prior years on the land shown on the annexed plat of CHANDLERS CROSSING, an addition to the City of Oklahoma City, 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 8th day of Jan, 2016.

Forrest Butch Freeman  
Treasurer

**BONDED ABSTRACTOR'S CERTIFICATE**  
The undersigned, duly qualified and lawfully Bonded Abstractor of Titles in and for Oklahoma County, State of Oklahoma, hereby certify that the records of proper officials of said County show that title to the land included in the annexed plat of CHANDLERS CROSSING, a subdivision of part of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section 18, T11N, R1W, I.M., an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, is vested in Iron 7 Promotions, LLC d/b/a Iron 7 Development, an Oklahoma Limited Liability Company, and that on this 5th day of November, 2015, there are no actions pending or judgements 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 2014 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. Dated the 10th day of November, 2015.

Matthew Johnson  
Abstractor of Title of Oklahoma

Attest:  
W/A  
Secretary

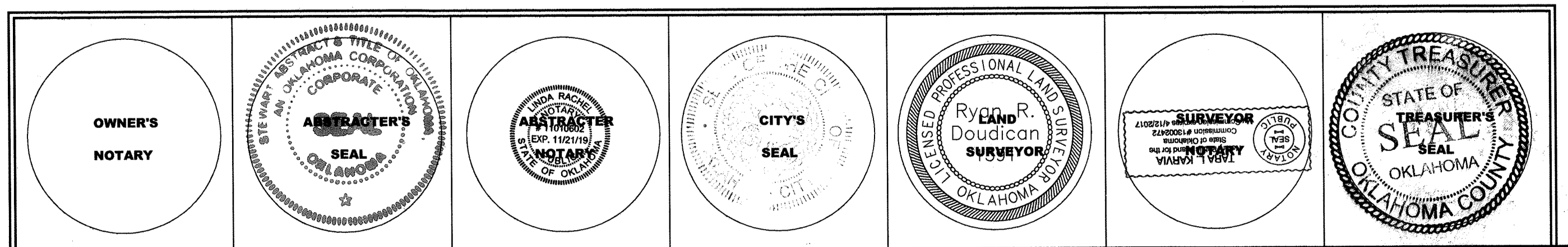
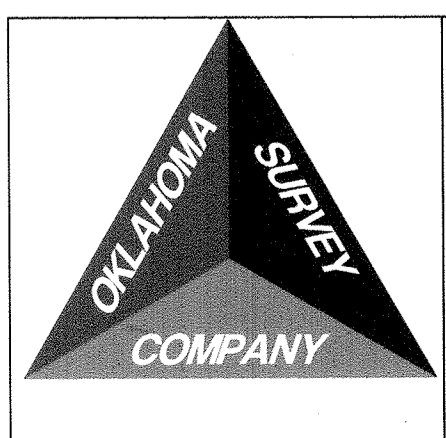
Matthew Johnson  
Vice-President

State of Oklahoma )  
County of Oklahoma ) ss

Before me, the undersigned, a Notary Public in and for said County and State on this 10th day of November, 2015, personally appeared Matthew Johnson to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice Pres. and acknowledged to me that she executed the same as her 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: 11/10/2015  
Notary Public

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BIXBY, OK 74008  
PH:(405)821-5656 PH:(918)720-6787  
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CA #4717 EXPIRES JUNE 30, 2017



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