

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That COYLE ENTERPRISES, L.T.D., AN OKLAHOMA LIMITED PARTNERSHIP, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 17 day of August, 2017. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

COYLE ENTERPRISES, L.T.D. AN OKLAHOMA LIMITED PARTNERSHIP
NOLAN COYLE, MANAGER
COYLE LLC, GENERAL PARTNER

STATE OF OKLAHOMA)
) S.S:
COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this 17 day of August, 2017, personally appeared NOLAN COYLE, MANAGER OF COYLE, LLC, GENERAL PARTNER OF COYLE ENTERPRISES L.T.D., AN OKLAHOMA LIMITED PARTNERSHIP, 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

June E. Young
NOTARY PUBLIC
#11004011

MY COMMISSION EXPIRES:
May 2nd, 2019

LEGAL DESCRIPTION

A tract of land situate within a portion of the Southwest Quarter (SW/4) of Section Nineteen (19), Township Thirteen North (T13N), Range Four West (R4W) of the Indian Meridian (I.M.) in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; thence S89°35'44"E along the South line of said SW/4 a distance of 1846.16 feet to the Southeast corner of CHAPEL CREEK SECTION VII, according to the recorded plat thereof, same being the POINT OF BEGINNING; thence along the East line of said plat the following Two (2) courses:

- 1. N00°24'16" E a distance of 270.32 feet; thence
2. N13°41'16" E a distance of 182.63 feet to a point on the East line of CHAPEL CREEK SECTION VIII, according to the recorded plat thereof, continuing for a total distance of 242.06 feet to a point on a non-tangent curve to the left; thence along the East line of said plat the following Five (5) courses:
1. 109.03 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 107.97 feet which bears S75°42'47"E; thence
2. N00°24'16"E a distance of 50.00 feet to a point on a non-tangent curve to the right; thence
3. 97.86 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 96.59 feet which bears N73°34'35" W; thence
4. N13°41'16"E a distance of 621.33 feet; thence
5. N00°27'44"E a distance of 139.89 feet to a point on the South line of CHAPEL CREEK SECTION IV, according to the recorded plat thereof; thence along the South line of said plat the following Three (3) courses:
1. S89°32'16"E a distance of 1.71 feet; thence
2. N00°27'44"E a distance of 5.00 feet; thence
3. S89°32'16"E a distance of 22.50 feet to the Southeast corner of CHAPEL CREEK SECTION V, according to the recorded plat thereof, continuing for a total distance of 459.97 feet; thence along the South line of said plat the following Two (2) courses:
1. N00°15'17" W a distance of 39.73 feet; thence
2. N89°44'43" E a distance of 120.25 feet to a point on the West property line of EAGLE RIDGE, according to the recorded plat thereof; thence

S00°14'32"E along said West property line a distance of 251.25 feet to the Northwest corner of EAGLE RIDGE SECTION II, according to the recorded plat thereof and continuing along the West property line of said plat for a total distance of 356.26 feet; thence along the West property line of said plat the following Two (2) courses:

- 1. N89°32'19" W a distance of 60.01 feet; thence
2. S00°14'32"E a distance of 990.78 feet to a point on the South line of said SW/4; thence

N89°35'44" W along said South line a distance of 747.17 feet to the POINT OF BEGINNING.

Said tract contains 860,605 Sq Ft or 19.757 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, JENNIFER L. WHITEY, do hereby certify that I am a REGISTERED PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

J. Whitey
JENNIFER L. WHITEY, PLS 1517

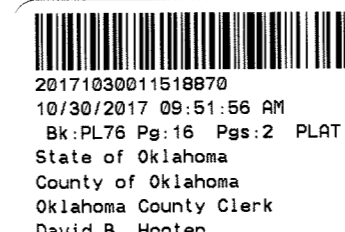
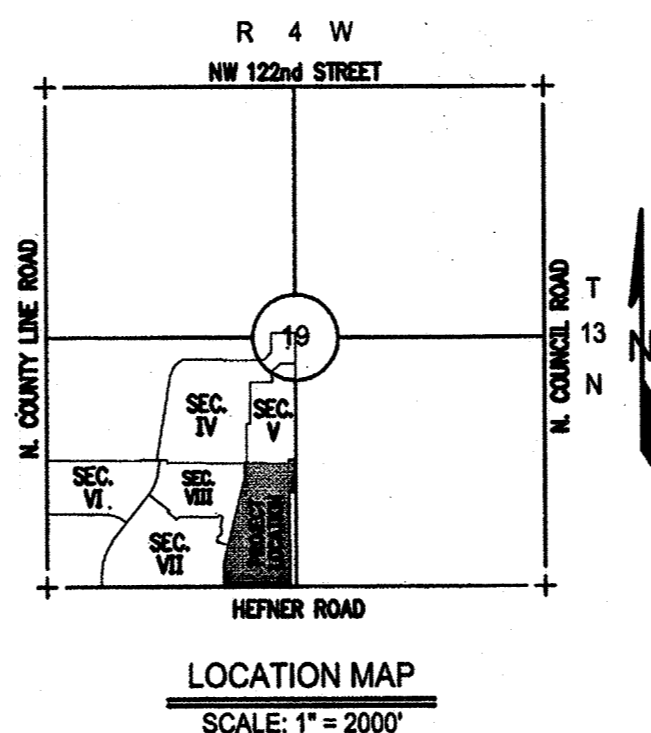
STATE OF OKLAHOMA)
) S.S:
COUNTY OF CLEVELAND)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared JENNIFER L. WHITEY, to me known to be the identical person who executed the above instrument and acknowledged to me that she executed the same as her free and voluntary act and deed. Given under my hand and seal this 16th day of August, 2017.

June E. Young
NOTARY PUBLIC
#11004011

MY COMMISSION EXPIRES:
May 2nd, 2019

FINAL PLAT
OF
CHAPEL CREEK SECTION IX
A PART OF THE SW/4 OF SEC. 19, T13N, R4W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of OKLAHOMA, State of OKLAHOMA, hereby certifies that the records of said County show that the title to the land on the annexed plat is vested in COYLE ENTERPRISES, L.T.D., AN OKLAHOMA LIMITED PARTNERSHIP, that on the 17th day of August, 2017 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 the owners thereof, and that the taxes are paid for the year 2016, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 21st day of August, 2017.

AMERICAN EAGLE TITLE INSURANCE COMPANY
PRESIDENT

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, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2017, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of the current year's taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY OF OKLAHOMA CITY, OKLAHOMA, this 27 day of October, 2017.

Forrest Butch Freeman
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, this 27 day of October, 2017.

ATTEST:
CITY CLERK

MAYOR

CERTIFICATE OF CITY CLERK

I, Frances Kersey, City Clerk of the CITY OF OKLAHOMA CITY, STATE OF OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 27 day of October, 2017.

Frances Kersey
CITY CLERK

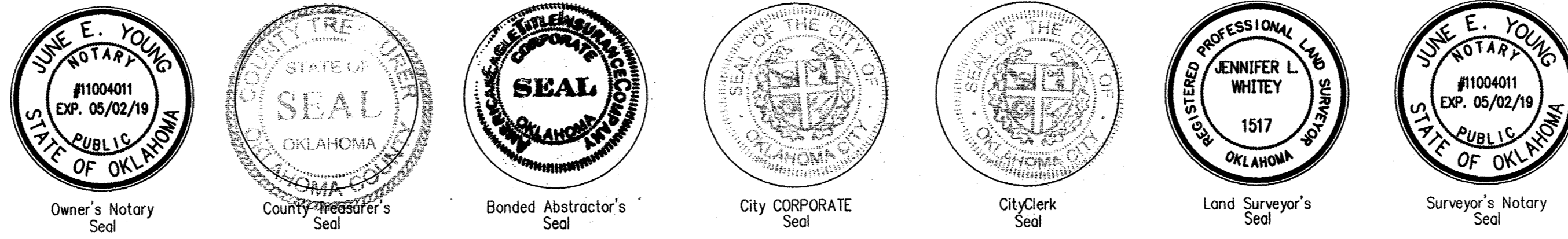
CITY PLANNING COMMISSION APPROVAL

I, Aubrey McDaniel, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 27th day of December, 2016.

Aubrey McDaniel
PLANNING DIRECTOR

NOTES:

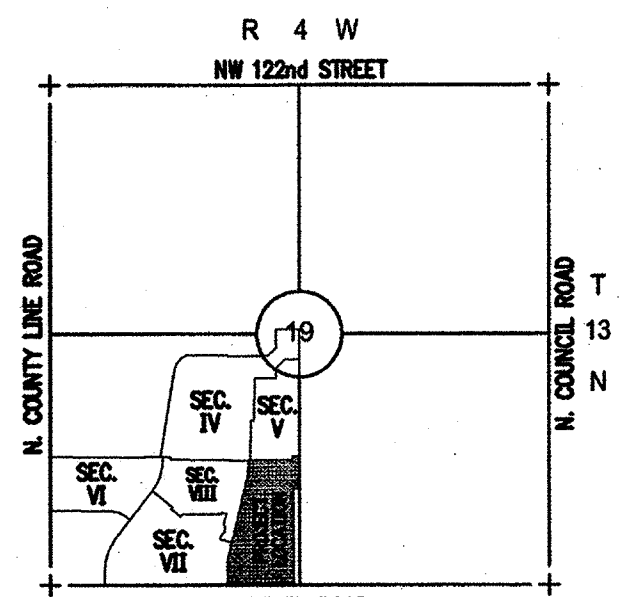
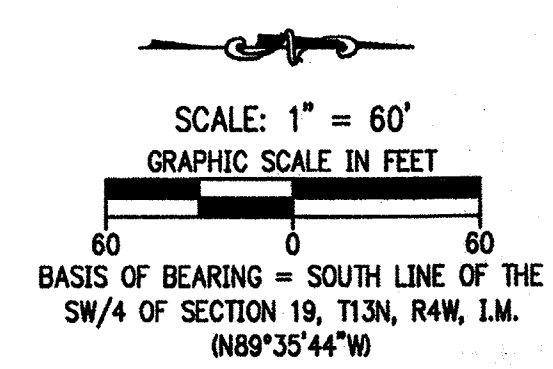
- 1. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
2. CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973" FOR ALL PAVING
3. PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
4. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS OF THE CHAPEL CREEK SUBDIVISIONS. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO WALKS, BENCHES, PIERS AND DOCKS SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
5. MAINTENANCE OF ISLANDS/MEDIANS IN PUBLIC STREET RIGHTS-OF-WAY (IF ANY) AND THE LANDSCAPE BUFFER ALONG HEFNER ROAD SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OF CHAPEL CREEK.
6. A SIDEWALK SHALL BE REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR COLLECTOR STREET. THE SIDEWALK MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE AFFECTED LOT.
7. EITHER ONE 3-INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2-INCH CALIPER DECIDUOUS TREES SHALL BE PLANTED IN LOTS WHERE THE GARAGE OF A RESIDENCE EXTENDS BEYOND THE FRONT WALL OF THE HOME, TOWARDS THE STREET.
8. EAVES CANNOT EXTEND INTO UTILITY EASEMENTS.



FINAL PLAT TO SERVE
CHAPEL CREEK SECTION IX
300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6271
www.craftontull.com
SHEET NO.: 1 OF 2
DATE: 08/16/17
PROJECT NO.: 16612900
PD-2588

COYLE ENTERPRISES LTD
6501 AVONDALE DR
OKC, OK 73116

FINAL PLAT
OF
CHAPEL CREEK SECTION IX
A PART OF THE SW/4 OF SEC. 19, T13N, R4W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	50.00'	N00°24'16\"
L2	1.71'	S89°32'16\"
L3	5.00'	N00°27'44\"
L4	39.73'	N00°15'17\"
L5	50.00'	S00°15'17\"
L6	50.00'	N76°18'44\"
L7	37.40'	N89°32'19\"
L8	35.36'	S45°24'16\"
L9	35.36'	N44°35'44\"
L10	35.36'	S44°35'44\"
L11	35.36'	N45°24'16\"
L12	35.36'	S45°24'16\"
L13	35.36'	S44°35'44\"
L14	35.36'	S45°24'16\"
L15	35.36'	N44°44'43\"

LINE TABLE

LINE #	LENGTH	DIRECTION
L16	35.36'	S44°44'43\"
L18	35.36'	N31°18'44\"
L19	35.36'	N58°41'16\"

- NOTES:**
- THIS PLAT OF 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, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
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 - EAVES CANNOT EXTEND INTO UTILITY EASEMENTS.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	109.03'	225.00'	027°45'59\"	S75°42'47\"	107.97'
C2	97.86'	175.00'	032°02'18\"	N73°34'35\"	86.59'
C3	28.34'	35.00'	046°23'50\"	S87°12'21\"	27.57'
C4	247.58'	52.00'	272°47'40\"	S00°24'16\"	71.72'
C5	28.34'	35.00'	046°23'50\"	S66°23'49\"	27.57'
C6	28.34'	35.00'	046°23'50\"	N67°12'21\"	27.57'
C7	247.58'	52.00'	272°47'40\"	N00°24'16\"	71.72'
C8	28.34'	35.00'	046°23'50\"	N66°23'49\"	27.57'
C9	23.18'	100.00'	013°17'00\"	S07°02'46\"	23.13'
C10	28.98'	125.00'	013°17'00\"	S07°02'46\"	28.92'

CURVE TABLE

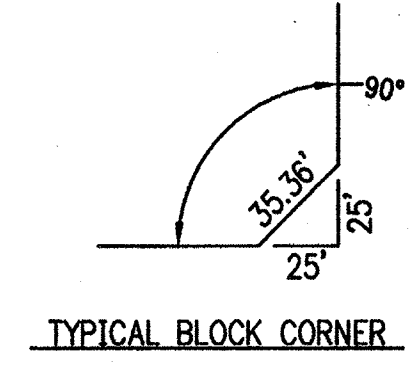
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C11	17.31'	75.00'	013°17'00\"	S07°02'46\"	17.35'
C12	24.33'	100.00'	013°56'33\"	S06°43'00\"	24.27'
C13	30.42'	125.00'	013°56'33\"	S06°43'00\"	30.34'
C14	28.91'	35.00'	048°57'42\"	S10°47'34\"	28.01'
C15	146.53'	52.00'	161°26'51\"	S45°27'00\"	102.84'
C16	22.25'	35.00'	036°25'43\"	N72°02'25\"	21.88'
C17	48.67'	200.00'	013°56'33\"	N06°43'00\"	48.55'
C18	42.59'	175.00'	013°56'33\"	N06°43'00\"	42.48'
C19	54.75'	225.00'	013°56'33\"	N06°43'00\"	54.82'
C20	23.08'	100.00'	013°13'36\"	S82°55'31\"	23.03'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	17.31'	75.00'	013°13'36\"	S82°55'31\"	17.28'
C22	28.86'	125.00'	013°13'36\"	S82°55'31\"	28.79'
C23	46.37'	200.00'	013°17'00\"	N07°02'46\"	46.26'
C24	52.16'	225.00'	013°17'00\"	N07°02'46\"	52.05'
C25	40.57'	175.00'	013°17'00\"	N07°02'46\"	40.48'
C26	22.25'	35.00'	036°25'43\"	N17°48'35\"	21.88'
C27	147.80'	52.00'	162°51'28\"	N45°24'16\"	102.84'
C28	22.25'	35.00'	036°25'43\"	S71°22'53\"	21.88'

LEGEND

BL BUILDING LIMIT LINE
L.N.A. LIMITS OF NO ACCESS
(N.R) NONRADIAL LINE
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT



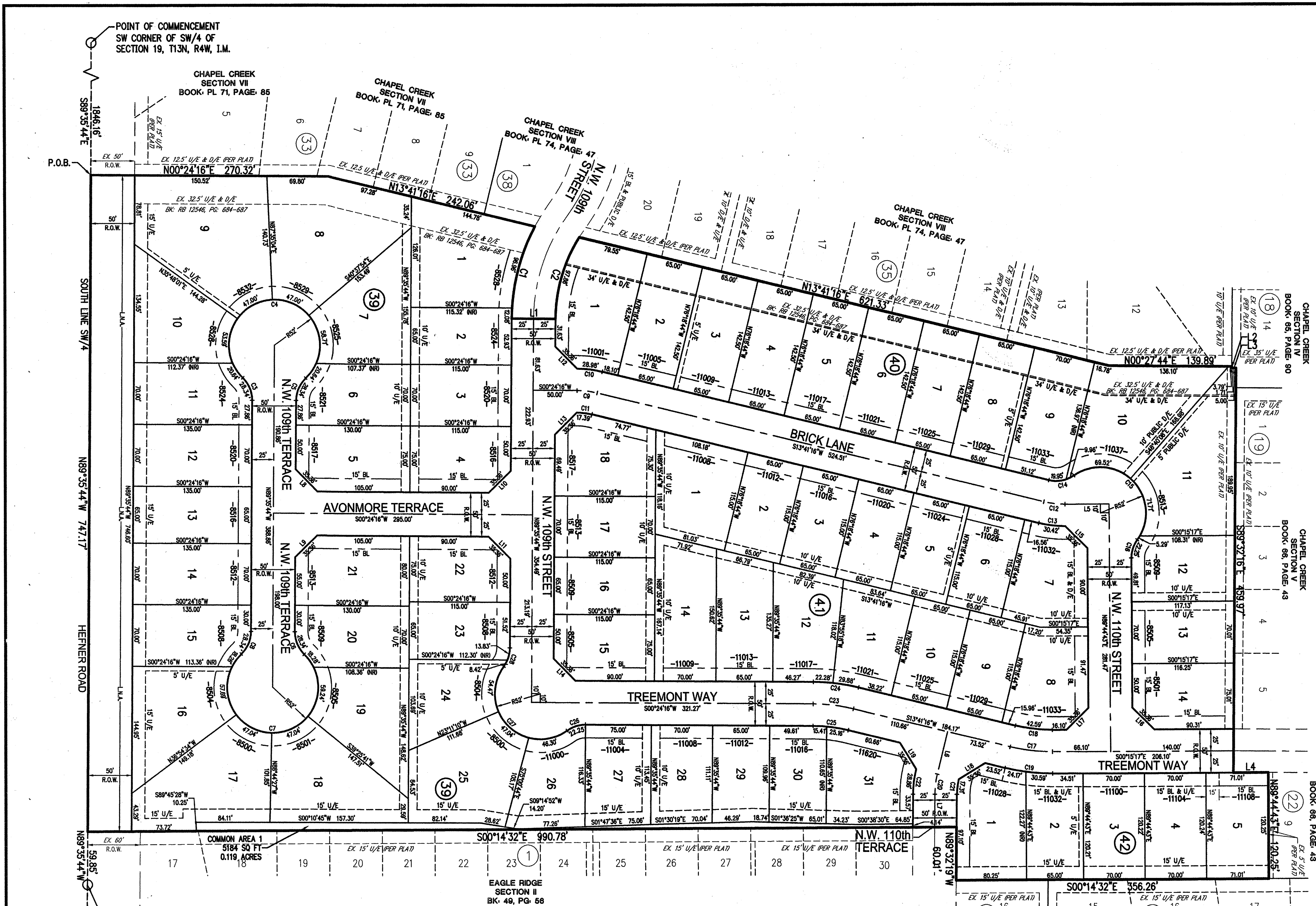
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SHEET NO.: 2 OF 2
DATE: 08/16/17
PROJECT NO.: 16612900

CERTIFICATE OF APPROBATION
CA 173 FRESH IMPRES-10001016
PD-2588



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Filing Fee: \$30.00
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PLAT

