

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Three Jacks, LLC, 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 20th day of August, 2018. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Three Jacks, LLC  
Jack Evans  
Manager

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF CLEVELAND )

Before me, the undersigned Notary Public, in and for said County and State on this 20th day of August, 2018, personally appeared Jack Evans, Manager of Three Jacks, 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:  
May 02, 2019

June E. Young  
NOTARY PUBLIC  
#11004011

LEGAL DESCRIPTION

A tract of land situate within the Southwest Quarter (SW/4) of Section Twenty-Eight (28), Township Fourteen North (T14N), Range Three West (R3W) Indian Meridian (I.M.) Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; thence N89°52'08"E along the South line of said SW/4 a distance of 1392.94 feet; thence N00°07'52"W a distance of 1011.20 feet to the Westernmost Northwest corner of CHISHOLM CREEK FARMS, PHASE 1, according to the recorded plat thereof, same being the POINT OF BEGINNING; thence

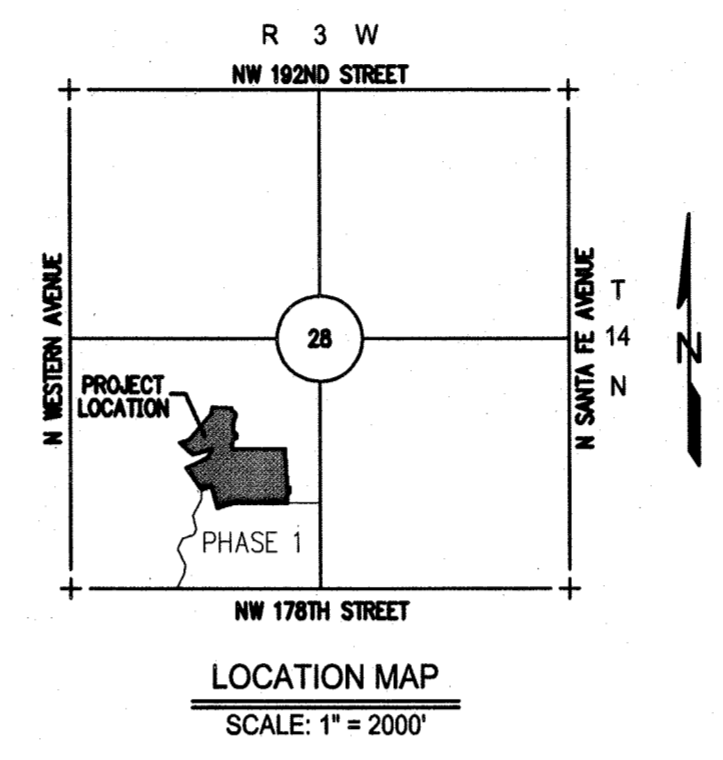
N36°17'31"W a distance of 275.00 feet; thence N66°42'29"E a distance of 80.00 feet; thence N63°22'18"E a distance of 168.29 feet; thence N29°42'29"E a distance of 100.00 feet; thence S74°42'29"W a distance of 215.00 feet; thence N47°31'57"W a distance of 181.07 feet; thence N71°18'29"E a distance of 100.46 feet; thence N39°45'20"E a distance of 358.76 feet; thence N07°17'29"E a distance of 73.19 feet; thence S88°11'56"E a distance of 204.72 feet; thence S01°48'04"W a distance of 27.21 feet to a point on a non-tangent curve to the right; thence 128.97 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord of 98.36 feet which bears S17°08'56"E to a point of reverse curvature; thence 16.37 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 15.81 feet which bears S27°51'05"W; thence S01°48'04"W a distance of 107.36 feet; thence S43°11'56"E a distance of 35.36 feet; thence S88°11'56"E a distance of 13.50 feet; thence S01°48'04"W a distance of 50.00 feet; thence

N88°11'56"W a distance of 13.50 feet; thence S46°48'04"W a distance of 35.36 feet; thence S01°48'04"W a distance of 64.74 feet to a point of curvature to the right; thence 17.11 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 17.11 feet which bears S04°36'09"W; thence S07°24'14"W a distance of 5.59 feet; thence N89°15'50"E a distance of 550.95 feet; thence S00°44'10"E a distance of 120.00 feet; thence N89°15'50"E a distance of 9.00 feet; thence S00°44'10"E a distance of 170.00 feet; thence N89°15'50"E a distance of 11.06 feet; thence S00°44'10"E a distance of 110.00 feet; thence N89°15'50"E a distance of 27.03 feet; thence S00°44'10"E a distance of 50.00 feet; thence S 44°15'50"W a distance of 35.36 feet; thence S00°44'10"E a distance of 85.00 feet to a point on the North line of said plat; thence along the North line of said plat the following Five (5) courses:

- 1. S89°15'50"W a distance of 567.48 feet; thence
- 2. S67°45'01"W a distance of 50.31 feet; thence
- 3. S74°05'50"W a distance of 120.00 feet; thence
- 4. N15°54'10"W a distance of 230.00 feet; thence
- 5. S 71° 46' 31" W a distance of 111.74 feet to the POINT OF BEGINNING.

Said tract contains 667,879 Sq Ft or 15.332 Acres, more or less.

FINAL PLAT  
OF  
CHISHOLM CREEK FARMS  
PHASE 2  
A PART OF THE SW/4 OF SECTION 28, T14N, R3W, 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 Three Jacks, LLC, that on the 20th day of August, 2018 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 2017, 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 20th day of August, 2018.

FIRST AMERICAN TITLE INSURANCE COMPANY  
C. Hayden Chapman  
AUTHORIZED SIGNER VP

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF Oklahoma )

Before me, the undersigned Notary Public, in and for said County and State on this 20th day of August, 2018, personally appeared C. Hayden Chapman, 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.

MY COMMISSION EXPIRES:  
11-19-18

Steve Brunsch  
NOTARY PUBLIC  
#14010415

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 28th day of August, 2018.

ATTEST:  
Frances Kersey  
CITY CLERK  
David Hill  
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 unamortized 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 28th day of August, 2018.

Frances Kersey  
CITY CLERK

LAND SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER, do hereby certify that I am a 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.

DENVER WINCHESTER, PLS 1952

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared DENVER WINCHESTER, 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. Given under my hand and seal this 20 day of Aug, 2018.

MY COMMISSION EXPIRES:  
March 28, 2019

June E. Young  
NOTARY PUBLIC  
#03005138

CITY PLANNING COMMISSION APPROVAL

I, Aubrey Mcdermid, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 24th day of August, 2018.

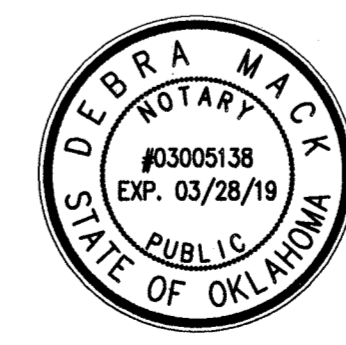
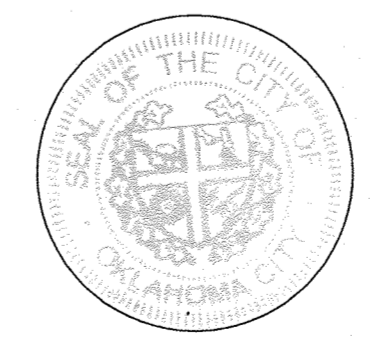
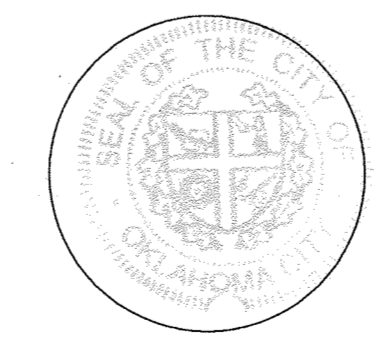
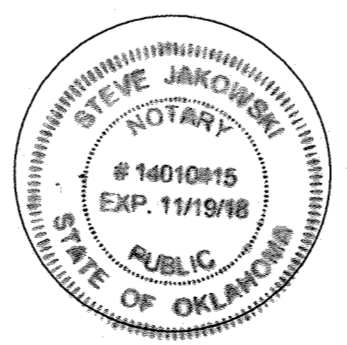
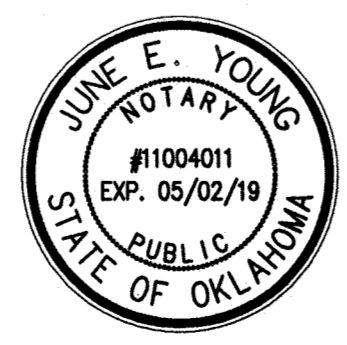
Aubrey Mcdermid  
PLANNING DIRECTOR

COUNTY TREASURER'S CERTIFICATE

I, Forrest "Butch" Engeman 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 years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of OKLAHOMA CITY, OKLAHOMA, this 28th day of Sept, 2018.

Forrest "Butch" Engeman  
COUNTY TREASURER



Owner's Notary Seal

County Treasurer's Seal

Bonded Abstractor's Notary Seal

City CORPORATE Seal

City Clerk Seal

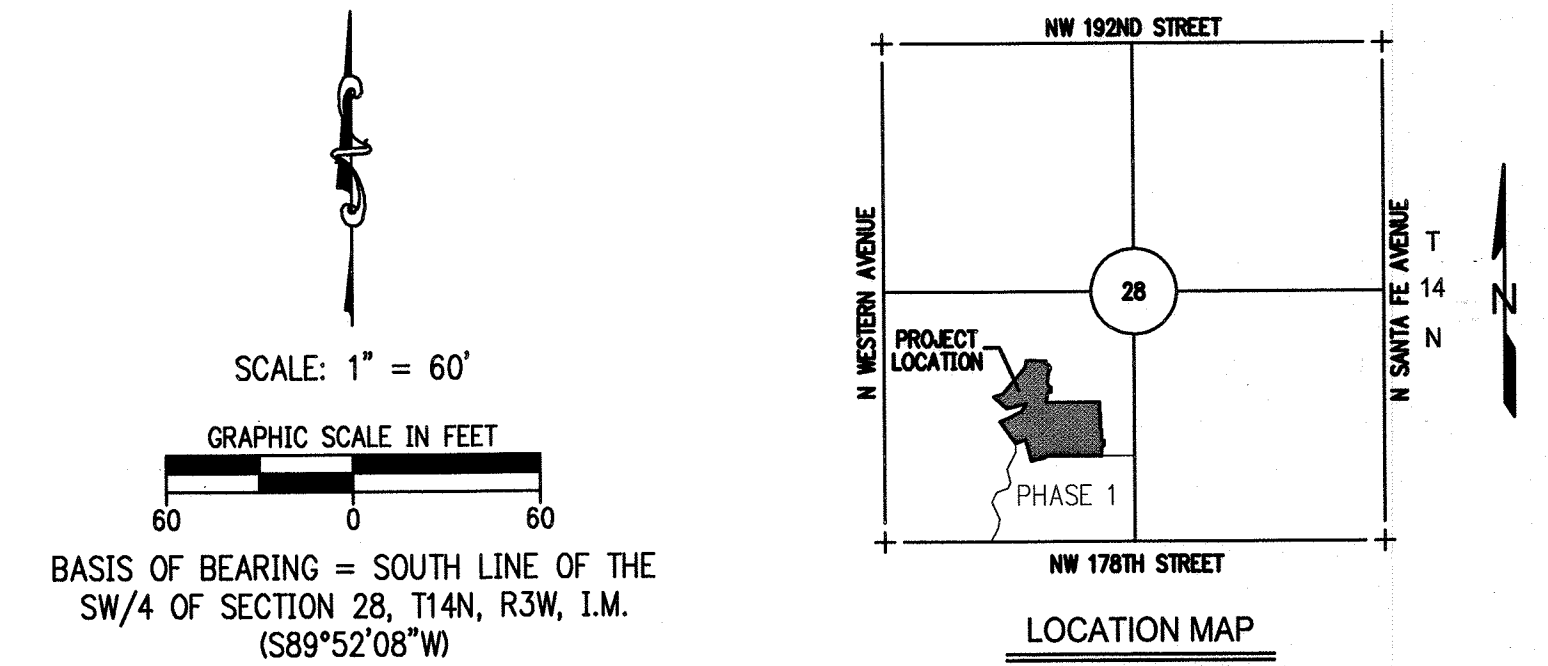
Land Surveyor's Seal

Surveyor's Notary Seal

FINAL PLAT TO SERVE  
CHISHOLM CREEK FARMS PHASE 2  
300 Pointe Parkway Blvd.  
Yukon, Oklahoma 73099  
Crafton Tull  
architecture | engineering | surveying  
405.787.6270 | 405.787.6276  
www.craftontull.com  
SHEET NO.: 1 OF 2  
DATE: 08/20/18  
PROJECT NO.: 17603300  
CERTIFICATE OF AUTHORIZATION: CA 973 (PEAS) EXPIRES 6/30/2020 PD-2638

# FINAL PLAT OF CHISHOLM CREEK FARMS PHASE 2

A PART OF THE SW/4 OF SECTION 28, T14N, R3W, I.M.  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	128.97'	52.00'	142°06'00"	S17° 08' 56"E	98.36'
C2	16.37'	18.00'	052°05'57"	S27° 51' 05"W	15.81'
C3	17.11'	175.00'	005°36'10"	S04° 36' 09"W	17.11'
C4	39.71'	150.00'	015°10'00"	N81° 40' 50"E	39.59'
C5	46.32'	175.00'	015°10'00"	S81° 40' 50"W	46.19'
C6	33.09'	125.00'	015°10'00"	N81° 40' 50"E	32.99'
C7	61.02'	150.00'	023°18'23"	N04° 14' 58"W	60.60'
C8	71.19'	175.00'	023°18'23"	N04° 14' 58"W	70.70'
C9	50.85'	125.00'	023°18'23"	S04° 14' 58"E	50.50'
C10	14.21'	100.00'	008°08'24"	N86° 39' 58"W	14.19'
C11	10.66'	75.00'	008°08'24"	S86° 39' 58"E	10.65'
C12	17.76'	125.00'	008°08'24"	S86° 39' 58"E	17.74'
C13	14.67'	150.00'	005°36'10"	N04° 36' 09"E	14.66'
C14	12.22'	125.00'	005°36'10"	N04° 36' 09"E	12.22'
C15	257.93'	52.00'	284°12'00"	N88° 11' 56"W	63.89'
C16	16.37'	18.00'	052°06'00"	N24° 14' 56"W	15.81'

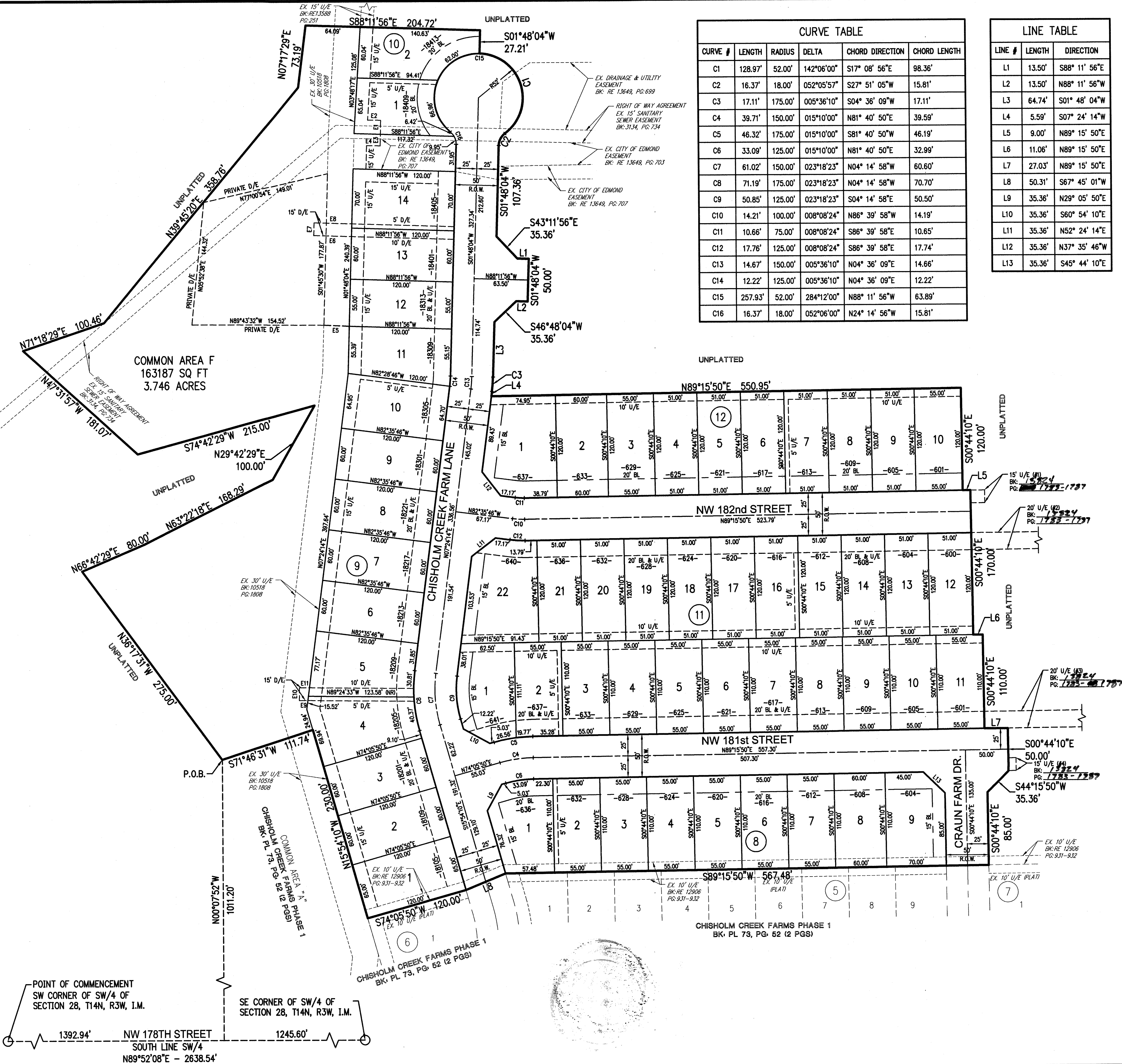
LINE #	LENGTH	DIRECTION
L1	13.50'	S88° 11' 56"E
L2	13.50'	N88° 11' 56"W
L3	64.74'	S01° 48' 04"W
L4	5.59'	S07° 24' 14"W
L5	9.00'	N89° 15' 50"E
L6	11.06'	N89° 15' 50"E
L7	27.03'	N89° 15' 50"E
L8	50.31'	S67° 45' 01"W
L9	35.36'	N29° 05' 50"E
L10	35.36'	S60° 54' 10"E
L11	35.36'	N52° 24' 14"E
L12	35.36'	N37° 35' 46"W
L13	35.36'	S45° 44' 10"E

LINE #	LENGTH	DIRECTION
E1	16.40'	N01° 20' 40"E
E2	15.21'	N88° 39' 20"W
E3	13.60'	S01° 20' 40"W
E4	16.03'	N88° 39' 20"W
E5	29.87'	N87° 23' 14"W
E6	44.33'	N88° 11' 56"W
E7	15.00'	N01° 48' 04"E
E8	44.33'	S88° 11' 56"E
E9	10.10'	N89° 24' 33"W
E10	15.00'	N00° 35' 27"E
E11	11.90'	S89° 24' 33"E

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

**NOTES**

- THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING 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.
- CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:  
MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973"
- PROPERTY CORNER MONUMENTS SHALL BE:  
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
- MAINTENANCE OF COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNERS WITHIN THE DEVELOPMENT. 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.
- A SIDEWALK IS REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY FOR THE APPLICABLE LOT.
- TWO 1 1/2 INCH CALIPER TREES, OR ONE 3 INCH CALIPER TREE, SHALL BE PLANTED IN THE FRONT YARD OF ALL LOTS WHERE THE GARAGE EXTENDS BEYOND THE FRONT WALL OF A RESIDENCE, TOWARDS THE STREET RIGHT-OF-WAY.



FINAL PLAT TO SERVE CHISHOLM CREEK FARMS PHASE 2	
300 Pointe Parkway Blvd. Yukon, Oklahoma 73099	
	<b>Crafton Tull</b> architecture   engineering   surveying
	405.787.6270   405.787.6276 www.craftontull.com
SHEET NO.: 2 OF 2	DATE: 08/20/18
PROJECT NO.: 17603300	PD-2638