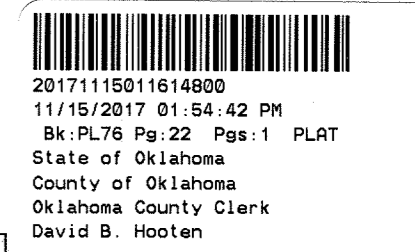
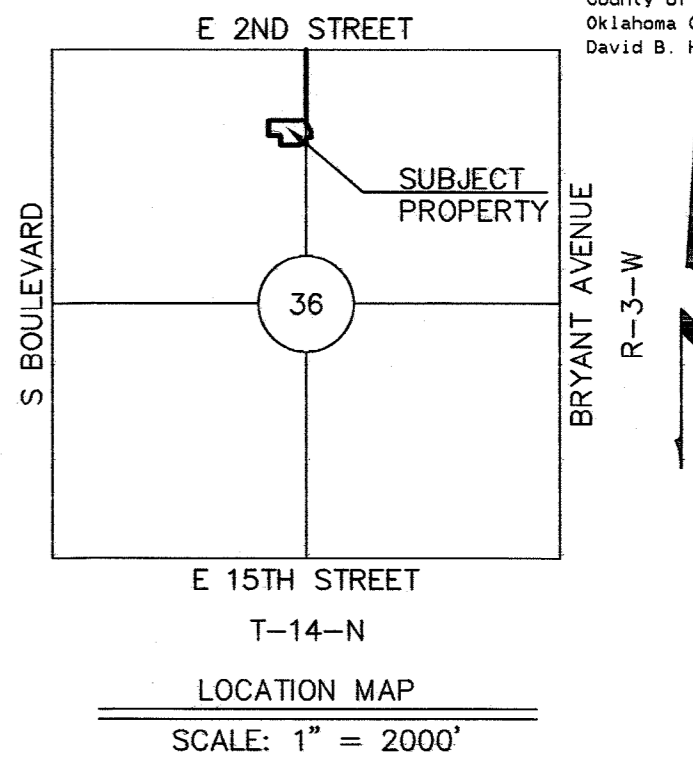


1/1 76-22



FINAL PLAT CLEGERN PLACE COURT

AN ADDITION TO THE CITY OF EDMOND,
A SUBDIVISION OF PART OF THE N 1/2, SECTION 36, T14N, R3W, I.M.
AND BEING A REPLAT OF PART OF LOT 5, STEPHENSON'S WOODLAND ADDITION,
TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MOJO DEVELOPMENT, L.L.C., an Oklahoma Limited Liability Company, hereby certifies that it is the owner of the legal title and the only person, firm, or corporation having any legal right, title, or interest in and to the land shown on the annexed map or plat of CLEGERN PLACE COURT, an Addition to the City of Edmond, being a subdivision of part of the N 1/2 of Section 36, T14N, R3W, I.M., Oklahoma County, Oklahoma, and do further certify:

THAT as the owner of the title to said land which is shown and described on the annexed plat of CLEGERN PLACE COURT, does hereby dedicate the streets and avenues shown on said map or plat for the uses of the public, and their successors and assigns, and guarantees a clear title to said land and has caused the same to be released of all encumbrances so that the title is clear, except as shown in the Bonded Abstractor's Certificate hereon.

THAT the areas 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/or removal of any such public or quasi-public utility.

THAT Common Area "A" as shown on the annexed plat is owned by the CLEGERN PLACE COURT Property Owners Association comprised of all lot owners within the CLEGERN PLACE COURT Addition. Said common area shall be reserved for stormwater detention, open space and other uses as may be determined by the Property Owners Association and shall be maintained by said Property Owners Association.

THAT the areas indicated on said plat as drainage easements are private and are hereby dedicated to the CLEGERN PLACE COURT Property Owners Association. All private storm sewer facilities shall be maintained by said CLEGERN PLACE COURT Property Owners Association. No structures, storage of materials, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the drainage easements shown.

SAID property covered by this plat and this dedication are subject to certain restrictions and covenants contained in a separate instrument which may be filed subsequent to the filing of this plat.

IN WITNESS WHEREOF, said Limited Liability Company has caused this instrument to be executed at Edmond, Oklahoma, this 17th day of October, 2017.

MOJO DEVELOPMENT, L.L.C.

By: *Josh Moore*

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 17th day of October, 2017, personally appeared, *Josh Moore*, Manager of MOJO DEVELOPMENT, L.L.C., an Oklahoma Limited Liability Company, to me known to be the identical person who subscribed to the foregoing Owner's Certificate and Dedication as its Manager 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 Limited Liability Company or the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires: 10/11/2020
Commission No.: 00015514

Shawn Dine
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, Colin K. Beatty, a Licensed Professional Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of CLEGERN PLACE COURT, an Addition to the City of Edmond, Oklahoma County, Oklahoma, correctly represents a careful survey made under my supervision, and that the monuments noted thereon actually exist and are correctly shown.

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 27th day of December, 2017, personally appeared Colin K. Beatty, to me known to be the identical person who subscribed the name of the maker thereof and that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS MY HAND AND SEAL the day and year last above written.

My Commission Expires: 10/11/2020
Commission No.: 00015514

Shawn Dine
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 show that the title to said land shown on the annexed plat of CLEGERN PLACE COURT, and being a part of the N 1/2 of Section 36, T14N, R3W, I.M., Oklahoma County, Oklahoma, is vested in MOJO DEVELOPMENT, L.L.C., an Oklahoma Limited Liability Company, and that on this 27th day of December, 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 owner thereof, and that the taxes are paid for 2016, and prior years, and that there are no outstanding tax sale certificates, tax deeds outside outside the chain of title relied on and that there are no liens, mortgages, easements, rights of way, oil and gas leases and mineral conveyances except those of record.

ATTEST:

By: *Jason Waldrop*

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, and that the tax records of said County show all taxes due and all deferred payments or unmaturing installments on special assessments have been paid in full and there is no special assessment procedure now pending against the land shown on the annexed plat of CLEGERN PLACE COURT, being a subdivision of part of the N 1/2 of Section 36, T14N, R3W, I.M., Oklahoma County, Oklahoma and 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 in Oklahoma City, Oklahoma, on this 15th day of November 2017.

Forest Butch
COUNTY TREASURER

OWNER'S NOTARY

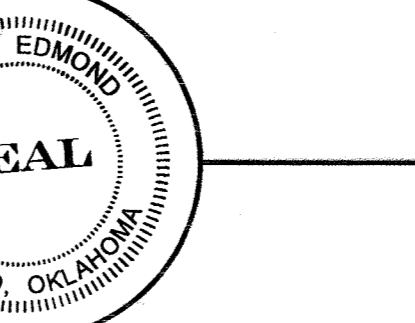
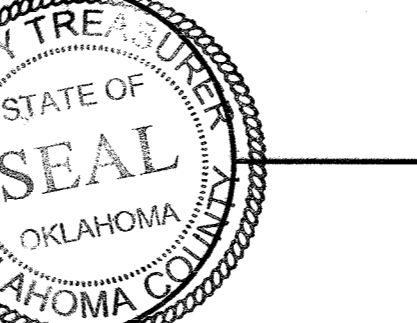
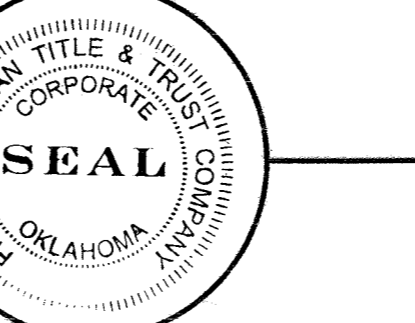
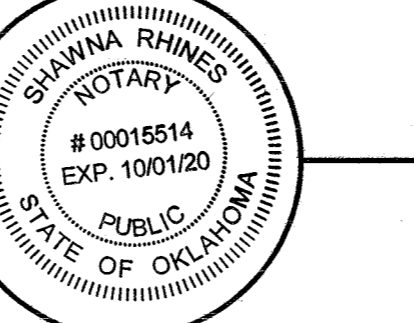
SURVEYOR

SURVEYOR'S NOTARY

ABSTRACTOR

COUNTY

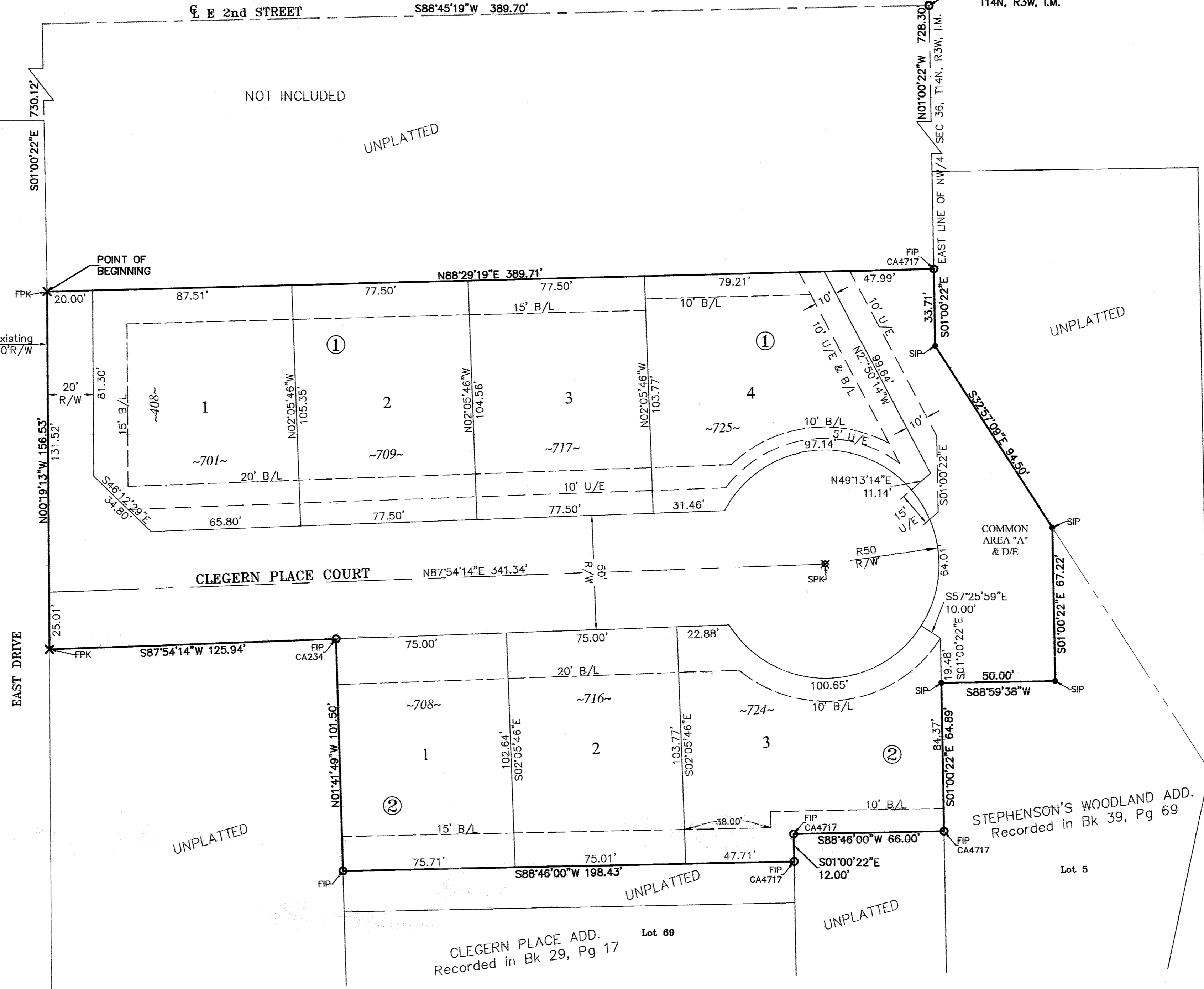
CITY



CLEGERN PLACE
Recorded in Bk 28, Pg 19

CLEGERN PLACE ADD.
Recorded in Bk 29, Pg 17

STEPHENSON'S WOODLAND ADD.
Recorded in Bk 39, Pg 69



LEGAL DESCRIPTION

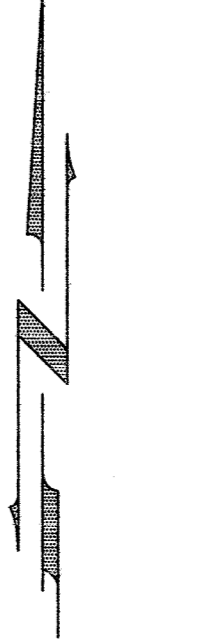
A tract of land located in the N 1/2 of Section 36, T14N, R3W, I.M., and being a replat of part of lot 5, Stephenson's Woodland Addition to the city of Edmond, Oklahoma County, Oklahoma. Said tract being more particularly described as follows:

- COMMENCING at the Northeast corner of the Northwest Quarter (NW 1/4) of said section 36;
- THENCE S88°45'19\"/>

SURVEY NOTES:

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. This Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

Basis for Bearing: City of Edmond GPS Monument Datum (NAD) 83
Base Line: North Line NW 1/4 Sec. 36, T14N, R3W, I.M. - S88°45'19\"/>



LEGEND

- FPK X ~ FOUND PK NAIL
- FIP O ~ FOUND IRON PIN
- SPK X ~ SET PK NAIL
- SIP O ~ SET IRON PIN
- U/E ~ PUBLIC UTILITY EASEMENT
- D/E ~ PRIVATE DRAINAGE EASEMENT
- B/L ~ BUILDING LINE

2017115011614800
Filing Fee: \$30.00
11/15/2017 01:54:42 PM
PLAT



MOJO DEVELOPMENT LLC
PO BOX 2161
EDMOND, OK 73083

FINAL PLAT CLEGERN PLACE COURT

AN ADDITION TO THE CITY OF EDMOND, A SUBDIVISION OF PART OF THE N 1/2, SECTION 36, T14N, R3W, I.M., AND BEING A REPLAT OF PART OF LOT 5, STEPHENSON'S WOODLAND ADDITION, TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

ISCH & ASSOCIATES, INC.
CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING
14848 BRISTOL PARK BOULEVARD - EDMOND, OKLAHOMA 73013
OFFICE (405) 286-5698 - FAX (405) 286-5982
Certificate of Authorization No. 1139 Exp. Date 6-30-17