

FINAL PLAT Copperfield Office Park

A PART OF THE
NE/4 OF SECTION 34, T 14 N, R 2 W, I.M.

OWNERS CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Ripple Creek Properties, 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 Copperfield Office Park, an addition to the City of Edmond, 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 Copperfield Office Park, an addition to the City of Edmond, Oklahoma County, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said annexed plat to the public for use as public streets and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear.

In witness whereof the undersigned has caused this instrument to be executed on this 21st day of May, 2018.

Paul Harris
Paul Harris, Member/Manager
Ripple Creek Properties, LLC
2832 Bridgeview Boulevard
Edmond, OK 73003

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 May, 2018, personally appeared Paul Harris to me known to be the identical person who subscribed, as Member/Manager of Ripple Creek Properties, 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: 1-18-19 Notary Public: *Dorena J. Berry*

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 Copperfield Office Park, an addition to the City of Edmond, Oklahoma, represents a survey made under my supervision on the 21st day of May, 2018. 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 July 23, 2013; and that said final plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

Mark A. Ritchie
Mark A. Ritchie
Professional Land Surveyor #1597

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

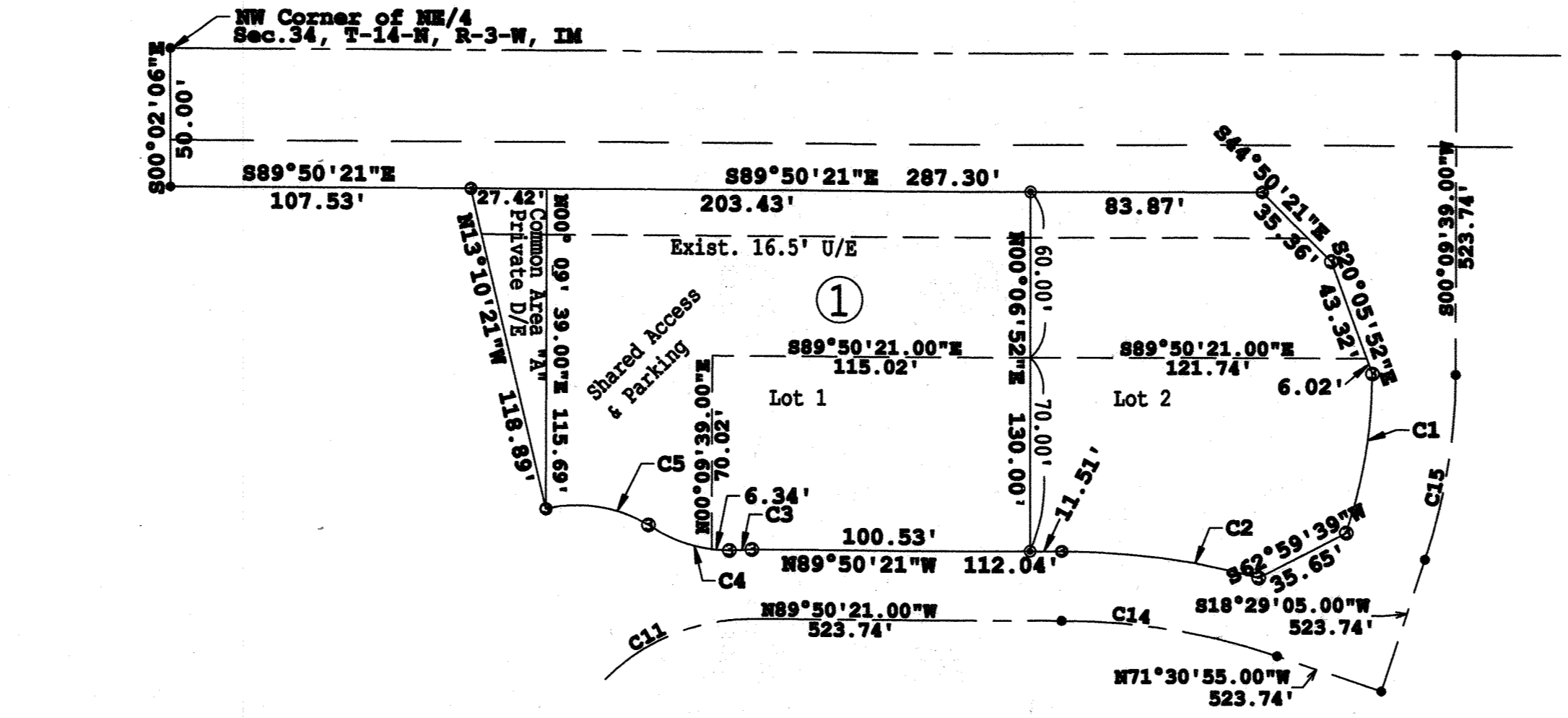
Before me, the undersigned, a Notary Public in and for said County and State, on this 21st day of May, 2018, personally appeared Mark A. Ritchie, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary 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: 1-18-19 Notary Public: *Dorena J. Berry*

CERTIFICATE OF PLANNING COMMISSION

I, Bobby K. Moore, Chairperson of the Planning Commission of the City of Edmond, Oklahoma, do hereby certify that the said Planning Commission duly approved the final plat of Copperfield Office Park, an addition to the City of Edmond, Oklahoma at a meeting on the 3rd day of April, 2018.

Chairperson: *Bobby K. Moore*



C1	A=18°19'26"	R=183.04'	T=29.52'	L=58.54'	CB=809°19'22"W	CB=58.29'
C2	A=15°07'49"	R=273.01'	T=36.26'	L=72.09'	CB=882°16'27"W	CB=71.89'
C3	A=04°43'40"	R=99.74'	T=4.12'	L=8.23'	CB=887°47'49"W	CB=8.23'
C4	A=35°32'28"	R=50.00'	T=16.02'	L=31.02'	CB=872°47'48"W	CB=30.52'
C5	A=44°08'47"	R=50.00'	T=20.28'	L=38.53'	CB=881°05'58"W	CB=37.58'
C11	A=90°11'45"	R=74.74'	T=75.00'	L=58.83'	CB=867°36'41"E	CB=57.32'
C14	A=18°19'26"	R=248.01'	T=40.00'	L=79.32'	CB=880°40'35"E	CB=78.98'
C15	A=18°19'26"	R=213.04'	T=34.36'	L=68.13'	CB=809°19'23"E	CB=67.84'

NOTE:
THE MAINTENANCE OF THE COMMON AREA IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

Copperfield Office Park RECORD TITLE BOUNDARY DESCRIPTION

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-four (34), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, in the City of Edmond, Oklahoma County, Oklahoma, said tract being more particularly described as follows:

Beginning at a point, said point being located South 00°02'06" East for a distance of 50.00 feet and South 89°50'21" East for a distance of 107.53 feet from the Northwest Corner of the Northeast Quarter (NE/4) of said Section 34; said Point of Beginning being the Northeast Corner of Lot 1, Block 1 of the recorded plat of COPPERFIELD, an addition to the City of Edmond, Oklahoma County, Oklahoma.

THENCE from said Point of Beginning, South 89°50'21" East for a distance of 287.30 feet;
THENCE South 44°50'21" East for a distance of 35.36 feet;
THENCE South 20°05'52" East for a distance of 43.32 feet to a point of curvature of a curve to the right, whose tangent bears South 00°09'39" West, whose central angle is 18°19'26" and whose radius is 183.04 feet;
THENCE Southwesterly along the arc of said curve to the right a distance of 58.54 feet;
THENCE South 62°59'39" West for a distance of 35.65 feet to a point of curvature of a curve to the left, whose tangent bears North 74°42'32" West, whose central angle is 15°07'49" and whose radius is 273.01 feet;
THENCE Westerly along the arc of said curve to the left a distance of 72.09 feet;
THENCE North 89°50'21" West for a distance of 112.04 feet to a point of curvature of a curve to the left, whose central angle is 04°43'41" and whose radius is 99.74 feet;
THENCE Westerly along the arc of said curve to the left a distance of 8.23 feet to a point of curvature of a curve to the right, whose tangent bears South 89°29'58" West, whose central angle is 35°32'28" and whose radius is 50.00 feet;
THENCE Northwesterly along the arc of said curve to the right a distance of 31.02 feet to a point of reverse curvature of a curve to the left, whose tangent bears North 59°01'34" West, whose central angle is 44°08'47" and whose radius is 50.00 feet;
THENCE Westerly along the arc of said curve to the left a distance of 38.53 feet to the Southeast Corner of Lot 1, Block 1 of said recorded plat;
THENCE North 13°10'21" West along the East line of said Lot 1 for a distance of 121.00 feet to the Point of Beginning;

Any alteration of this property boundary description by any party other than the author, stated below, voids this property boundary description and the plat of survey to which it relates.

The Basis of Bearing for this description being the same as that shown on the face of the recorded plat.
Mark A. Ritchie, PLS #1597
CDSok Project No. 150054-HAR
Prepared 2018-05-03

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and or 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 Copperfield Office Park, an addition to the City of Edmond, Oklahoma, is vested in Ripple Creek Properties, LLC, and on the 21st day of May, 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 owners thereof, that the taxes are paid for the year of 2017 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 23rd day of May, 2018.

American Eagle Title Insurance Company
421 NW 13th Street, Suite 320
Oklahoma City, OK 73103

By: *Eric R. Offen*

State of OK) Acknowledged before me this 23rd day of May, 2018 by Eric R. Offen as
County of OK) President of American Eagle Title Insurance Company.

Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Forrest Butch Freeman, 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 2017 and prior years are paid on the annexed plat of Copperfield Office Park, an addition to the City of Edmond, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the 2018's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 1st day of June, 2018. County Treasurer: *Forrest Butch Freeman*

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Edmond, that the annexed plat of Copperfield Office Park, an addition to the City of Edmond, Oklahoma County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

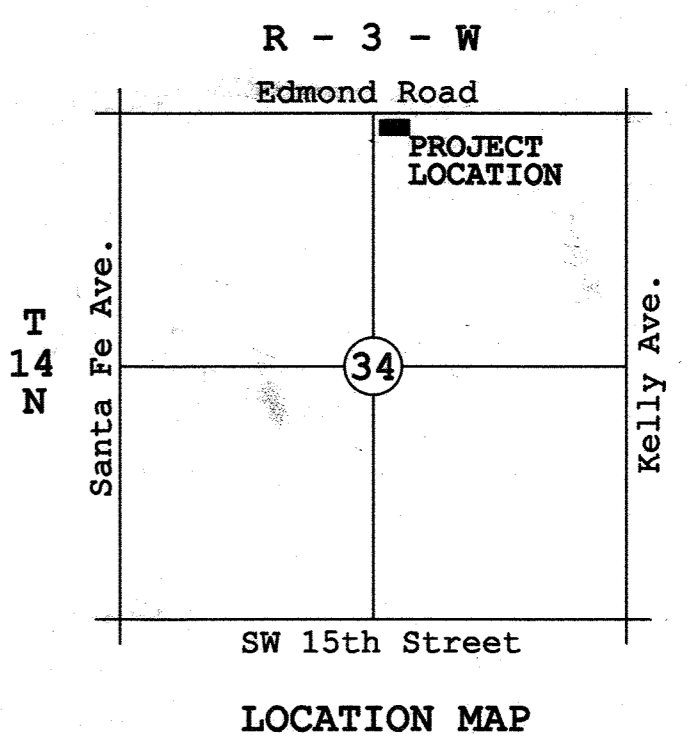
ADOPTED by the Council of the City of Edmond, this 29th day of May, 2018.
APPROVED by the Mayor of the City of Edmond, this 29th day of May, 2018.

ATTEST Mayor: *Charles Lee* City Clerk: *Timothy Cook*

CERTIFICATE OF CITY CLERK

I, Timothy Cook, City Clerk of Edmond, 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 Copperfield Office Park, an addition to the City of Edmond, Oklahoma.

Signed by the City Clerk on this 29th day of May, 2018. City Clerk: *Timothy Cook*



Final Plat - Copperfield Office Park
Civil Design & Survey of Oklahoma, Inc.
CA 4827 Exp: 6-30-18
2201 Rambling Road
Edmond, Oklahoma 73025
Phone: 405-550-0168 Fax: 866-347-8552
e-mail: MarkAaronRitchie@live.com Proj.No.:
150054-HAR Issue Date: 2018-05-16

