

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That REIG, LLC., an Oklahoma Limited Liability Company, 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

REIG, LLC.,  
an Oklahoma Limited Liability Company  
*Tracy Williams*  
TRACY WILLIAMS,  
MANAGER

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF          )

Before me, the undersigned Notary Public, in and for said County and State on this 23<sup>rd</sup> day of June, 2015, personally appeared TRACY WILLIAMS, MANAGER OF REIG, LLC., an Oklahoma Limited Liability Company, 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: 06-13-19  
*Tracy L. Williams*  
NOTARY PUBLIC  
# 11605330

**LEGAL DESCRIPTION**

A tract of land situate within the West Half (W/2) of the Southeast Quarter (SE/4) of Section Seven (7), Township Thirteen North (T13N), Range Four West (R4W) of the Indian Meridian, (I.M.) Oklahoma County, Oklahoma, more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said SE/4; thence S 89°16'37" E along the South line of said SE/4 a distance of 753.39 feet; thence N 00°43'23" W a distance of 625.70 feet to the POINT OF BEGINNING; thence N 41°50'32" W a distance of 37.35 feet; thence N 00°10'18" W a distance of 137.65 feet; thence N 16°00'21" E a distance of 17.95 feet; thence N 00°10'18" W a distance of 70.81 feet; thence N 16°00'21" W a distance of 18.32 feet; thence N 89°49'42" E a distance of 580.00 feet; thence S 00°10'18" E a distance of 336.04 feet; thence N 83°30'46" W a distance of 558.94 feet to the POINT OF BEGINNING.

Said tract contains 174,514 Square Feet or 4.006 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, R.P.L.S. 1517

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF OKLAHOMA )

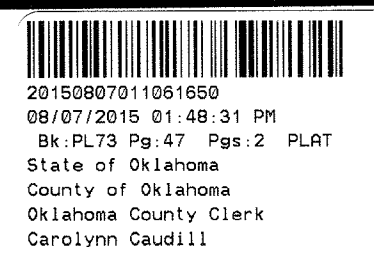
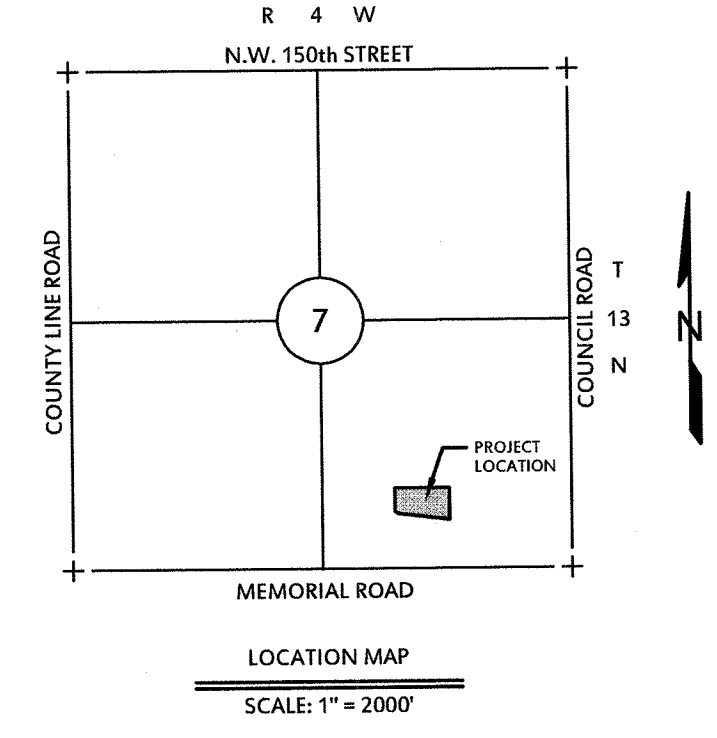
Before me, the undersigned, a Notary Public, in and for said County and State personally appeared JENNIFER L. WHITEY, to me known to be the identical person who executed the above instrument and acknowledged to me that she executed the same as her free and voluntary act and deed. Given under my hand and seal this 18<sup>th</sup> day of May, 2015.

MY COMMISSION EXPIRES: March 28, 2019  
*Debra Mack*  
NOTARY PUBLIC  
#03005138

**CITY PLANNING COMMISSION APPROVAL**

I, *Aubrey Hammontrée*, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 12<sup>th</sup> day of June, 2015.  
*Aubrey Hammontrée*  
PLANNING DIRECTOR

FINAL PLAT  
OF  
**THE COVE AT PLEASANT GROVE**  
A PART OF THE SE/4 OF SECTION 7, 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 REIG, LLC., an Oklahoma Limited Liability Company, that on the 13<sup>th</sup> day of June, 2015 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 2014, 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 26<sup>th</sup> day of June, 2015.

AMERICAN EAGLE TITLE INSURANCE COMPANY  
*Steph Junch*  
VICE-PRESIDENT

**COUNTY TREASURER'S CERTIFICATE**

I, *Jerry Stone*, Chief Deputy, 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 2014 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 Ola City, OKLAHOMA, this 11<sup>th</sup> day of Aug, 2015.

*Jerry Stone*  
COUNTY TREASURER Chief Deputy

**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 4<sup>th</sup> day of August, 2015.

ATTEST:  
*Frances Jerry* CITY CLERK  
*Mark Cannon* MAYOR

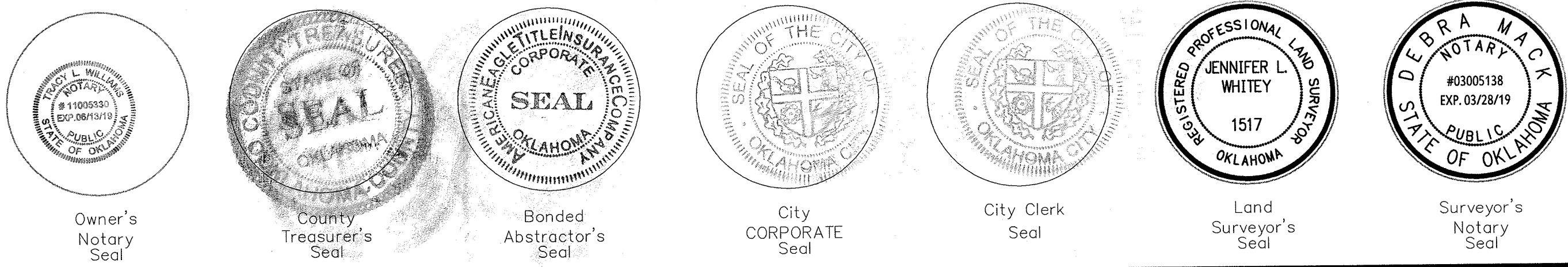
**CERTIFICATE OF CITY CLERK**

I, *Frances Jerry*, 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 unmaturing 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 4<sup>th</sup> day of August, 2015.

*Frances Jerry*  
CITY CLERK

**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 ROADWAY 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. MAINTENANCE OF ALL COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS WITHIN THE COVE AT PLEASANT GROVE DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION OF THE COVE AT PLEASANT GROVE. 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.
5. A SIDEWALK SHALL BE REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL STREET. THE SIDEWALK MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE AFFECTED LOT.
6. 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.

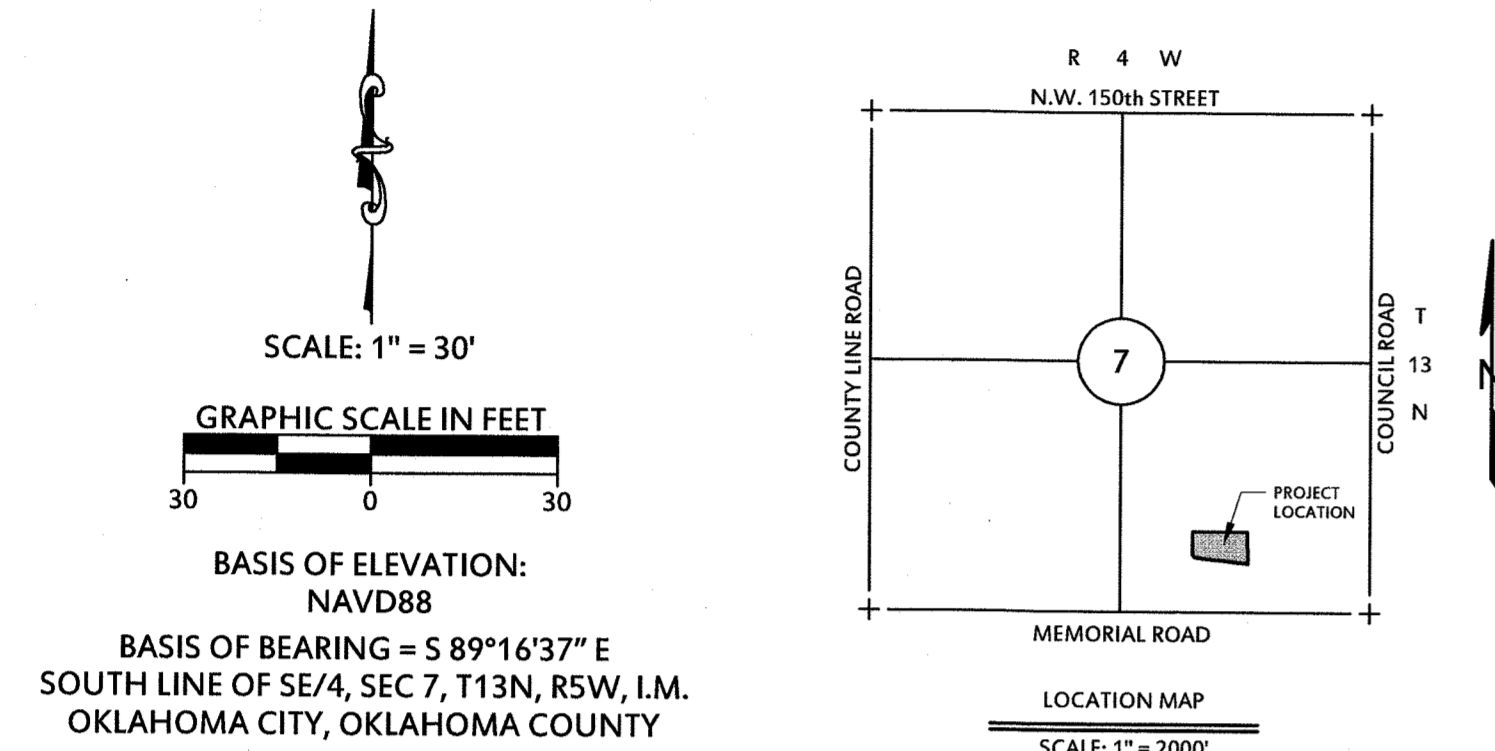


FINAL PLAT TO SERVE THE COVE AT PLEASANT GROVE	
 <b>Crafton Tull</b> architecture   engineering   surveying 405.787.6270   405.787.6271 www.craftontull.com	214 E. Main Oklahoma City, Oklahoma 73104 SHEET NO.: 1 of 2 DATE: 05/18/15 PROJECT NO.: 146049-00
CERTIFICATE OF APPROBATION: CA 973 (PRO) EXPIRES 02/20/16	PD-2368

73-47 1 of 2

# FINAL PLAT OF THE COVE AT PLEASANT GROVE

A PART OF THE SE/4 OF SECTION 7, T13N, R4W, I.M.  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

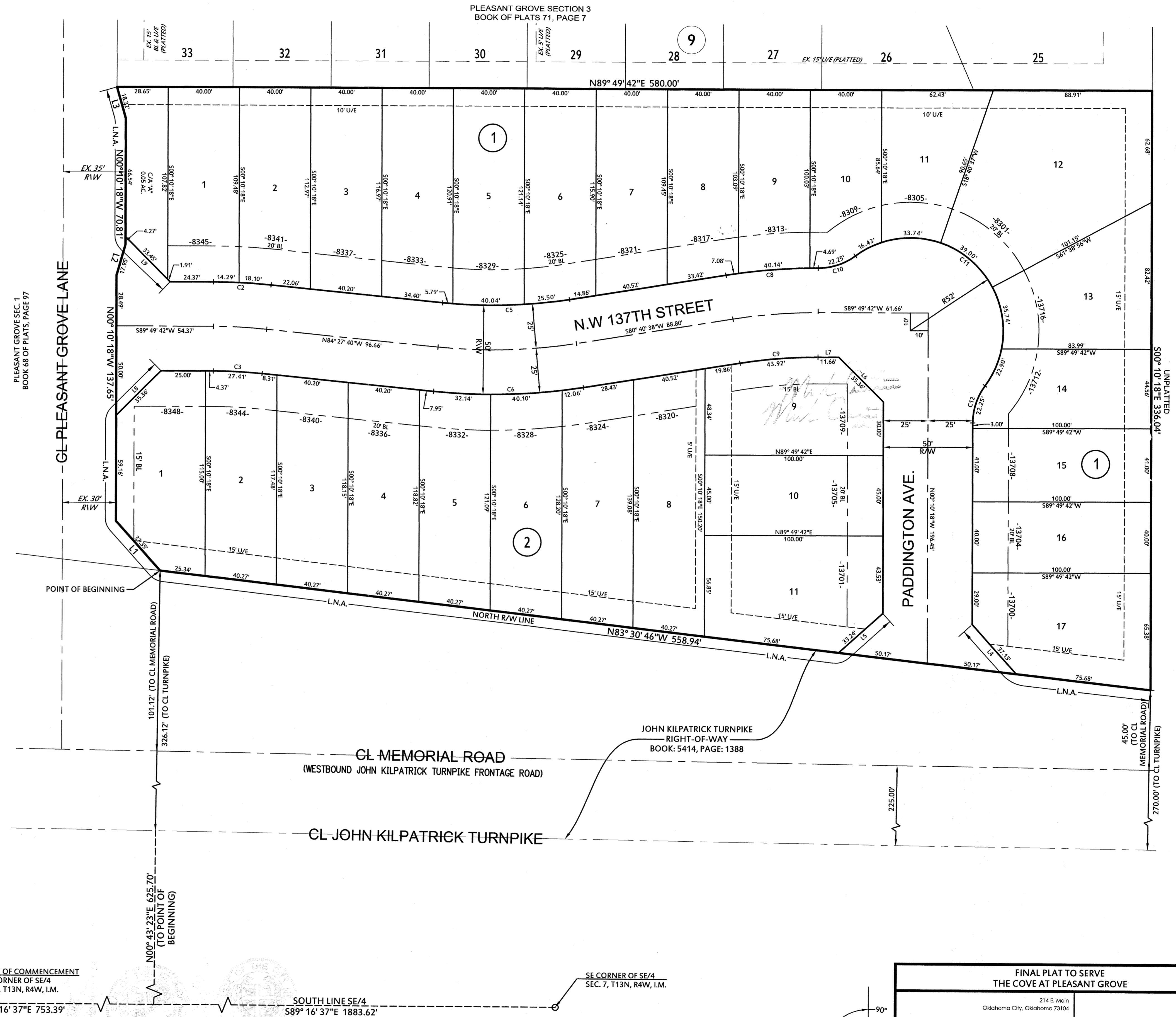


PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	37.35'	N41°50'32"W
L2	17.95'	N16°00'21"E
L3	18.32'	N16°00'21"W
L4	37.13'	S42°08'49"E
L5	33.24'	N48°09'18"E
L6	35.36'	N45°10'18"W
L7	11.66'	S89°49'42"W
L8	35.36'	N44°49'42"E
L9	35.36'	S45°10'18"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	29.90'	300.00'	5°42'38"	N87°18'59"W	29.89'
C2	32.39'	325.00'	5°42'38"	N87°18'59"W	32.38'
C3	27.41'	275.00'	5°42'38"	N87°18'59"W	27.40'
C4	77.82'	300.00'	14°51'42"	S88°06'29"W	77.60'
C5	71.33'	275.00'	14°51'42"	N88°06'29"E	71.13'
C6	84.30'	325.00'	14°51'42"	N88°06'29"E	84.06'
C7	47.91'	300.00'	9°09'04"	S85°15'10"W	47.86'
C8	51.91'	325.00'	9°09'04"	S85°15'10"W	51.85'
C9	43.92'	275.00'	9°09'04"	S85°15'10"W	43.88'
C10	22.25'	35.00'	36°25'43"	N71°36'51"E	21.88'
C11	147.80'	52.00'	162°51'26"	N45°10'18"W	102.84'
C12	22.25'	35.00'	36°25'43"	S18°02'33"W	21.88'

LEGEND	
BL	BUILDING LIMIT LINE
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
C/A	COMMON AREA

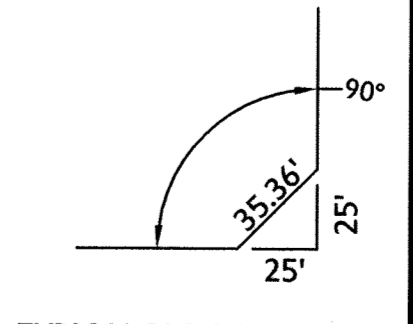
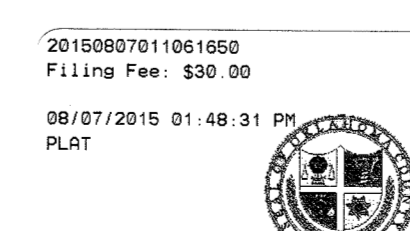
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POINT OF COMMENCEMENT  
SW CORNER OF SE/4  
SEC. 7, T13N, R4W, I.M.  
S89° 16' 37" E 753.39'

SOUTH LINE SE/4  
S89° 16' 37" E 1883.62'

SE CORNER OF SE/4  
SEC. 7, T13N, R4W, I.M.



FINAL PLAT TO SERVE THE COVE AT PLEASANT GROVE	
214 E. Main Oklahoma City, Oklahoma 73104	
<b>Craffton Tull</b> architecture   engineering   surveying 405.787.6270   405.787.6276 f www.crafftontull.com	SHEET NO.: 2 of 2 DATE: 05/18/15 PROJECT NO.: 146049-00
PD-2368	CERTIFICATE OF AUTHORIZATION: CX 973 (PELS) EXPIRES 6/30/2016

73-47 2 of 2