

FINAL PLAT
of
COVELL VALLEY PHASE 1
BEING A PART OF THE NW/4, SEC. 22, T14N, R2W, I.M.
AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

2015042801054500
04/28/2015 11:48:47 AM
Bk. PL73 Pg. 18 Pgs. 2 PLAT
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Gaudin

PROPERTY DESCRIPTION
A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast (NE) Corner of said Northwest Quarter (NW/4);
THENCE South 00°17'51" East, along and with the East line of said Northwest Quarter (NW/4), a distance of 408.88 feet to the POINT OF BEGINNING;
THENCE continuing South 00°17'51" East, along and with the East line of said Northwest Quarter (NW/4), a distance of 914.40 feet;
THENCE South 89°42'09" West, departing said East line, a distance of 90.56 feet;
THENCE North 78°33'52" West, a distance of 120.28 feet;
THENCE South 11°28'08" West, a distance of 21.03 feet;
THENCE North 78°33'52" West, a distance of 50.00 feet;
THENCE North 33°33'52" West, a distance of 35.36 feet;
THENCE North 78°33'52" West, a distance of 190.00 feet;
THENCE South 56°26'08" West, a distance of 35.36 feet;
THENCE South 11°26'08" West, a distance of 60.00 feet;
THENCE North 78°33'52" West, a distance of 50.00 feet;
THENCE North 11°26'08" East, a distance of 10.00 feet;
THENCE North 78°33'52" West, a distance of 120.00 feet;
THENCE North 11°26'08" East, a distance of 94.13 feet;
THENCE North 00°41'35" West, a distance of 89.20 feet;
THENCE South 89°18'10" West, a distance of 374.10 feet;
THENCE South 00°41'50" East, a distance of 205.00 feet;
THENCE South 89°18'10" West, a distance of 170.00 feet;
THENCE South 00°41'50" East, a distance of 8.49 feet;
THENCE South 89°18'10" West, a distance of 127.61 feet;
THENCE North 00°21'28" West, a distance of 897.16 feet;
THENCE North 89°38'32" East, a distance of 453.61 feet;
THENCE North 00°41'50" West, a distance of 109.70 feet;
THENCE North 45°41'50" West, a distance of 14.14 feet;
THENCE North 00°41'50" West, a distance of 173.90 feet;
THENCE North 45°40'29" West, a distance of 35.37 feet;
THENCE North 00°39'08" West, a distance of 90.00 feet to a point on the North line of said Northwest Quarter (NW/4);
THENCE North 89°20'52" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 130.00 feet;
THENCE South 00°39'08" East, departing said North line, a distance of 90.00 feet;
THENCE South 44°19'31" West, a distance of 35.34 feet;
THENCE South 00°41'50" East, a distance of 173.84 feet;
THENCE South 44°18'10" West, a distance of 14.14 feet;
THENCE South 00°41'50" East, a distance of 110.61 feet;
THENCE North 89°18'25" East, a distance of 812.19 feet to the POINT OF BEGINNING.
Containing 1,132,136 square feet or 25.9903 acres, more or less.
Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

This property description was prepared on the 26 day of January, 2015, by Robert R. Hume, Licensed Professional Surveyor, No. 1531.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That COVELL TUCCI, LLC, an Oklahoma limited liability company, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of COVELL VALLEY PHASE 1, an addition to the City of Edmond, Oklahoma County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of COVELL VALLEY PHASE 1, an addition to the City of Edmond, being a part of the Northwest Quarter (NW/4), Section Twenty-Two (22), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 11 day of February, 2015.

All common areas and private drainage easements are the responsibility of the Property Owners Association to maintain.

The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed separately.

Signed by the OWNER this 11 day of February, 2015.

COVELL TUCCI, LLC
an Oklahoma limited liability company

By: Aaron Dodson
AARON DODSON, Manager

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 11 day of February, 2015, personally appeared AARON DODSON, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and duly 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 such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 11 day of February, 2015.
My Commission Expires: 2/29/15
My Commission No.: 11001735

Rachel Whitford
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, Barry K. Moore, Planning Director for the City of Edmond, hereby certify that the City of Edmond Planning Commission duly approved the Final Plat of COVELL VALLEY PHASE 1, an addition to the City of Edmond, Oklahoma County, Oklahoma at a meeting the 22nd day of October, 2015.

Barry K. Moore
Planning Director

CERTIFICATE OF CITY CLERK

I, Boss Vander Hamm, City Clerk of the City of Edmond, Oklahoma County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of COVELL VALLEY PHASE 1, an addition to the City of Edmond, Oklahoma County, Oklahoma.

Signed by the City Clerk this 27th day of April, 2015.
Boss Vander Hamm
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Edmond that the dedication shown on the Final Plat of COVELL VALLEY PHASE 1, an addition to the City of Edmond, Oklahoma County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Edmond this 27th day of April, 2015.
Robert Hamm City Clerk
Charles Paul Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of COVELL VALLEY PHASE 1, an addition to the City of Edmond, Oklahoma County, Oklahoma is vested in COVELL TUCCI, LLC, an Oklahoma limited liability company, on the 18th day of February, 2015, that there are no actions pending or judgments of any nature in any court or on file with the clerk thereof, 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 person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this 23 day of February, 2015.

Jason Waldrop
Vice-President
First American Title Trust Co.

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 23 day of February, 2015, personally appeared Jason Waldrop to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice President, and duly 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 such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 23 day of February, 2015.
My Commission Expires: 2/2/16
My Commission No.: 08001798

Robbingo Kopegood
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Robert "Buta" Freeman, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County and that the tax records of said county show that all taxes for the year 2014 and prior years are paid on the Final Plat of COVELL VALLEY PHASE 1, an addition to the City of Edmond, Oklahoma County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

Witness thereof said County Treasurer has caused this instrument to be executed this 28 day of April, 2015.
Robert "Buta" Freeman
County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Robert R. Hume, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of COVELL VALLEY PHASE 1, an addition to the City of Edmond, Oklahoma County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 11th day of February, 2015, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that 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.

Witness my hand and seal this 11th day of February, 2015.
Robert R. Hume
Robert R. Hume, P.L.S. No. 1531

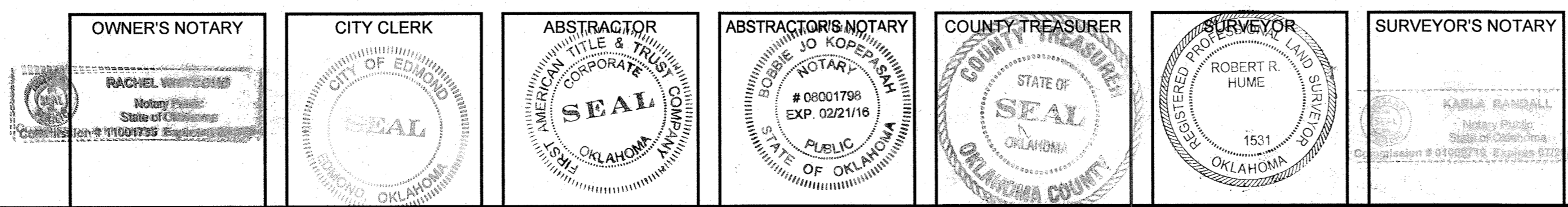
STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Robert R. Hume, 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.

Witness my hand and seal this 11th day of February, 2015.

My Commission Expires: 07/20/17
My Commission No.: 01003119

Karla Randall
Notary Public



FINAL PLAT
of
COVELL VALLEY PHASE 1

Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
Certificate of Authorization #1454 Exp. Date: 06-30-2015
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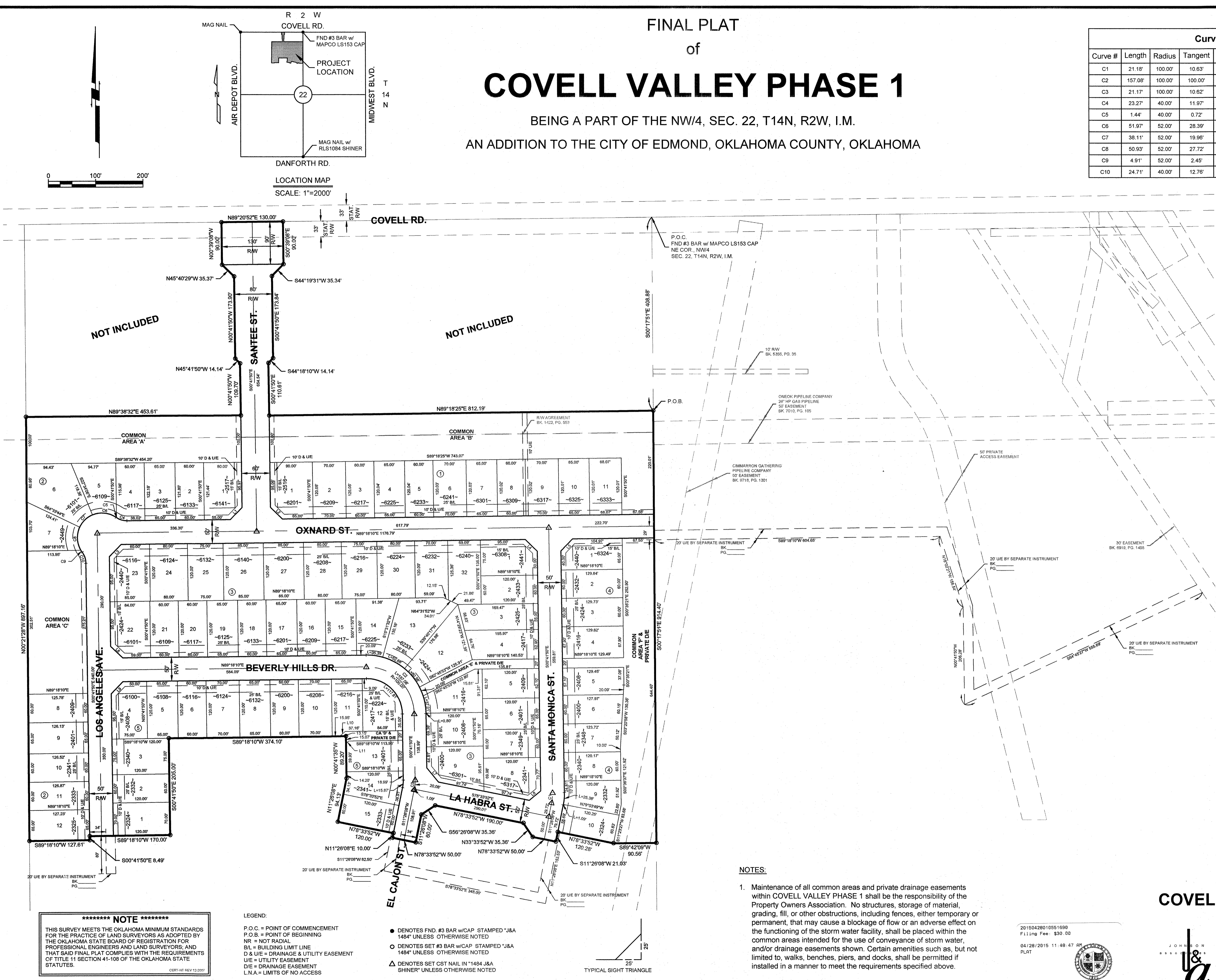
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FINAL PLAT of COVELL VALLEY PHASE 1

BEING A PART OF THE NW/4, SEC. 22, T14N, R2W, I.M.
AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	21.18'	100.00'	10.63'	21.14'	N05°22'09"E	012°07'58"
C2	157.06'	100.00'	100.00'	141.42'	N45°41'50"W	090°00'00"
C3	21.17'	100.00'	10.62'	21.13'	N05°22'17"E	012°07'43"
C4	23.27'	40.00'	11.97'	22.94'	S74°02'01"E	033°19'37"
C5	1.44'	40.00'	0.72'	1.44'	S56°20'17"E	002°03'51"
C6	51.97'	52.00'	28.39'	49.83'	N83°56'14"W	057°15'44"
C7	38.11'	52.00'	19.96'	37.27'	S46°26'05"W	041°59'38"
C8	50.93'	52.00'	27.72'	48.92'	S02°37'21"E	056°07'14"
C9	4.91'	52.00'	2.45'	4.90'	S33°23'08"E	005°24'20"
C10	24.71'	40.00'	12.76'	24.32'	N16°23'34"W	035°23'28"

Line Table		
Line #	Length	Direction
L1	35.36'	N44°18'10"E
L2	35.36'	N45°41'50"W
L3	35.36'	S44°18'10"W
L4	35.36'	N45°41'50"W
L5	35.36'	N44°18'10"E
L6	35.36'	S45°41'50"E
L7	38.89'	S39°37'51"E
L8	31.42'	N50°22'09"E
L9	35.36'	N44°18'10"E
L10	15.54'	S49°14'04"W
L11	7.88'	S49°14'04"W

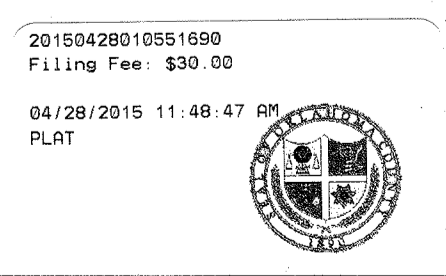


NOTE
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

LEGEND:
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
B/L = BUILDING LIMIT LINE
D & U/E = DRAINAGE & UTILITY EASEMENT
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
L.N.A. = LIMITS OF NO ACCESS

● DENOTES FND #3 BAR w/CAP STAMPED 'J&A 1484' UNLESS OTHERWISE NOTED
○ DENOTES SET #3 BAR w/CAP STAMPED 'J&A 1484' UNLESS OTHERWISE NOTED
△ DENOTES SET CST NAIL IN '1484 J&A SHINER' UNLESS OTHERWISE NOTED

NOTES:
1. Maintenance of all common areas and private drainage easements within COVELL VALLEY PHASE 1 shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. 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.



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1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
Certificate of Authorization #1484 Exp. Date: 06-30-2015
• ENGINEERS • SURVEYORS • PLANNERS •

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