

# FINAL PLAT OF CREEKSIDE GARDENS

BEING A PART OF THE N.E./4 OF SEC. 18, T. 12 N., R. 3 W., I.M. OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

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OKLAHOMA COUNTY CLERK  
RECORDED AND FILED

**OWNER'S CERTIFICATE AND DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: THAT JOHNSTON BUILDERS, L.L.C. A LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS, OR CORPORATION HAVING ANY RIGHT, 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 EASEMENTS SHOWN HEREON TO THE PUBLIC, 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. ALL STREETS ARE PRIVATE AND NOT MAINTAINED BY THE CITY OF OKLAHOMA CITY, BUT SHALL BE ACCESSIBLE FOR EMERGENCY AND PUBLIC UTILITY VEHICLES. IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 10th DAY OF November, 1998. COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

JOHNSTON BUILDERS, L.L.C.  
A LIMITED LIABILITY COMPANY  
*Gary Johnston*  
GARY JOHNSTON, MANAGER

STATE OF OKLAHOMA }  
COUNTY OF Oklahoma }

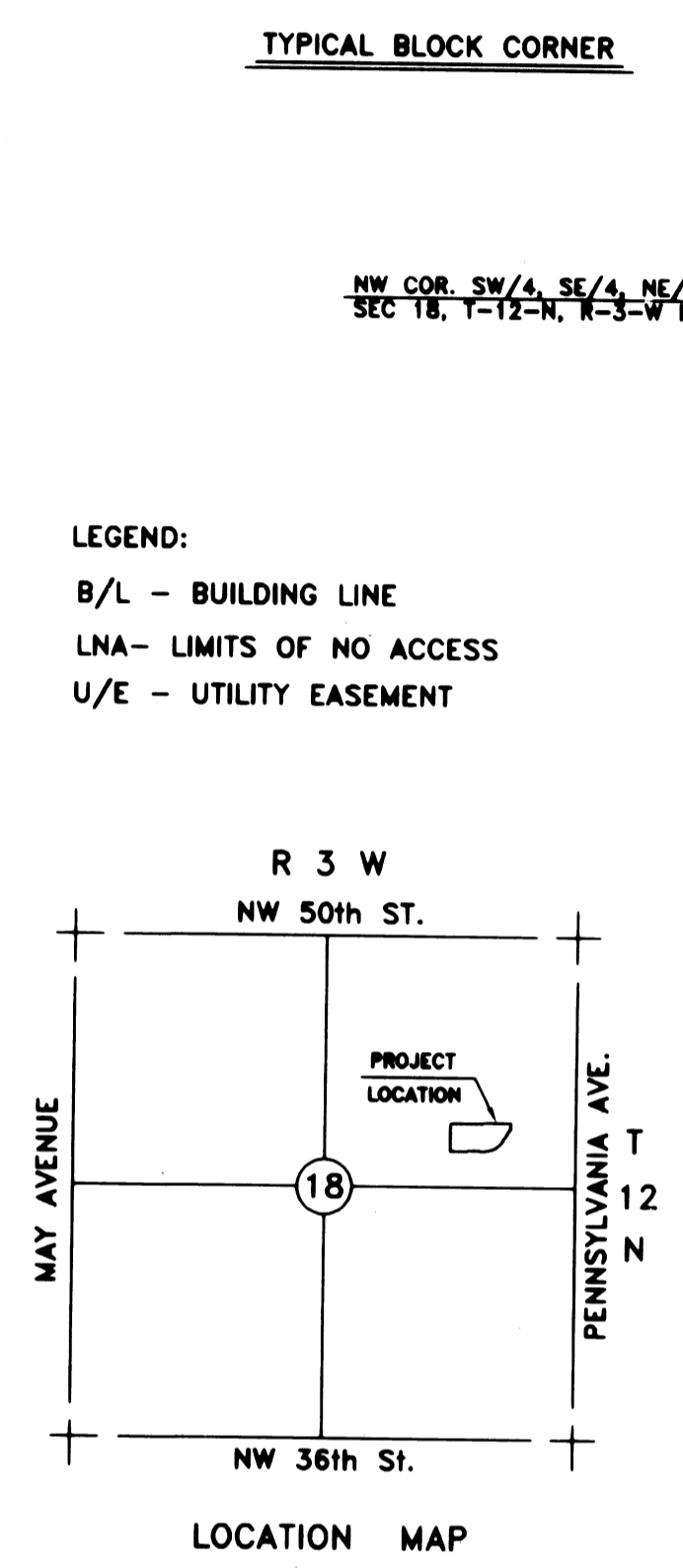
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 10th DAY OF November, 1998, PERSONALLY APPEARED GARY JOHNSTON, MANAGER, OF JOHNSTON BUILDERS, L.L.C. A LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, 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, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: April 9, 2000  
*K. Wilson*  
NOTARY PUBLIC

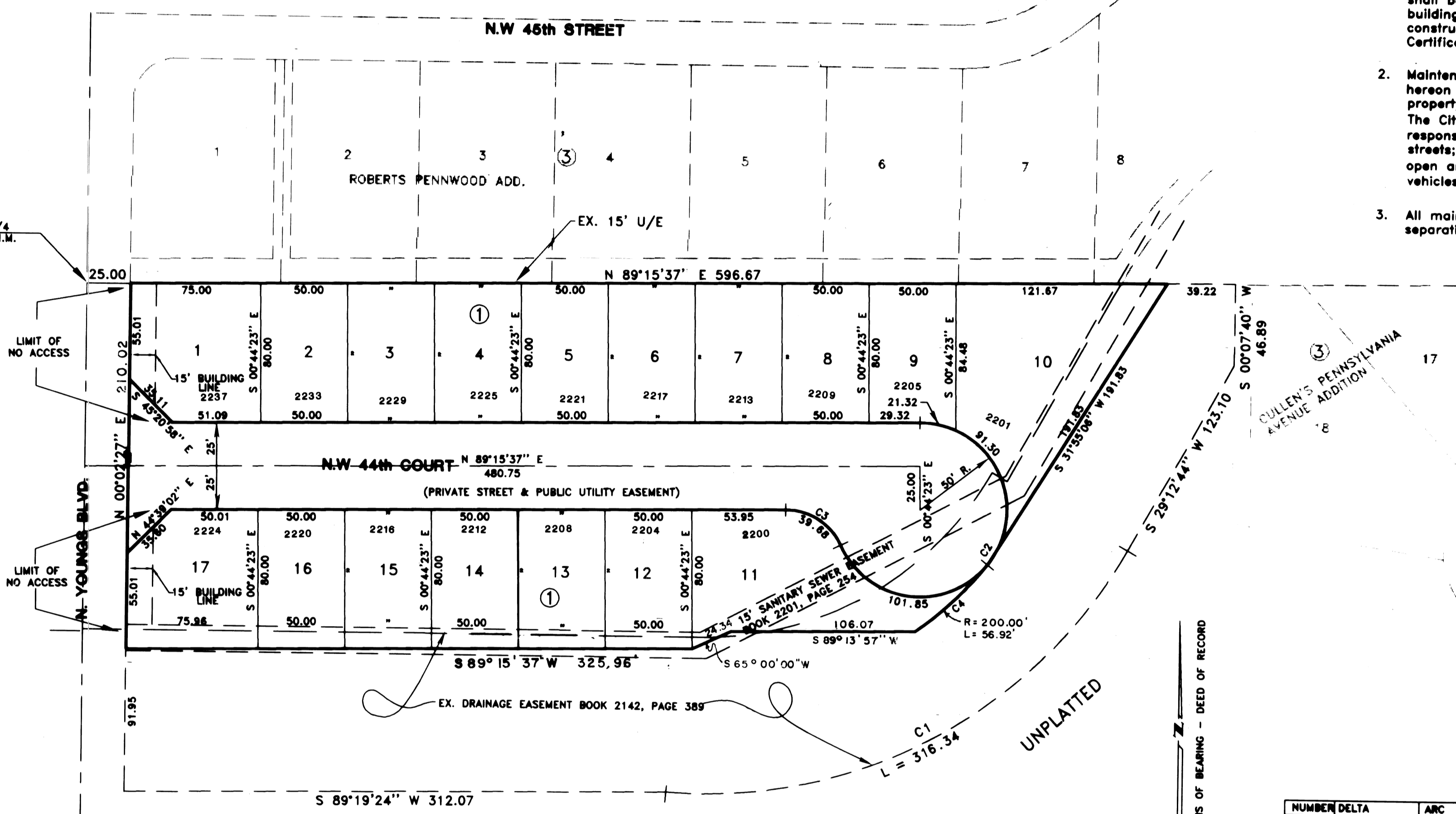
**LEGAL DESCRIPTION**

A part of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Eighteen (18), Township Twelve North (T-12-N), Range Three West (R-3-W), of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at a point located N. 89°15'37" E., a distance of 25.00 feet from the Northwest Corner (NW/C) of said Southwest Quarter (SW/4), Southeast (SE/4), Northeast Quarter (NE/4) of said Section 18;  
Thence from said Point of Beginning, Thence N. 89°15'37" E., a distance of 596.67 feet;  
Thence S. 31°55'08" W., a distance of 191.83 feet; Thence Southwesterly along a curve to the right, having a radius of 200.00 feet, a chord bearing of S. 48°31'04" W., a chord of 56.73 feet, a distance of 56.92 feet; Thence S 89°15'37" W a distance of 06.07 feet; Thence S 65°00'00" W a distance of 24.34 feet; Thence S 89°15'37" W a distance of 325.96 feet to a point on the East-Right-Of-Way line of Youngs Boulevard; Thence N 00°02'27" E along said East-Right-Of-Way line for a distance of 210.02 feet to the Point or Place of Beginning.  
Containing 2.52 Acres more or less.



**LEGEND:**  
B/L - BUILDING LINE  
LNA - LIMITS OF NO ACCESS  
U/E - UTILITY EASEMENT



- Notes:**
- A sidewalk along the front of each lot shall be required to be shown on each building permit application and must be constructed prior to the issuance of a Certificate of Occupancy.
  - Maintenance of the private streets shown hereon shall be the responsibility of the property owners within this subdivision. The City of Oklahoma City shall not be responsible for maintenance of the private streets; however, said streets must remain open and/or accessible for emergency vehicles and public utility vehicles.
  - All main structures shall have minimum separation of 10 feet.

NUMBER	DELTA	ARC	TANGENT	RADIUS	CHORD	BEARING	CHORD
C1	84°58'18"	318.34	177.60	279.11	S 61°40'52" W	299.68	
C2	248°54'10"	214.59	77.14	50.00		83.61	
C3	89°54'10"	38.68	22.36	34.90	N 57°47'18" W	37.93	
C4	18°18'21"	56.82	28.65	200.00	S 48°31'04" W	96.73	

SCALE: 1" = 50'

**LAND SURVEYOR'S CERTIFICATE**

I, ROSS C. MORRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR, AND THAT THE ANNEXED PLAT CORRECTLY REPRESENTS A CAREFUL SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

*Ross C. Morris*  
ROSS C. MORRIS, L.S. 1457

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, 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 THE 10th DAY OF November, 1998.

MY COMMISSION EXPIRES: APRIL 9, 2000  
*K. Wilson*  
NOTARY PUBLIC

**BONDED ABSTRACTOR'S CERTIFICATE**

THE UNDERSIGNED, A 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 THE LAND ON THE ANNEXED PLAT IS VESTED IN JOHNSTON BUILDERS, L.L.C., A LIMITED LIABILITY COMPANY THAT ON THE 10th DAY OF November, 1998, 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 1997, 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, MINERALS, WATER RIGHTS AND EASEMENTS OF RECORD PREVIOUSLY EXCEPTED OR GRANTED. IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 11th DAY OF November, 1998.

ATTEST: *Nancy A. Hall* ASST. SECRETARY  
*Atty. J. Cummins* VICE-PRESIDENT  
FIRST AMERICAN TITLE & TRUST COMPANY

**COUNTY TREASURER'S CERTIFICATE**

I, *Forest S. Gales*, COUNTY TREASURER OF OKLAHOMA COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 1997, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, THAT THE REQUIRED STATUTORY SEQUENTIAL 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 AT THE CITY OF OKLAHOMA CITY, OKLAHOMA, THIS 10th DAY OF Nov, 1998.

*Forest S. Gales*  
COUNTY TREASURER

**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 10th DAY OF November, 1998.

ATTEST: *Thomas P. Hurley* CITY CLERK  
*Kris Humphrey* MAYOR

**CITY PLANNING COMMISSION APPROVAL**

I, *Nick Gales*, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF OKLAHOMA CITY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SAID COMMISSION DULY APPROVED THE ANNEXED PLAT ON THE 10th DAY OF September, 1998.

*Nick Gales*  
CHAIRMAN

**CERTIFICATE OF CITY CLERK**

I, *Thomas P. Hurley*, 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 UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS 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 10th DAY OF November, 1998.

*Thomas P. Hurley*  
CITY CLERK

**CREEKSIDE GARDENS DESIGN ENGINEERS, INC.**

1614 GREENBRIAR PLACE  
OKLAHOMA CITY, OKLA.  
(405) 891-6333  
CA 1020, EXP. 8-30-99

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.

This reproduction meets the requirements as outlined in Senate Bill 377, Section 518, as amended.  
**TRIANGLE / A & E, Inc.**  
P.O. BOX 306, OKLAHOMA CITY, 73101

