

76-23 1/1

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

The CROWN AT LONE OAK, an Oklahoma corporation, hereby certifies that it is the owner of and the only persons, firm or company having any right, title, or interest in and to the land shown on the annexed plat of CROWN AT LONE OAK APARTMENTS, an addition to the City of Oklahoma City, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, public streets and public easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property contained and included therein under the name of CROWN AT LONE OAK APARTMENTS, an addition to the City of Oklahoma City, 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.

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.

IN WITNESS WHEREOF the undersigned has executed this instrument at the City of Oklahoma City, Oklahoma County, on this 27th day of October, 2017.

Attest: CROWN LONE OAK LLC
an Oklahoma Corporation

Tracy Long
Name: Tracy Long
Title: Vice President

STATE OF OKLAHOMA)) SS
COUNTY OF OKLAHOMA))

Before me, the undersigned, a Notary Public in and for said County and State, on this 27th day of October, 2017, personally appeared Tracy Long, to me known to be the identical person who subscribed, as Vice President of CROWN AT LONE OAK LLC, an Oklahoma corporation, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

My Commission Expires:

Mar 5, 2018

Karen C Webb
Notary Public



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 certifies that the records of said county show that the title to the land shown on the annexed plat of CROWN AT LONE OAK APARTMENTS, an addition to the City of Oklahoma City, Oklahoma, is vested in LONE OAK LLC, an Oklahoma corporation, and on the 27th day of October, 2017, 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 2016 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 27th day of October, 2017.

By: Melissa Smith, Assistant Secretary

Melissa Smith
Vice President

STATE OF OKLAHOMA)) SS
COUNTY OF OKLAHOMA))

Before me, the undersigned, a Notary Public in and for said County and State, on this 27th day of October, 2017, personally appeared Melissa Smith, to me known to be the identical Vice President who 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 company, for the uses and purposes therein set forth.

My Commission Expires:

12-30-2017

Christi M. Oplust
Notary Public

LEGAL DESCRIPTION

A part of the East Half of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, said part being more particularly described as follows:

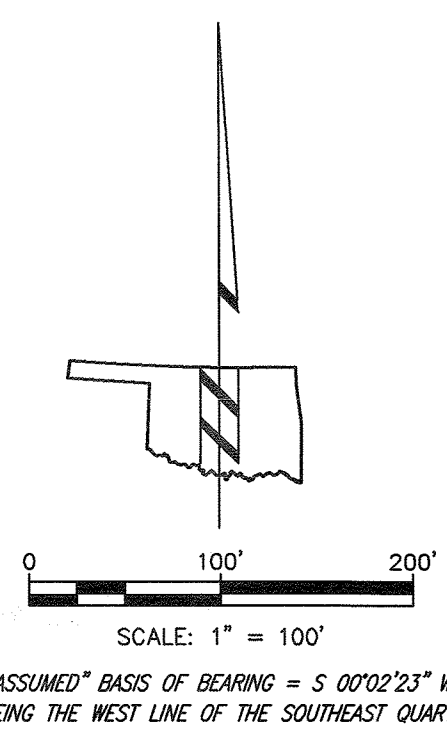
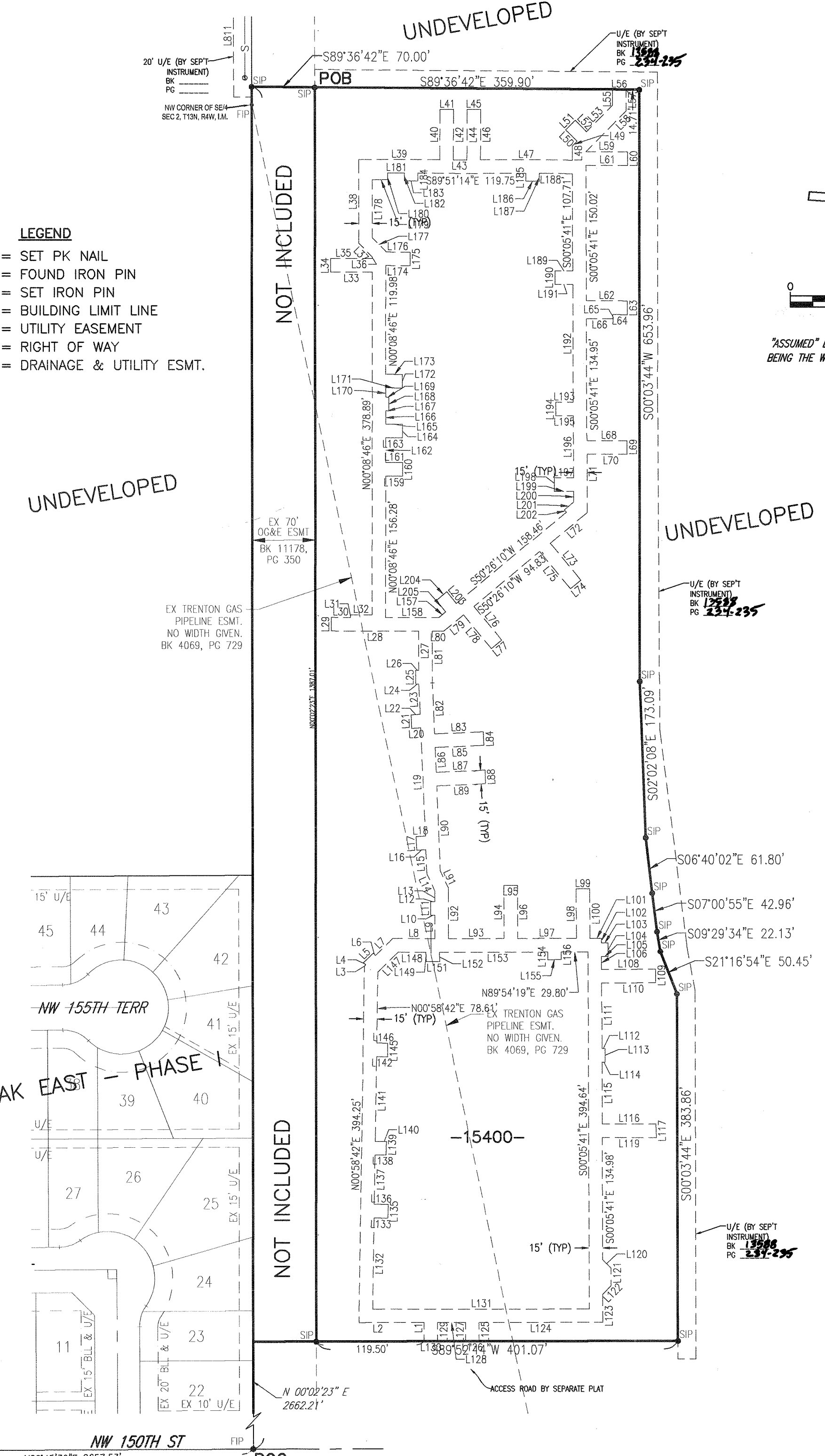
COMMENCING at the Southwest corner of the Southeast Quarter (SE/4) of said Section Two, thence N0°02'23"E along the West line of said SE/4 a distance of 2662.21 feet; thence S89°36'42"E a distance of 70.00 feet to the East line of a 70.00 foot Utility Easement and the POINT OF BEGINNING; thence continuing S89°36'42"E a distance of 359.90 feet; thence S0°03'44"W a distance of 653.96 feet; thence S2°02'08"E a distance of 173.09 feet; thence S6°40'02"E a distance of 61.80 feet; thence S7°00'55"E a distance of 42.96 feet; thence S9°29'34"E a distance of 22.13 feet; thence S21°16'54"E a distance of 50.45 feet; thence S0°03'44"E a distance of 383.86 feet; thence S89°52'14"W a distance of 401.07 feet to the East line of a 70.00 foot Utility Easement; thence N0°02'23"E a distance of 1387.01 feet to the point of beginning. Said described parcel contains 517858.95± square feet or 11.89 acres, more or less, subject to any and all easements, reservations, restrictions and conveyances of record.

PLAT NOTES

- 1. The private drainage easements, private roadway easements, roads, and all islands and medians shall be owned and maintained by the Property Owners' Association. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.
- 2. A sidewalk shall be constructed on each lot where it abuts a local and/or a collector street.
- 3. The sidewalk is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy from the City of Oklahoma City. Owners of corner lots shall incorporate handicap ramps in sidewalk.

FINAL PLAT
OF
CROWN AT LONE OAK APARTMENTS

A PART OF THE SOUTHEAST QUARTER OF SECTION 2
T 13 N, R 4 W, I.M., OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



- LEGEND
- SPK = SET PK NAIL
- FIP = FOUND IRON PIN
- SIP = SET IRON PIN
- BLL = BUILDING LIMIT LINE
- U/E = UTILITY EASEMENT
- ROW = RIGHT OF WAY
- D&U/E = DRAINAGE & UTILITY ESMT.

Table with 4 columns: Easement Line Table, Easement Line Table, Easement Line Table, Easement Line Table. Each column contains line numbers, lengths, and directions.

CERTIFICATE OF CITY CLERK
I, Frances Torsey, City Clerk of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments of unimproved installments upon special assessments have been paid in full and that therefore no special assessment procedures now pending against the land shown on the annexed plat of CROWN AT LONE OAK APARTMENTS, an addition to the City of Oklahoma City, Oklahoma, are due.

REGISTERED SURVEYOR'S CERTIFICATE
I, Michael A. Dawson, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of CROWN AT LONE OAK APARTMENTS, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 27th day of October, 2017.

Before me, the undersigned, a Notary Public in and for said County and State, on this 27th day of October, 2017, personally appeared Michael Dawson, 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.

COUNTY TREASURER'S CERTIFICATE
I, Jerry Stone, 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 2016 and prior years are paid on the annexed plat of CROWN AT LONE OAK APARTMENTS, an addition to the City of Oklahoma City, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes.

CERTIFICATE OF PLANNING COMMISSION
I, Aubrey McDonald, Director of the Planning Department of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of CROWN AT LONE OAK APARTMENTS, an addition to the City of Oklahoma City, Oklahoma at a meeting on the 27th day of March, 2017.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL
BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City that the annexed plat of CROWN AT LONE OAK APARTMENTS, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Oklahoma City this 7th day of November, 2017.
APPROVED by the Mayor of the City of Oklahoma City this 7th day of November, 2017.

CROWN AT LONE OAK APARTMENTS
OWNER/DEVELOPER
CROWN LONE OAK LLC
32 N.W. 144th Circle, Suite B
Edmond, Oklahoma 73013
405-755-3335
PLAT BY: HUITT-ZOLLARS, INC.
CA 1489 EXP 6-30-19
2832 W. WILSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-842-0363
SEPTEMBER 21, 2017
R306727.01
SHEET 1 OF 1

