

# FINAL PLAT OF CRYSTAL PARK PLAZA SEC. 2

Being a Part of The NE/4 of SECTION 33, T 11 N,  
R 3 W, of the I.M., OKLAHOMA COUNTY, OKLAHOMA

**KNOW ALL MEN BY THESE PRESENTS:**

That CRUSE-SIX, L.L.C., an Oklahoma Limited Liability Company, hereby certifies that it is the owner of the land shown on the annexed plat of CRYSTAL PARK PLAZA, SEC. 2, an addition to The City of Oklahoma City, 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 CRYSTAL PARK PLAZA, SEC. 2, an addition to The City of Oklahoma City, Oklahoma County, Oklahoma.

It further certifies that it is the owner of the land, included in the above mentioned plat, and it 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 have caused this instrument to be executed on this 21<sup>st</sup> day of October, 2004.

*Anthony D. Cruise*  
General Manager

STATE OF OKLAHOMA )  
COUNTY OF OK ) SS

Before me, the undersigned, a Notary Public in and for said County and State on this 21 day of October, 2004, personally appeared Anthony Cruise, to me known to be the identical person who subscribed, as General Manager of CRUSE-SIX, L.L.C., an Oklahoma Limited Liability Company, 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 company.

My Commission Expires: 9/24/05  
Commission Number: 04008718  
*Melvin M. Eggen*  
Notary Public

**LEGAL DESCRIPTION**

A tract of land in the Northeast Quarter of Section 33, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Northeast Quarter,

THENCE North 89°32'11" East along the South line of CRYSTAL PARK PLAZA, SEC. 1, a distance of 875.10 feet to the Southeast Corner of Lot 3, Block 2, CRYSTAL PARK PLAZA, SEC. 1, said point also being the POINT OF BEGINNING;

THENCE North 00°16'26" West, along the East side of said Block 2, a distance of 742.52 feet;

THENCE North 89°43'34" East a distance of 697.70 feet;

THENCE North 44°43'34" East a distance of 35.36 feet;

THENCE North 00°16'26" East a distance of 402.66 feet to a point of intersection with a tangent curve;

THENCE on a curve to the left having a radius of 61.00 feet (said curve subtended by a chord bearing North 13°07'46" West a distance of 27.14 feet) a distance of 27.37 feet to a point of reverse curvature;

THENCE on a curve to the left having a radius of 40.00 feet (said curve subtended by a chord bearing North 13°07'47" West a distance of 17.80 feet) a distance of 17.95 feet to a point of intersection with a tangent line;

THENCE North 00°16'26" East a distance of 41.87 feet;

THENCE North 45°22'07" West a distance of 35.30 feet;

THENCE North 89°32'10" East a distance of 395.02 feet to a point being 673.00 feet West of the East line of said Northeast Quarter;

THENCE South 00°29'35" East, parallel with the East line of said Northeast Quarter, a distance of 1278.50 feet to a point on the South line of said Northeast Quarter being 673.00 feet West of the East line of said Northeast Quarter;

THENCE South 89°32'11" West, along the South line of said Northeast Quarter, a distance of 1087.62 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 1,000,670 square feet or 22.9722 acres, more or less.

**BONDED ABSTRACTOR'S CERTIFICATE**

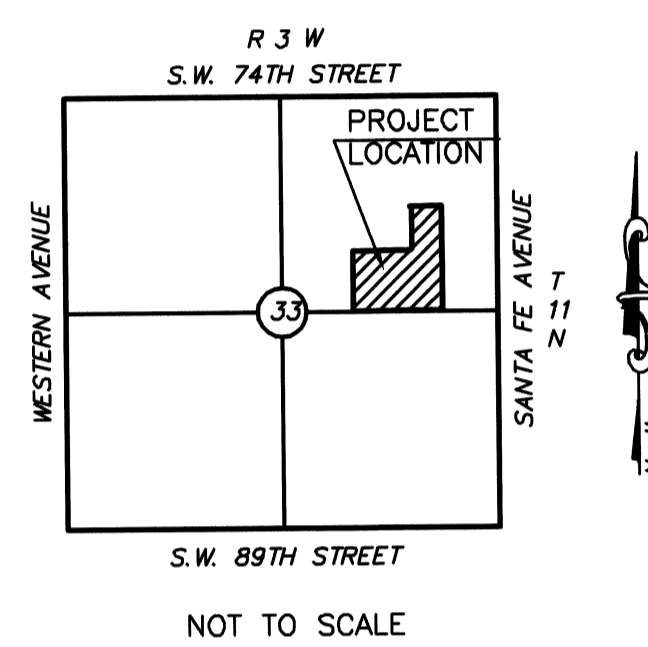
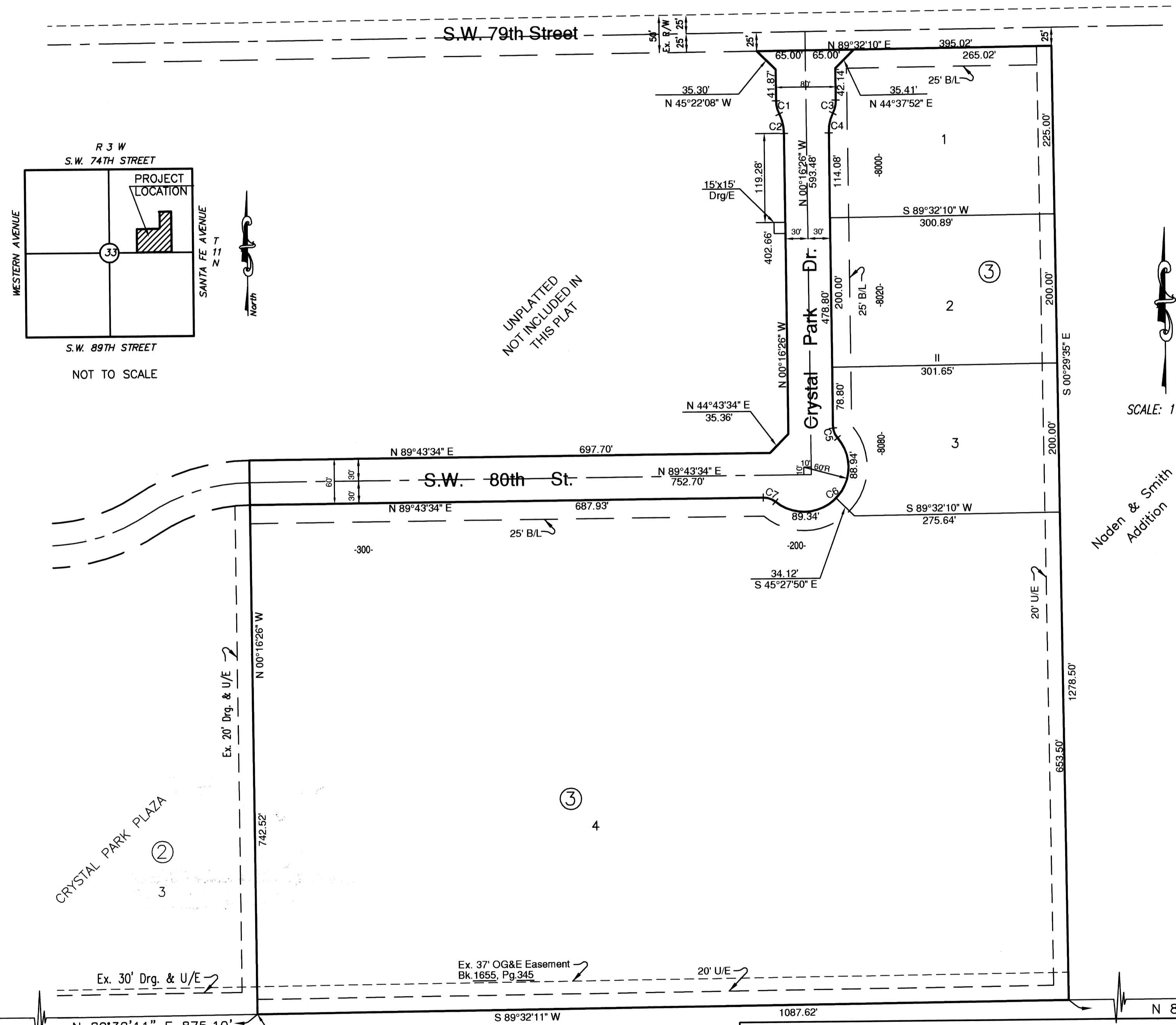
The undersigned, duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of CRYSTAL PARK PLAZA SEC. 2, an addition to The City of Oklahoma City, Oklahoma, is vested in CRUSE-SIX, L.L.C., Oklahoma Limited Liability Company, and on the 21 day of October, 2004, there are no actions pending or judgments pending 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 2003 and prior years, that there are no outstanding tax sales liens, mortgages or other encumbrances of any kind included in the annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 6<sup>th</sup> day of October, 2004.  
*Cornelia S. Cain*  
Vice-President

**CERTIFICATE OF CITY CLERK**

I, Frances Kersey, City Clerk of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said city and find that all deferred payments or unmaturing 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 CRYSTAL PARK PLAZA, SEC. 2, an addition to The City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 16 day of November, 2004.  
*Frances Kersey*  
City Clerk



CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	28°42'43"	40.00	9.13	17.95	N130°27'47"W	17.80
C2	28°42'25"	61.00	13.92	27.37	N130°27'46"W	27.14
C3	28°42'43"	40.00	9.13	17.95	N12°34'56"E	17.80
C4	28°42'25"	61.00	13.92	27.37	S12°34'56"W	27.14
C5	40°07'29"	25.00	9.13	17.95	S20°20'01"E	17.15
C6	17°01'41"	60.00	7.02	17.87	N44°43'34"E	17.95
C7	40°07'09"	25.00	9.13	17.95	N70°12'51"W	17.15

**BASIS OF BEARING**  
Plat of Record, Montclair Addition

P.O.C. S.W. Cor., NE/4 Sec. 33, T11N, R3W, I.M. Fnd. 3/8" IP  
P.O.B. S.E. Cor. Lot 3, Block 2 CRYSTAL PARK PLAZA

**REGISTERED SURVEYOR'S CERTIFICATE:**  
I, Shaun Christopher Axton, do hereby certify that I am a Registered Professional Land Surveyor, in the State of Oklahoma and the annexed plat of CRYSTAL PARK PLAZA SEC. 2, an addition to The City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 21<sup>st</sup> day of July, 2004.  
I further certify that said annexed plat complies with the Requirements of Title 11, Section 41-108 of the Oklahoma State Statutes, and 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.  
Certificate of Authorization CA-3045  
*Shaun Christopher Axton*  
Shaun Christopher Axton  
Registered Professional Land Surveyor  
Oklahoma No. 1494

STATE OF OKLAHOMA )  
COUNTY OF Cleveland ) SS  
Before me, the undersigned, a Notary Public in and for said County and State on this 30<sup>th</sup> day of July, 2004, personally appeared Shaun Axton, 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: 12/31/08  
My Commission Number: 00026114  
*David Ball*  
Notary Public

**COUNTY TREASURER'S CERTIFICATE**  
Forest Buta 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 shows that all taxes for the year 2003 and prior years are paid on the annexed plat of CRYSTAL PARK PLAZA, SEC. 2, 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.  
In witness, thereof, said County Treasurer has caused this instrument to be executed this 19<sup>th</sup> day of October, 2004.  
*Forest Buta Freeman*  
County Treasurer

**CERTIFICATE OF PLANNING COMMISSION**  
I, Kevin George, Chairman of the Planning Commission of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission duly approved the Final Plat of CRYSTAL PARK PLAZA, SEC. 2, an addition to the City of Oklahoma City, Oklahoma at a meeting on the 24<sup>th</sup> day of April, 2003.  
*Kevin George*  
Planning Commission Chair

**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**  
BE IT HEREBY RESOLVED by the Council of The City of Oklahoma City, that the annexed plat of CRYSTAL PARK PLAZA, SEC. 2, 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 16 day of November, 2004.  
Adopted by the Mayor of The City of Oklahoma City, this 16 day of November, 2004.  
Attest  
*Frances Kersey*  
City Clerk  
*Mark Sweet*  
Mayor

Doc # 20044387325  
BK 65  
Pg 91-93  
DATE 11/22/04 10:46:13  
Title Fee \$15.00  
Recording Fee \$40.00  
Scale of Abstr. Plat  
Oklahoma County Clerk  
Cleveland

N.E. Cor., NE/4  
Sec. 33, T11N, R3W, I.M.  
Fnd. 1/2" IP  
N 00°29'35" W 2639.78'  
S.E. Cor., NE/4  
Sec. 33, T11N, R3W, I.M.  
Fnd. Nail

NOTE: The maintenance of the Medians within the Rights-of-Way of S.W. 80th Street and Crystal Park Drive shall be the responsibility of the property owners association comprised of all lot owners within the plat of Crystal Park Plaza, Sec. 2.  
Maintenance of the common areas and/or private drainage easements 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 shall be placed within the common areas and/or drainage easements shown.

Seal of the City of Oklahoma

Notary Seal

Shaun Christopher Axton  
Registered Professional Land Surveyor  
Oklahoma No. 1494

Notary Seal

Abstractor's Seal

Seal of the State of Oklahoma

Mark Deal & Associates, P.C.  
1684 S.W. 86th St., Suite C  
Oklahoma City, OK 73159  
405.681.3325 voice • 405.681.3326 fax  
mark@pi.net  
Certificate of Authorization No. 3045  
Expires June 30, 2005

**TODD Engineering, Inc.**  
Civil Engineering & Consulting  
P.O. BOX 892925 Oklahoma City, Oklahoma 73189  
1505 S.W. 104th St. Oklahoma City, Oklahoma 73129  
Phone: (405)691-1626 CA #2555 Expires 6/30/03 Fax: (405)691-1627

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