

# FINAL PLAT of CUMBERLAND COURT

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07/27/2017 02:12:24 PM  
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State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That CUMBERLAND DRIVE, LLC, 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 CUMBERLAND COURT, an addition to the City of Nichols Hills, 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 CUMBERLAND COURT, an addition to the City of Nichols Hills, being a part of the Southeast Quarter (SE/4), Section Five (5), Township Twelve (12) North, Range Three (3) 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 23 day of June, 2017.

Signed by the Manager this 23<sup>rd</sup> day of June, 2017.

CUMBERLAND DRIVE, LLC,  
an Oklahoma limited liability company

By: [Signature]  
Tony S. Say, Manager

STATE OF OKLAHOMA      SS  
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 23 day of June, 2017, personally appeared Tony S. Say, 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 23 day of June, 2017.

My Commission Expires: 2/28/19  
My Commission No.: 11001735

[Signature]  
Notary Public

**CERTIFICATE OF PLANNING COMMISSION**

I, John McCaleb, Chairman of the City of Nichols Hills Planning Commission, hereby certify that the City of Nichols Hills Planning Commission duly approved the Final Plat of CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma at a meeting the 5<sup>th</sup> day of April, 2017.

[Signature]  
Chairman  
John McCaleb

**CERTIFICATE OF CITY CLERK**

I, Kristi Hort, City Clerk of the City of Nichols Hills, 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 CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma.

Signed by the City Clerk this 11<sup>th</sup> day of July, 2017.

[Signature]  
City Clerk

BEING A REPLAT OF LOTS 1-11 BLOCK 4 AND CUMBERLAND DRIVE AS SHOWN ON THE PLAT NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA (ALSO REFERRED TO AS THE BUSINESS SECTION OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA) RECORDED IN BOOK 23 OF PLATS, PAGE 72 AND BEING A REPLAT OF LOTS 14-25 BLOCK 5 AND CUMBERLAND DRIVE AS SHOWN ON THE RECORDED PLAT NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA RECORDED IN BOOK 22 OF PLATS, PAGE 44

BEING A PART OF THE SE/4, SEC. 5, T12N, R3W, I.M.  
AN ADDITION TO THE CITY OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA

**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**

Be it resolved by the Council of the City of Nichols Hills that the dedication shown on the Final Plat of CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Nichols Hills this 11<sup>th</sup> day of July, 2017.

Approved by the Mayor of the City of Nichols Hills this 11<sup>th</sup> day of July, 2017.

[Signature]      [Signature]  
City Clerk      Mayor

**BONDED ABTRACTOR'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 CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma is vested in CUMBERLAND DRIVE, LLC, on the 12 day of July, 2017, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 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, 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 12 day of July, 2017.

American Eagle Title Insurance Company  
[Signature]  
Eric R. Offen, President

STATE OF OKLAHOMA      SS  
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 12 day of July, 2017, personally appeared Eric R. Offen to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its 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 12 day of July, 2017.

My Commission Expires: 9 June 2020  
My Commission No.: 16005657

[Signature]  
Notary Public

**COUNTY TREASURER'S CERTIFICATE**

Forrest "Butch" Freeman 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 2016 and prior years are paid on the Final Plat of CUMBERLAND COURT, an addition to the City of Nichols Hills, 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.

In witness thereof said County Treasurer has caused this instrument to be executed this 26 day of July, 2017.

[Signature]  
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 CUMBERLAND COURT, an addition to the City of Nichols Hills, Oklahoma County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 23<sup>rd</sup> day of June, 2017, 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 23<sup>rd</sup> day of June, 2017.

[Signature]  
Robert R. Hume, P.L.S. No. 1531

STATE OF OKLAHOMA      SS  
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 23<sup>rd</sup> day of June, 2017.

My Commission Expires: 07/20/17  
My Commission No.: 01009719

[Signature]  
Notary Public

**PROPERTY DESCRIPTION**

A tract of land being a part of the Southeast Quarter (SE/4) of Section Five (5), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, City of Nichols Hills, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of Lot Thirty-two (32) Block Four (4) as shown on the recorded plat NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA (also referred to as the BUSINESS SECTION OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA) recorded in Book 23 of Plats, Page 72, said point being the POINT OF BEGINNING;

THENCE South 89°38'00" West, along and with the North line of Lots Thirty-two (32) through Nineteen (19) and Lot Twelve (12) Block Four (4) as shown on said plat BUSINESS SECTION OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA, a distance of 655.09 feet to the Northwest (NW) Corner of said Lot Twelve (12) Block Four (4), said point lying on the East right-of-way line of Avondale Drive;

THENCE along and with the East right-of-way line of Avondale Drive on a non-tangent curve to the right having a radius of 789.00 feet, a chord bearing of North 22°01'26" West, a chord length of 42.32 feet and an arc length of 42.33 feet;

THENCE North 20°29'14" West, continuing along and with the East right-of-way line of Avondale Drive, a distance of 338.37 feet to the Southwest (SW) Corner of Lot Thirteen (13) Block Five (5) as shown on the plat NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA recorded in Book 22 of Plats, Page 44;

THENCE North 89°59'31" East, along and with the South line of said Lots Thirteen (13) through One (1) Block Five (5) as shown on said plat NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA, a distance of 791.38 feet to the Southeast (SE) Corner of said Lot One (1) Block Five (5), said point lying on the West right-of-way line of Western Avenue;

THENCE South 00°00'00" West, along and with the West right-of-way line of Western Avenue, a distance of 180.00 feet to the centerline of said Cumberland Drive;

THENCE South 89°59'31" West, along and with the centerline of said Cumberland Drive, a distance of 2.00 feet;

THENCE South 00°00'00" West, along and with the West right-of-way line of Western Avenue, a distance of 172.12 feet to the POINT OF BEGINNING.

Containing 256,493 square feet or 5.8883 acres, more or less.

This property description was prepared on the 1st day of February, 2016, by Robert R. Hume, Licensed Professional Surveyor, No. 1531.

FINAL PLAT  
of  
CUMBERLAND COURT

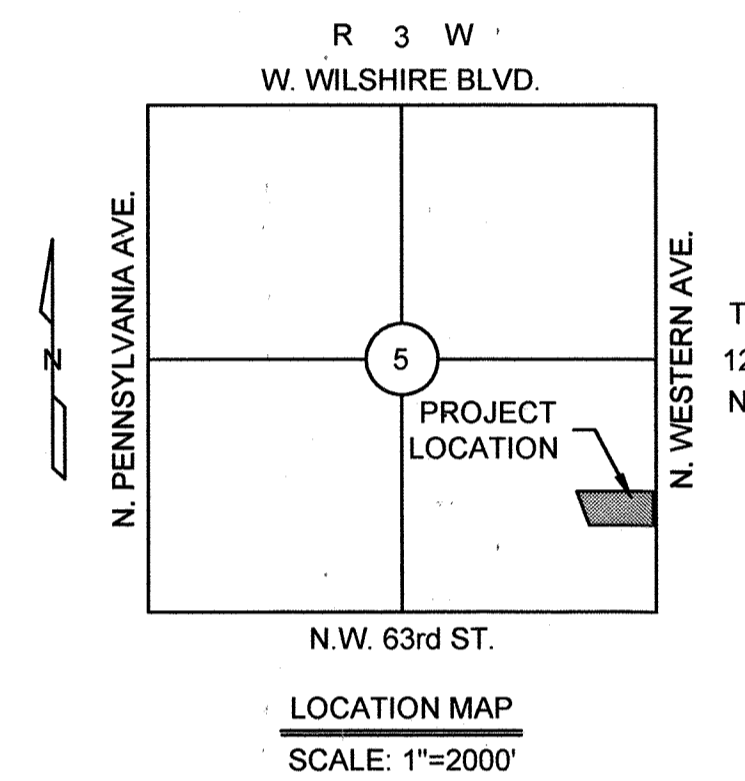
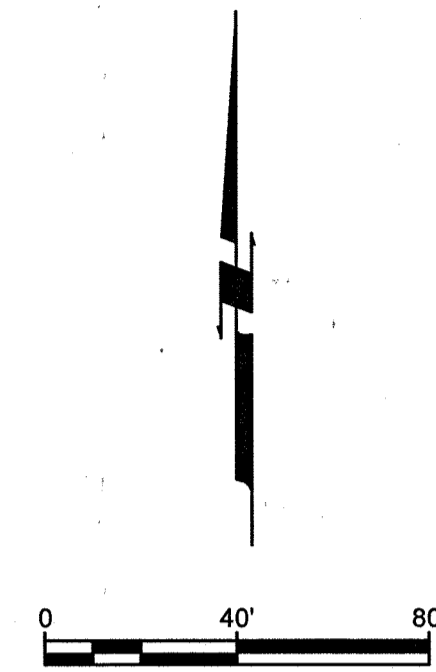
Johnson & Associates, Inc. WI  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075      FAX (405) 235-8078  
Certificate of Authorization #1484      Exp. Date: 06-30-2017

<p style="font-size: x-small;">OWNER'S NOTARY</p> <p style="font-size: x-small;">RACHEL WHITCOMB Notary Public State of Oklahoma Commission # 11991735 Expires 02/28/19</p>	<p style="font-size: x-small;">CITY CLERK</p> <p style="font-size: x-small;">CITY OF NICHOLS HILLS OFFICIAL SEAL NICHOLS HILLS, OKLAHOMA</p>	<p style="font-size: x-small;">ABSTRACTOR</p> <p style="font-size: x-small;">AMERICAN EAGLE TITLE INSURANCE COMPANY SEAL OKLAHOMA</p>	<p style="font-size: x-small;">ABSTRACTOR'S NOTARY</p> <p style="font-size: x-small;">ANDREW MCCOY NOTARY PUBLIC #16005657 EXP. 06/09/20 STATE OF OKLAHOMA</p>	<p style="font-size: x-small;">COUNTY TREASURER</p> <p style="font-size: x-small;">SEAL OKLAHOMA COUNTY</p>	<p style="font-size: x-small;">SURVEYOR</p> <p style="font-size: x-small;">REGISTERED PROFESSIONAL LAND SURVEYOR ROBERT R. HUME 1531 OKLAHOMA</p>	<p style="font-size: x-small;">SURVEYOR'S NOTARY</p> <p style="font-size: x-small;">KARLA RANDALL Notary Public State of Oklahoma Commission # 0720</p>
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# FINAL PLAT of CUMBERLAND COURT

BEING A REPLAT OF LOTS 1-11 BLOCK 4 AND CUMBERLAND DRIVE AS SHOWN ON THE PLAT NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA (ALSO REFERRED TO AS THE BUSINESS SECTION OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA) RECORDED IN BOOK 23 OF PLATS, PAGE 72 AND BEING A REPLAT OF LOTS 14-25 BLOCK 5 AND CUMBERLAND DRIVE AS SHOWN ON THE RECORDED PLAT NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA RECORDED IN BOOK 22 OF PLATS, PAGE 44

BEING A PART OF THE SE/4, SEC. 5, T12N, R3W, I.M.  
AN ADDITION TO THE CITY OF NICHOLS HILLS, OKLAHOMA COUNTY, OKLAHOMA



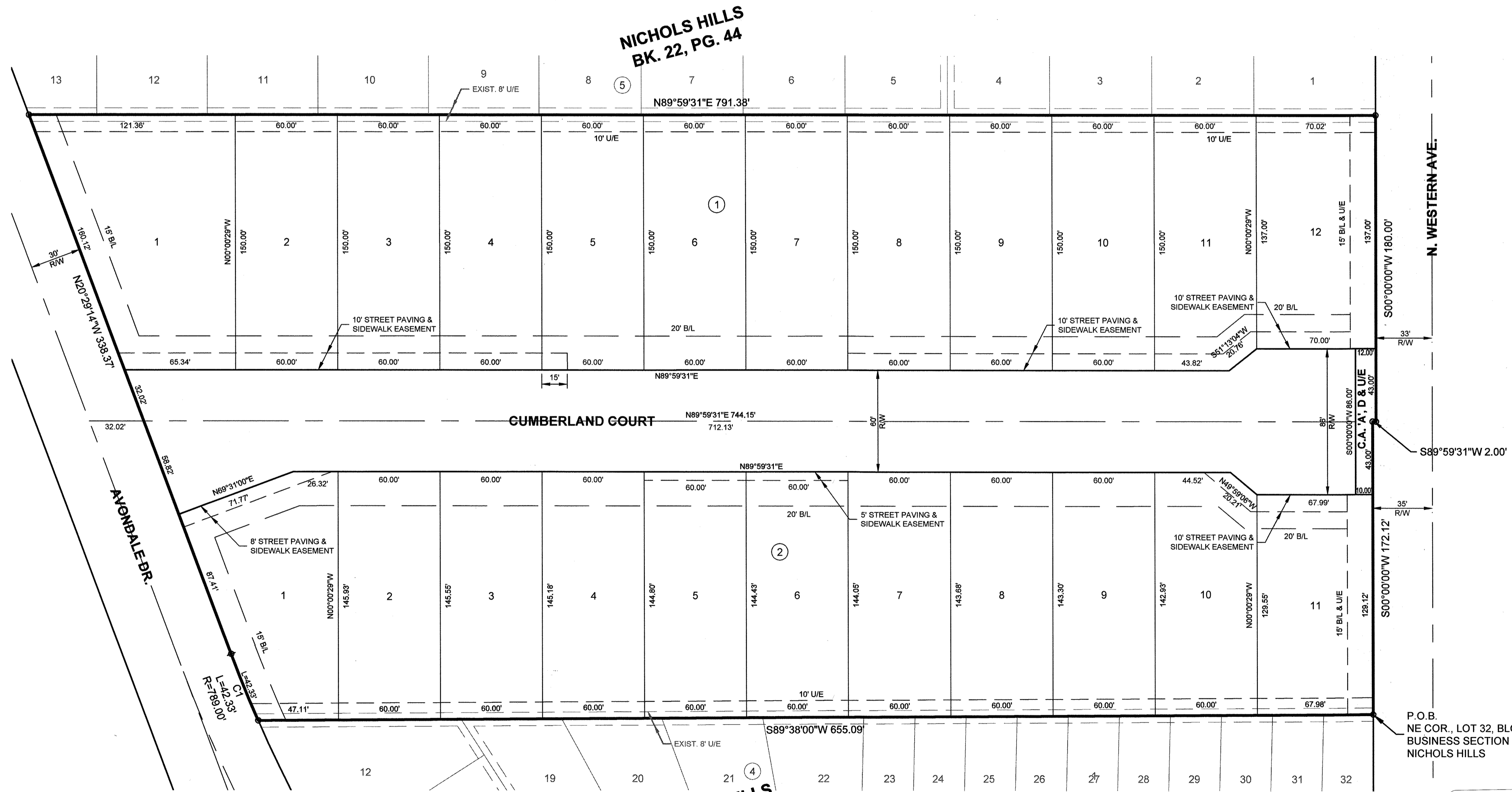
**\*\*\*\*\* NOTE \*\*\*\*\***  
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.  
CERT-NY REV 12-2007

**LEGEND:**

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

● 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

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	42.33'	789.00'	21.17'	42.32'	N22°01'26"W	003°04'25"



**NICHOLS HILLS  
BUSINESS SECTION  
BK. 23, PG. 72**

**NOTES:**

1. A mandatory Property Owners Association is required.
2. All common areas including guard house, islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within CUMBERLAND COURT.
3. A sidewalk shall be required on each lot where it fronts a local street in the addition as well as in the right of way adjacent to the west side of Lot 1, Block 2 and the east side of Lot 11, Block 2. The sidewalk will be required at the building permit stage and installed prior to the issuance of an Occupancy Certificate by the City of Nichols Hills.
4. Building setbacks not shown on Cumberland Court Plat shall be regulated by the Cumberland Court PUD, Section 9.5

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Filing Fee: \$30.00  
07/27/2017 02:12:24 PM  
PLAT

FINAL PLAT  
of

## CUMBERLAND COURT

**Johnson & Associates, Inc.**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078

Certificate of Authorization #1484 Exp. Date: 06-30-2017  
ENGINEERS • SURVEYORS • PLANNERS

75-77

2/2