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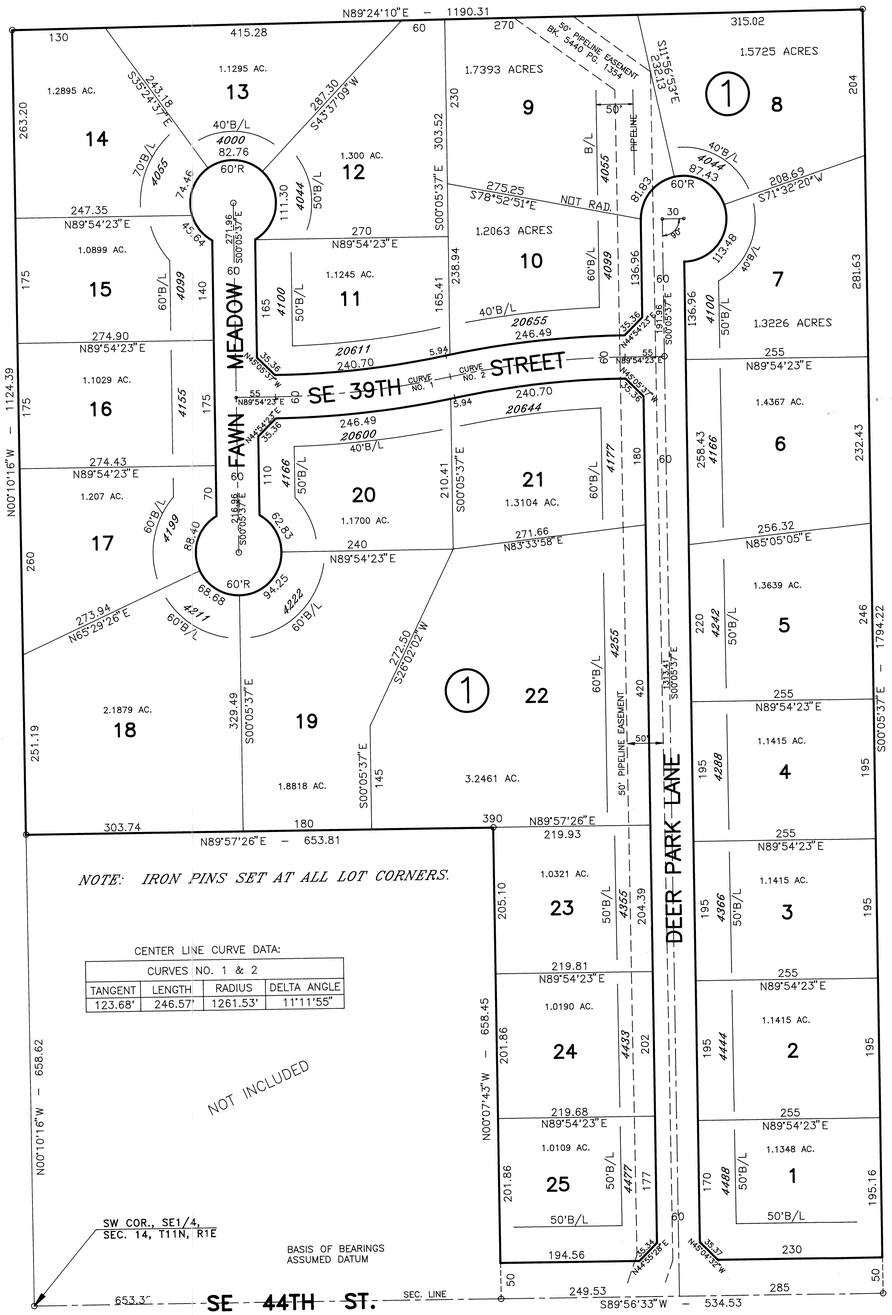
03/04/1998
Christine Tindall
Oklahoma County Clerk
RECORDED AND FILED

FINAL PLAT

# DEER PARK

## A PART OF THE SE 1/4, SEC. 14, T11N, R1E OF THE I.M. IN OKLAHOMA COUNTY, OKLAHOMA

SCALE: 1"=100'




CENTER LINE CURVE DATA:

CURVES NO. 1 & 2

| TANGENT | LENGTH | RADIUS | DELTA ANGLE |
|---|---|---|---|
| 123.68' | 246.57' | 1261.53' | 11°11'55" |

## LEGAL DESCRIPTION:

PART OF THE SE 1/4 OF SECTION 14, T–11–N, R–1–E, OF THE I.M., OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE 1/4, THENCE N00°10'16"W ALONG THE WEST LINE OF SAID SE 1/4 A DISTANCE OF 658.62 FEET TO THE POINT OF BEGINNING, THENCE N00°10'16"W A DISTANCE OF 1124.39 FEET; THENCE 89°24'10"E A DISTANCE OF 1190.31 FEET; THENCE S00°05'37"E A DISTANCE OF 1794.22 FEET TO THE SOUTH LINE OF SAID SE 1/4; THENCE S89°56'33"W ALONG THE SOUTH LINE OF SAID SE 1/4 A DISTANCE OF 534.53 FEET; THENCE N00°07'43"W A DISTANCE OF 658.45 FEET; THENCE S89°57'26"W A DISTANCE OF 653.81 FEET TO THE POINT OR PLACE OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 38.94 ACRES, MORE OR LESS.

## OWNER'S CERTIFICATE AND DEDICATION:

THE UNDERSIGNED, PERRY H. TOWNSEND, JR. AND ALMA JANE TOWNSEND, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LEGAL TITLE AND THE ONLY PERSONS, FIRM OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST, IN AND TO THE LAND SHOWN ON THE ANNEXED MAP OR PLAT AND DOES FURTHER CERTIFY:

1. THAT AS OWNER OF THE TITLE TO SAID LAND WHICH IS SHOWN ON THE ANNEXED PLAT OR MAP OF DEER PARK, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE I.M., OKLAHOMA COUNTY, OKLAHOMA, HEREBY DEDICATE THE STREETS, AVENUES AND DRIVES AS SHOWN ON SAID PLAT OR MAP, FOR THE USE OF THE PUBLIC AND ITS SUCCESSORS AND OR ASSIGNS AND GUARANTEES A CLEAR TITLE TO THE LAND SO DEDICATED AND HAS CAUSED THE SAME TO BE RELEASED OF ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR EXCEPT AS SHOWN ON THE BONDED ABSTRACTER'S CERTIFICATE.
2. THAT THE AREAS INDICATED ON SAID PLAT OR MAP AS "UTILITY EASEMENTS" (U/E) ARE HEREBY RESERVED FOR THE PURPOSE OF LOCATING, CONSTRUCTING, ERECTING, MAINTAINING, CONDUCTING AND PERFORMING ANY PUBLIC OR QUASI–PUBLIC UTILITY OR UTILITY FUNCTION OR SERVICE, ABOVE OR BENEATH THE SURFACE OF THE GROUND, WITH RIGHTS OF INGRESS AND EGRESS AT ANY TIME FOR THE PURPOSE OF INSTALLATION, REPAIR, MAINTENANCE, OPERATION AND REMOVAL OF ANY PUBLIC OR QUASI–PUBLIC UTILITY.
3. THAT SAID PROPERTY COVERED BY SAID PLAT OR MAP AND DEDICATION IS SUBJECT TO CERTAIN RESTRICTIONS, RESERVATIONS, AND COVENANTS CONTAINED IN A SEPARATE INSTRUMENT WHICH WILL BE FILED IN THE OFFICE OF THE COUNTY CLERK OF OKLAHOMA COUNTY, OKLAHOMA SUBSEQUENT TO THE FILING OF THIS PLAT.

Perry H. Townsend Jr.
PERRY H. TOWNSEND, JR.

Alma Jane Townsend
ALMA JANE TOWNSEND

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NORARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 7th DAY OF January, 1998, PERSONALLY APPEARED PERRY H. TOWNSEND, JR. AND ALMA JANE TOWNSEND TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.
WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 2-1-2001

NOTARY PUBLIC

## BONDED ABSTRACTER'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTER 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 DEER PARK, AN ADDITION TO OKLAHOMA COUNTY, OKLAHOMA, IS VESTED IN PERRY H. TOWNSEND, JR. AND ALMA JANE TOWNSEND, HUSBAND AND WIFE AND ON THE 23rd DAY OF January, 1997, 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 199 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, EASEMENTS, RIGHTS–OF–WAY, OIL AND GAS LEASES AND MINERAL CONVEYANCES EXCEPT THOSE OF RECORD.

IN WITNESS WHEREOF, SAID BONDED ABSTRACTER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 1997.

FIRST AMERICAN TITLE AND TRUST CO.

ATTEST

BY: _____
ASSISTANT SECRETARY

BY: _____
PRESIDENT

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NORARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 1997, PERSONALLY APPEARED _____ 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, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.
WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

I, GEORGE EARL DAVIS, REGISTERED LAND SURVEYOR NO: 318 IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ANNEXED PLAT OF DEER PARK, AN ADDITION TO OKLAHOMA COUNTY, OKLAHOMA, CONSISTING OF 1 SHEET, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 19th DAY OF January, 1998.

I FURTHER CERTIFY THAT SAID ANNEXED PLAT COMPLIES WITH REQUIREMENTS OF SENATE BILL 377, SECTION 518 AS AMENDED 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.

GEORGE EARL DAVIS
REGISTERED LAND SURVEYOR NO: 318

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NORARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 7th DAY OF January, 1998, PERSONALLY APPEARED GEORGE EARL DAVIS 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.
WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 2-1-2001

NOTARY PUBLIC

## CERTIFICATE OF DEPARTMENT OF ENVIRONMENTAL QUALITY

I CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN FOR A PLAT OF A RESIDENTIAL DEVELOPMENT WHICH IS ON FILE AT THE OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, AND HEREBY APPROVE THIS PLAT FOR THE USE OF INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL SEWER SYSTEMS.
NOTE: ONCE THE PLAT HAS BEEN APPROVED BY THIS DEPARTMENT, NO MAJOR SOIL MODIFICATIONS MAY OCCUR IN THE AREAS DESIGNATED FOR SEPTIC SYSTEM WASTE WATER DISPOSAL.

DATE

ENVIRONMENTAL SPECIALIST SUPERVISOR
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

## COUNTY TREASURER'S CERTIFICATE

I, FOREST "BUTCH" FREEMAN, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED ~~AND ACTING~~ COUNTY TREASURER OF OKLAHOMA COUNTY, STATE OF OKLAHOMA; THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 1996 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF DEER PARK, AN ADDITION TO OKLAHOMA COUNTY, STATE OF OKLAHOMA; THAT THE REQUIRED STATUTORY SECURITY HAS BEED DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOR SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA THIS 30th DAY OF January, 1997.

BY: _____
(CHIEF DEPUTY) (COUNTY TREASURER)

## COUNTY PLANNING COMMISSION APPROVAL

I, DAVID E. RICHEY, CHAIRMAN OF THE OKLAHOMA COUNTY PLANNING COMMISSION CERTIFY THAT THE COMMISSION DULY APPROVED THE ANNEXED PLAT OF ON THE 20th DAY OF November, 1997

David E. Richey
CHAIRMAN

## ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

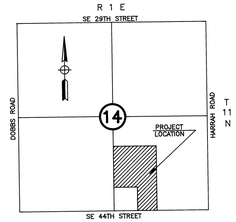
I, STUART EARNEST, SR., CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF OKLAHOMA, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SAID COMMISSION DULY APPROVED THE ANNEXED PLAT OF DEER PARK, A SUBDIVISION IN OKLAHOMA COUNTY, OKLAHOMA, AND ACCEPTED THE STREETS AND AVENUES THEREOF AS PART OF THE OKLAHOMA COUNTY ROAD SYSTEM FOR MAINTENANCE THIS 2nd DAY OF March, 1998.

COUNTY OF OKLAHOMA

ATTEST

Carolyn Caudill
OKLAHOMA COUNTY CLERK

Earl Rooms
CHAIRMAN OF THE BOARD
OKLAHOMA COUNTY COMMISSIONERS




VICINITY MAP

OWNER'S NOTARY SEAL

ABSTRACTER'S SEAL

ABSTRACTER'S NOTARY SEAL

SURVEYOR'S SEAL

SURVEYOR'S NOTARY SEAL

COUNTY TREASURER'S SEAL

COUNTY COMMISSIONER'S SEAL

COUNTY CLERK'S SEAL

FINAL PLAT: DEER PARK FILE NAME DEERPPL

MDE COMPANY
Civil Engineering
CA 2310 EXP. 6-30-99
5218 N. CLASSEN BLVD.
OKLAHOMA CITY, OKLAHOMA 73118
PH. 810-8598
FAX 848-6504

10-22-97
REV. 11-26-97

DEERPARK 1 SHEET

58/75