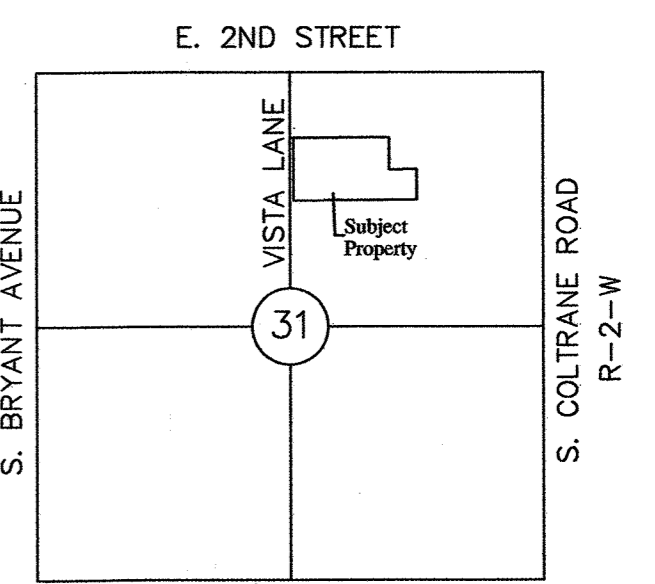


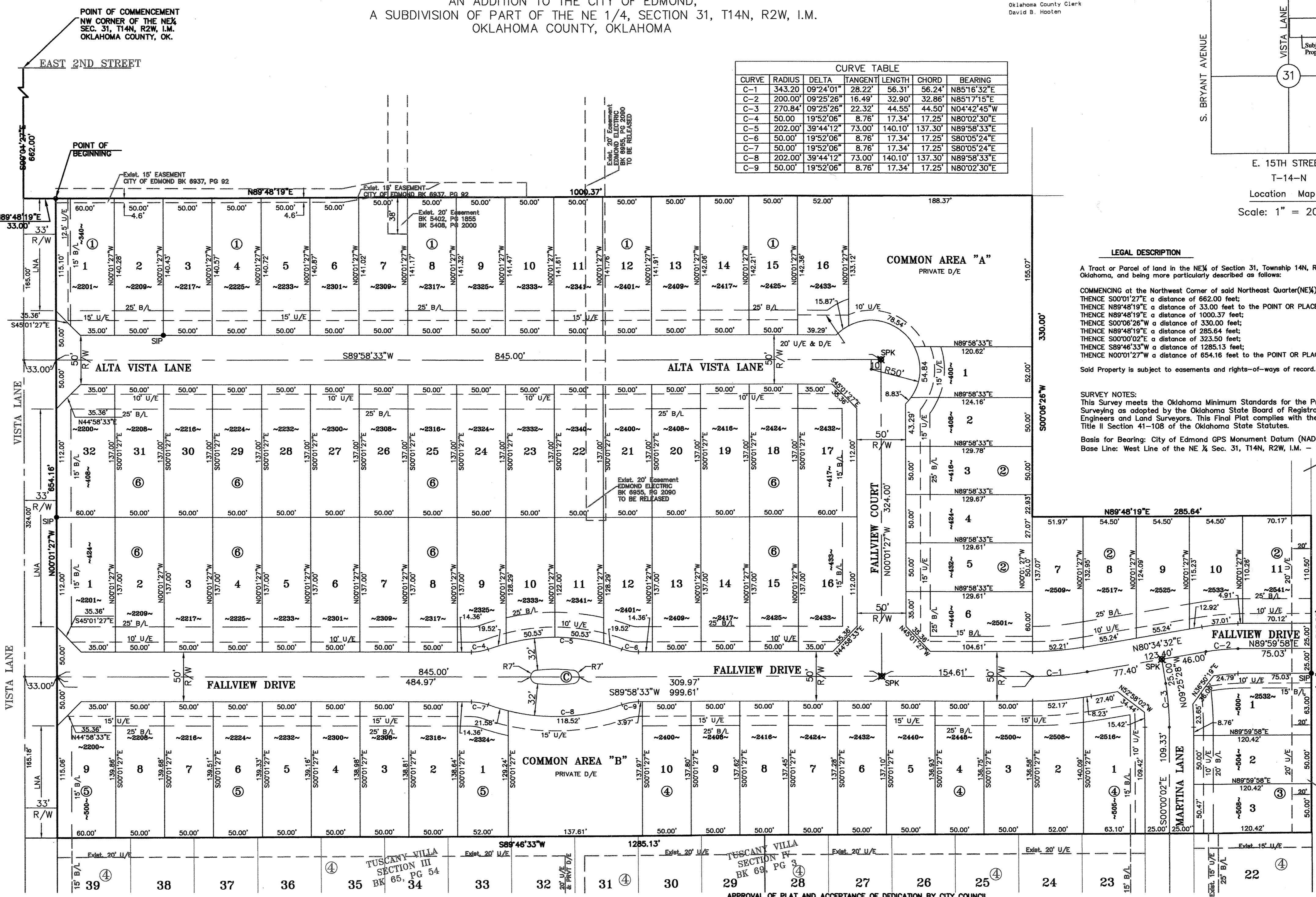
FINAL PLAT FALLS AT VISTA LANE

AN ADDITION TO THE CITY OF EDMOND,
A SUBDIVISION OF PART OF THE NE 1/4, SECTION 31, T14N, R2W, I.M.
OKLAHOMA COUNTY, OKLAHOMA

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Bk PL 75 Pg 95 Plat 1 PLAT
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten



CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	343.20	09°24'01"	28.22'	56.31'	56.24'	N85°16'32"E
C-2	200.00'	09°25'26"	18.49'	32.90'	32.86'	N85°17'15"E
C-3	270.84'	09°25'26"	22.32'	44.55'	44.50'	N04°42'45"W
C-4	50.00'	19°52'06"	8.76'	17.34'	17.25'	N80°02'30"E
C-5	202.00'	39°44'12"	73.00'	140.10'	137.30'	N89°58'33"E
C-6	50.00'	19°52'06"	8.76'	17.34'	17.25'	S80°05'24"E
C-7	50.00'	19°52'06"	8.76'	17.34'	17.25'	S80°05'24"E
C-8	202.00'	39°44'12"	73.00'	140.10'	137.30'	N89°58'33"E
C-9	50.00'	19°52'06"	8.76'	17.34'	17.25'	N80°02'30"E



LEGAL DESCRIPTION

A Tract or Parcel of land in the NE 1/4 of Section 31, Township 14N, Range 2W, I.M., Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Northwest Corner of said Northeast Quarter (NE 1/4);
 THENCE S00°01'27"E a distance of 662.00 feet;
 THENCE N89°48'19"E a distance of 33.00 feet to the POINT OF BEGINNING;
 THENCE N89°48'19"E a distance of 1000.37 feet;
 THENCE S00°08'26"W a distance of 330.00 feet;
 THENCE N89°48'19"E a distance of 285.64 feet;
 THENCE S00°01'27"E a distance of 323.50 feet;
 THENCE S89°46'33"W a distance of 1285.13 feet;
 THENCE N00°01'27"E a distance of 654.16 feet to the POINT OF BEGINNING.

Said Property is subject to easements and rights-of-ways of record.

SURVEY NOTES:
 This 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 Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Basis for Bearing: City of Edmond GPS Monument Datum (NAD) 83
 Base Line: West Line of the NE 1/4 Sec. 31, T14N, R2W, I.M. - S00°01'27"E

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that COLEMAN DEVELOPMENT GROUP, L.L.C., an Oklahoma Limited Liability Company, hereby certifies that it is the owner of the legal title and the only person, firm, or corporation having any legal right, title, or interest in and to the land shown on the annexed map or plat of FALLS AT VISTA LANE, an Addition to the City of Edmond, being a subdivision of part of the NE 1/4 of Section 31, T14N, R2W, I.M., Oklahoma County, Oklahoma, and do further certify:

THAT as the owner of the title to said land which is shown and described on the annexed plat of FALLS AT VISTA LANE, does hereby dedicate the streets and avenues shown on said map or plat for the uses of the public, and their successors and assigns, and guarantees a clear title to said land and has caused the same to be released of all encumbrances so that the title is clear, except as shown in the Bonded Abstractor's Certificate hereon.

THAT the areas indicated on said plat as utility easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public 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, operation and/or removal of any such public or quasi-public utility.

THAT the Common Areas shown on the annexed plat are for the use of a Property Owners Association comprised of all property owners within the FALLS AT VISTA LANE Addition and shall be owned in common and maintained by said Property Owners Association.

THAT the areas indicated on said plat as drainage easements are private and are hereby dedicated to the FALLS AT VISTA LANE Property Owners Association. All private storm sewer facilities shall be maintained by said FALLS AT VISTA LANE Property Owners Association. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the drainage easements shown.

Said property covered by this plat and this dedication are subject to certain restrictions and covenants contained in a separate instrument which may be filed subsequent to the filing of this plat.

IN WITNESS WHEREOF, said Limited Liability Company has caused this instrument to be executed at Edmond, Oklahoma, on this 17th day of August, 2017.

COLEMAN DEVELOPMENT GROUP, L.L.C.
 John Coleman
 JOHN COLEMAN, MANAGER

Before me, the undersigned, a Notary Public in and for said County and State, on this 17th day of August, 2017, personally appeared, John Coleman, Manager of COLEMAN DEVELOPMENT GROUP, L.L.C., an Oklahoma Corporation, to me known to be the identical person who subscribed the name of the maker thereof to the annexed and foregoing Owner's Certificate and Dedication as its Manager 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 Corporation and the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires: 10/25/18
 Commission No.: 02017996

Paul Bek
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, Colin K. Beatty, a Licensed Professional Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of FALLS AT VISTA LANE, an Addition to the City of Edmond, Oklahoma County, Oklahoma, correctly represents a careful survey made under my supervision, and that the monuments noted thereon actually exist and are correctly shown.

Colin K. Beatty
 Colin K. Beatty, PLS #1970

Before me, the undersigned, a Notary Public in and for said County and State, on this 17th day of August, 2017, personally appeared Colin K. Beatty, to me known to be the identical person who subscribed the name of the maker thereof and 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 SEAL the day and year last above written.

My Commission Expires: 10/25/18
 Commission No.: 02017996

Paul Bek
 NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned 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 said land shown on the annexed plat of FALLS AT VISTA LANE, and being a part of the NE 1/4 of Section 31, T14N, R2W, I.M., Oklahoma County, Oklahoma, is vested in COLEMAN DEVELOPMENT GROUP, L.L.C., an Oklahoma Limited Liability Company, and that on this 17th day of August, 2017, there were no actions pending, or judgments of any nature in any Court, or on file with any Clerk of any Court in said County and State against said land or the owner thereof, and that the taxes are paid for 2017, and prior years, and that there are no out-standing tax-sale certificates, tax deeds outside outside the chain of title relied on and that there are no liens, mortgages, easements, rights of way, oil and gas leases and mineral conveyances except those of record.

BY: James Malcomb
 Vice President

CITY PLANNING COMMISSION APPROVAL

I, the undersigned, Chairperson of the City Planning Commission of the City of Edmond, Oklahoma, do hereby certify that said Planning Commission duly approved this FINAL PLAT OF FALLS AT VISTA LANE, an addition to the City of Edmond, being a subdivision of part of the NE 1/4 of Section 31, T14N, R2W, I.M., Oklahoma County, Oklahoma, on this 14th day of August, 2017.

Sam Kwon
 CHAIRPERSON

CITY CLERK CERTIFICATE

I, the undersigned, City Clerk of the City of Edmond, Oklahoma, do hereby certify that I have examined the records of said City and find all delinquent payments or unreturned installments on special assessments have been paid in full and there is no special assessment procedure now pending against the land shown on the annexed plat of FALLS AT VISTA LANE, being a subdivision of part of the NE 1/4 of Section 31, T14N, R2W, I.M., Oklahoma County, Oklahoma on this 14th day of August, 2017.

Kim
 CITY CLERK

Be it hereby resolved by the City Council of the City of Edmond, Oklahoma, that the annexed plat of FALLS AT VISTA LANE, a subdivision of part of the NE 1/4 of Section 31, T14N, R2W, I.M., Oklahoma County, Oklahoma, shown hereon is hereby approved and accepted.

ADOPTED by the City Council of the City of Edmond, Oklahoma this 14th day of August, 2017.

Kim
 MAYOR

OWNER'S NOTARY

Rose Isch
 NOTARY PUBLIC
 #02017996
 EXP. 10/25/18

SURVEYOR

Colin K. Beatty
 LICENSED PROFESSIONAL LAND SURVEYOR
 1870

SURVEYOR'S NOTARY

Rose Isch
 NOTARY PUBLIC
 #02017996
 EXP. 10/25/18

ABSTRACTER

James Malcomb
 TITLE & TRUST COMPANY
 OKLAHOMA

COUNTY

David B. Hooten
 COUNTY CLERK
 OKLAHOMA

CITY

Kim
 CITY CLERK
 OKLAHOMA

17.13 Acres
 81 Lots

ISCH & ASSOCIATES, INC.
 CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING
 14848 BRISTOL PARK BOULEVARD - EDMOND, OKLAHOMA 73013
 OFFICE (405) 286-5696 - FAX (405) 286-5982
 Certificate of Authorization No. 1159 Exp. Date 6-30-19

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 Filing Fee: \$30.00
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