

76-37 182

FINAL PLAT of FIELDSTONE SECTION 5

BEING A PART OF THE NW/4, SEC. 19, T11N, R4W, I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

20180119010082290
01/19/2018 09:39:51 AM
Bk. PL76 Pg.37 Pgs: 2 PLAT
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That JDM DEVELOPMENT, 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 FIELDSTONE SECTION 5, an addition to the City of Oklahoma City, 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 FIELDSTONE SECTION 5, an addition to the City of Oklahoma City, being a part of the Northwest Quarter (NW/4), Section Nineteen (19), Township Eleven (11) North, Range Four (4) 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 14 day of December, 2017

Signed by the Manager this 14 day of December, 2017

JDM DEVELOPMENT, LLC

By: [Signature]
Sanjit Bhattacharya, Manager

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 14 day of December, 2017, personally appeared Sanjit Bhattacharya, 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 14 day of December, 2017

My Commission Expires: 2/28/19 [Signature]
Notary Public
My Commission No.: 11001735

CERTIFICATE OF PLANNING COMMISSION

I, Aubrey McDermaid, Planning Director for the City of Oklahoma City, hereby certify that the City of Oklahoma City Planning Commission duly approved the Final Plat of FIELDSTONE SECTION 5, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma at a meeting the 25th day of August, 2016

[Signature]
Planning Director

CERTIFICATE OF CITY CLERK

I, Frances Kersey, City Clerk of the City of Oklahoma City, 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 FIELDSTONE SECTION 5, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma.

Signed by the City Clerk this 2nd day of January, 2018

[Signature]
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Oklahoma City that the dedication shown on the Final Plat of FIELDSTONE SECTION 5, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Oklahoma City this 2nd day of January, 2018

[Signature] City Clerk
[Signature] Mayor

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 certify that the records of said county show that the Title to the land shown on the Final Plat of FIELDSTONE SECTION 5, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma is vested in JDM DEVELOPMENT, LLC, on the 14th day of December, 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 2017 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 14th day of December, 2017

[Signature]
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 14th day of December, 2017, personally appeared Jason Laalsh to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its vice 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 14th day of December, 2017

My Commission Expires: 11-19-18 [Signature]
Notary Public
My Commission No.: 14010415

COUNTY TREASURER'S CERTIFICATE

I, Forest "Butch" Freeman do 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 2017 and prior years are paid on the Final Plat of FIELDSTONE SECTION 5, an addition to the City of Oklahoma City, 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 18 day of January, 2018

[Signature]
County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of FIELDSTONE SECTION 5, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 11 day of December, 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 11 day of December, 2017

[Signature]
Matthew Johnson, P.L.S. No. 1807

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Matthew Johnson, 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 11 day of December, 2017

My Commission Expires: 2/28/19 [Signature]
Notary Public
My Commission No.: 11001735

PROPERTY DESCRIPTION

A tract of land being a part of Government Lot One (1) of the Northwest Quarter (NW/4) of Section Nineteen (19), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE South 89°55'25" East, along and with the North line of said Government Lot One (1), a distance of 660.03 feet to the POINT OF BEGINNING;

THENCE continuing South 89°55'25" East, along and with the North line of said Government Lot One (1), a distance of 591.21 feet to the Northeast (NE) Corner of said Government Lot One (1);

THENCE South 00°14'08" East, along and with the East line of said Government Lot One (1), a distance of 377.08 feet to the Northeast (NE) Corner of the recorded plat FIELDSTONE SECTION 3;

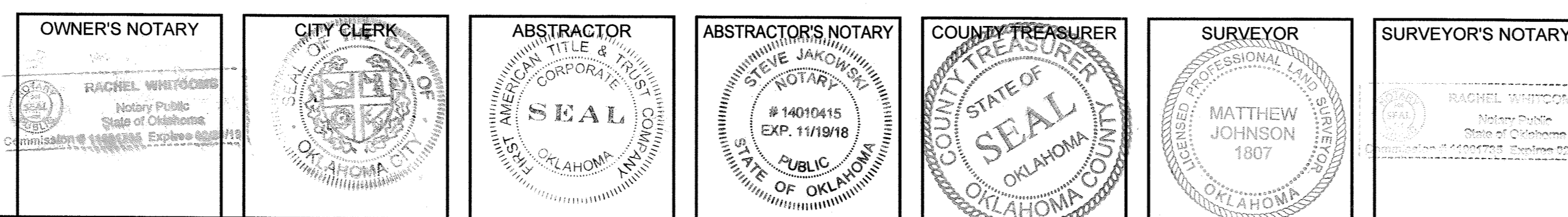
THENCE North 89°55'34" West, along and with the North line of said plat FIELDSTONE SECTION 3 and the North line of the recorded plat FIELDSTONE SECTION 2, a distance of 590.85 feet to the Northwest (NW) Corner of Lot Two (2) Block Five (5) as shown on said plat FIELDSTONE SECTION 2;

THENCE North 00°17'26" West, along and with the West line of Lot Two (2) Block Five (5) extended as shown on said plat FIELDSTONE SECTION 2, a distance of 377.11 feet to the POINT OF BEGINNING.

Containing 222,870 square feet or 5.1164 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The North line of the Northwest Quarter (NW/4) of Section Nineteen (19), Township Eleven (11) North, Range Four (4) West having a bearing of South 89°55'25" East.

This property description was prepared on the 11 day of December, 2016, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.



FINAL PLAT
of
FIELDSTONE SECTION 5

JA
Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-9275 FAX (405) 235-9079 www.jaic.com
Certificate of Authorization #1484 Exp. Date: 05-30-2019
• ENGINEERS • SURVEYORS • PLANNERS •

FIRST AMERICAN TITLE
133 NW 8TH
OKLAHOMA CITY, OK 73102

FINAL PLAT of FIELDSTONE SECTION 5

BEING A PART OF THE NW/4, SEC. 19, T11N, R4W, I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

Line #	Length	Direction
L1	9.58'	S00°04'26"W
L2	15.00'	S89°55'34"E
L3	15.42'	N00°04'26"E

COUNTY LINE RD.

P.O.C.
FND MAG NAIL w/ SHINER
NW COR. NW/4,
SEC. 19, T11N, R4W, I.M.

S89°55'25"E 660.03'

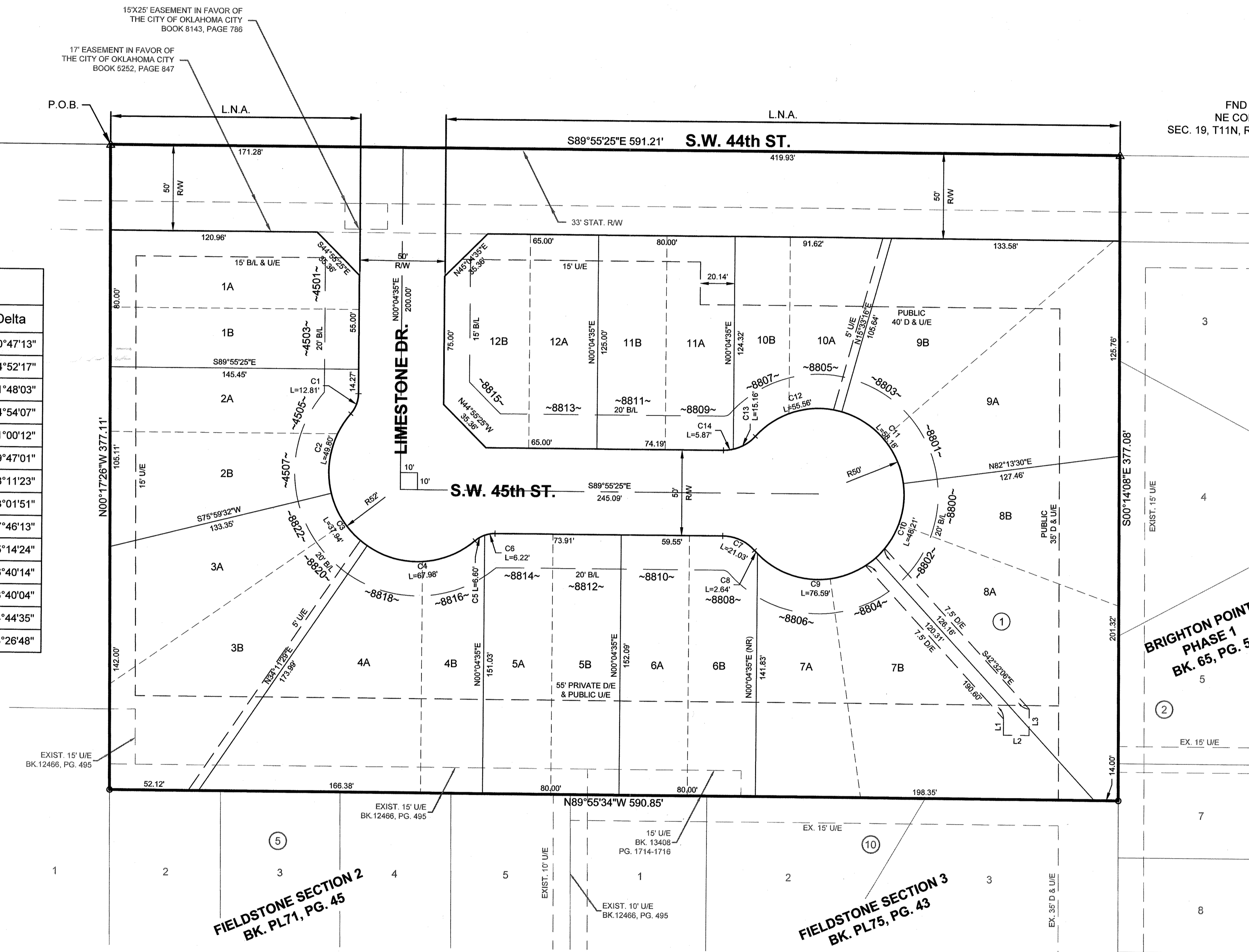
15x25' EASEMENT IN FAVOR OF
THE CITY OF OKLAHOMA CITY
BOOK 8143, PAGE 786

17' EASEMENT IN FAVOR OF
THE CITY OF OKLAHOMA CITY
BOOK 5252, PAGE 647

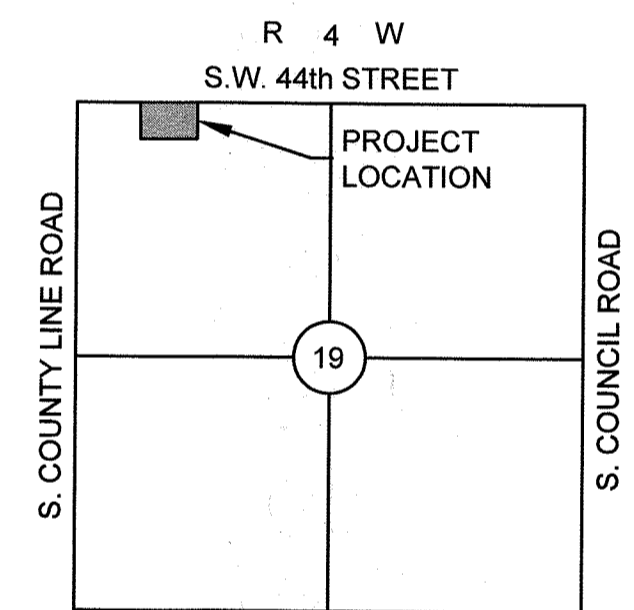
P.O.B.

FND PK NAIL
NE COR. NW/4,
SEC. 19, T11N, R4W, I.M.

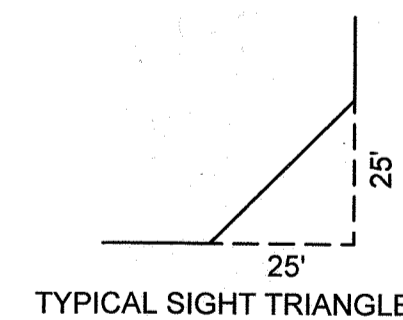
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	12.81'	18.00'	6.69'	12.54'	N20°28'12"E	040°47'13"
C2	49.80'	52.00'	27.00'	47.92'	S13°25'40"W	054°52'17"
C3	37.94'	52.00'	19.86'	37.10'	S34°54'30"E	041°48'03"
C4	67.98'	52.00'	39.83'	63.24'	N86°44'25"E	074°54'07"
C5	6.60'	18.00'	3.34'	6.56'	S59°47'28"W	021°00'12"
C6	6.22'	18.00'	3.14'	6.18'	S80°11'05"W	019°47'01"
C7	21.03'	25.00'	11.18'	20.41'	S65°49'43"E	048°11'23"
C8	2.64'	50.00'	1.32'	2.64'	S43°14'57"E	003°01'51"
C9	76.59'	50.00'	48.09'	69.32'	S88°38'59"E	087°46'13"
C10	48.21'	50.00'	26.16'	46.36'	N19°50'42"E	055°14'24"
C11	58.18'	50.00'	32.89'	54.95'	N41°06'37"W	066°40'14"
C12	55.56'	50.00'	31.04'	52.75'	S73°43'14"W	063°40'04"
C13	15.16'	25.00'	7.82'	14.93'	S59°15'30"W	034°44'35"
C14	5.87'	25.00'	2.95'	5.85'	S83°21'11"W	013°26'48"



Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The North line of the Northwest Quarter (NW/4) of Section Nineteen (19), Township Eleven (11) North, Range Four (4) West having a bearing of South 89°55'25" East.



LOCATION MAP
SCALE: 1"=2000'



NOTES:

- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within FIELDSTONE SECTION 5.
- Maintenance of all common areas and private drainage easements within FIELDSTONE SECTION 5 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, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- A sidewalk shall be required on each lot where it fronts a local and/or collector street. The sidewalk will be required at the building permit stage and installed prior to the issuance of an Occupancy Certificate by the City of Oklahoma City.
- Either one 3-inch caliper deciduous tree or two 1 1/2-inch caliper deciduous trees shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street right of way.

***** 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-NF REV 12-2007

- LEGEND:**
- P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - NR = NOT RADIAL
 - B/L = BUILDING LIMIT LINE
 - D & U/E = DRAINAGE & UTILITY EASEMENT
 - U/E = UTILITY EASEMENT
 - D/E = DRAINAGE EASEMENT
 - L.N.A. = LIMITS OF NO ACCESS
 - - - = DUPLEX DIVISION LINE
 - 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

FINAL PLAT
of
FIELDSTONE SECTION 5

J&A
Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2019
• ENGINEERS • SURVEYORS • PLANNERS •