

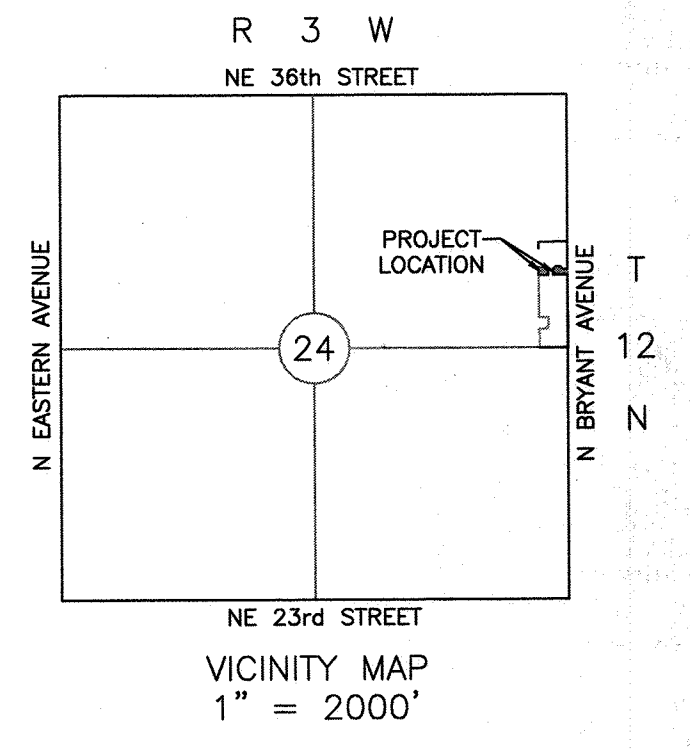
77-74 1-1

# FINAL PLAT OF FOREST VILLAGE ESTATES SEC. 2

## A PART OF THE NE/4 QUARTER OF SECTION 24, T-12-N, R-3-W, I.M. CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

SHEET 1 OF 1

20190422010529000  
04/22/2019 02:15:23 PM  
Bk 217 Pg 14 Pg: 1 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 CENTRAL URBAN DEVELOPMENT, INC., an Oklahoma Corporation, is the owner of all the property contained and included in the plat of FOREST VILLAGE ESTATES SEC. 2, an addition to the City of Oklahoma City, being a part of Section Twenty Four (24), Township Twelve (12) North, Range Three (3) West, of the Indian Meridian, in Oklahoma County, Oklahoma and has caused the said premises to be surveyed and platted into Lots, Blocks, Streets and Easements as shown on said plat, which said plat represents a careful survey of all property contained and included therein and is hereby adopted as the plat of said land under the name of FOREST VILLAGE ESTATES SEC. 2, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said 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.

The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed separately.

In witness whereof the undersigned has caused this instrument to be executed on this 23 day of MARCH, 2019.

Central Urban Development, Inc.  
an Oklahoma Corporation  
James Williams  
President

STATE OF OKLAHOMA )  
COUNTY OF Oklahoma ) SS  
Before me, the undersigned, a Notary Public in and for said County and State, on this 23 day of March, 2019, personally appeared James Williams to me known to be the identical person who subscribed, as President of CENTRAL URBAN DEVELOPMENT, INC., an Oklahoma Corporation, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of said corporation.

My Commission Expires 04/04/22  
Deborah Tate  
Notary Public

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 certifies that the records of said county show that the title to the land shown on the plat of FOREST VILLAGE ESTATES SEC. 2, an addition to the City of Oklahoma City, Oklahoma, is vested in CENTRAL URBAN DEVELOPMENT, INC., an Oklahoma Corporation and on this 23 day of March, 2019, 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 of 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, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages and easements of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 23 day of March, 2019.

FIRST AMERICAN TITLE INSURANCE COMPANY  
Wanda  
Vice President

STATE OF OKLAHOMA )  
COUNTY OF Oklahoma ) SS  
Before me, the undersigned, a Notary Public in and for said County and State, on this 23 day of March, 2019, personally appeared Wanda to me known to be the identical person who subscribed, as Vice President of FIRST AMERICAN TITLE & TRUST 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 11.9.22  
Steve Jabrowski  
Notary Public

CERTIFICATE OF CITY CLERK  
I, Thomas Leibel, City Clerk of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured 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 plat of FOREST VILLAGE ESTATES SEC. 2, an addition to the City of Oklahoma City, Oklahoma. Signed by the City Clerk on this 20 day of April, 2019.

COUNTY TREASURER'S CERTIFICATE  
I, Robert Butch Freeman, hereby certify that I am the duly elected, qualified and sworn County Treasurer of Oklahoma County, Oklahoma, that the tax records of said county show that all taxes for the year 2019, and prior years are paid on the plat of FOREST VILLAGE ESTATES 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 whereof said County Treasurer has caused this instrument to be executed this 22 day of April, 2019.

Robert Butch Freeman  
County Treasurer

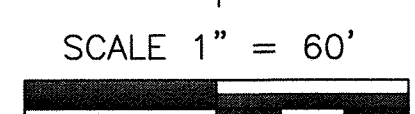
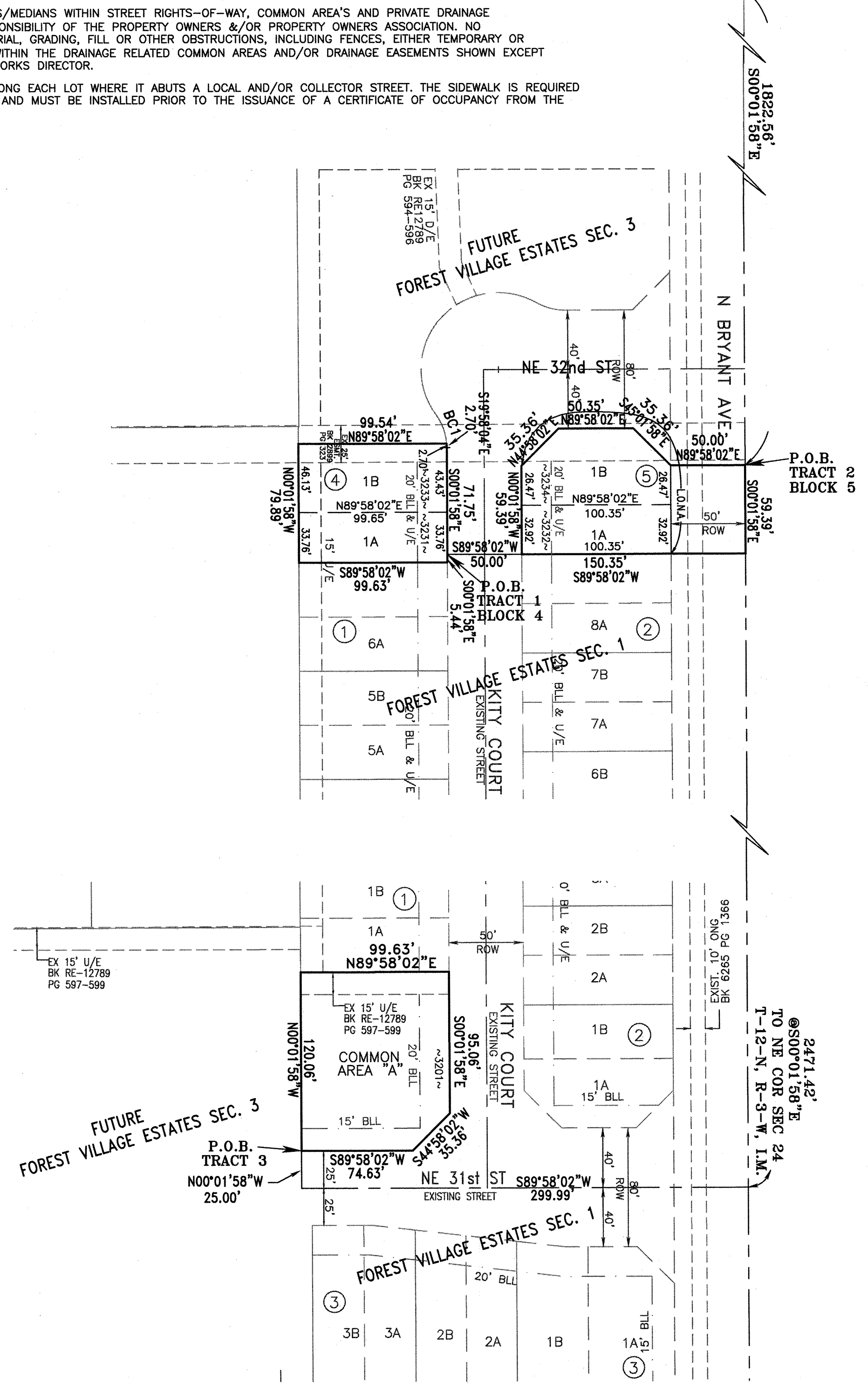
CERTIFICATE OF PLANNING COMMISSION  
I, Gentley Butler, Assistant Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 25 day of May, 2017.

Gentley Butler  
Asst. Planning Director

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, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

PLAT NOTES:  
1. MAINTENANCE OF THE ISLANDS/MEDIANS WITHIN STREET RIGHTS-OF-WAY, COMMON AREA'S AND PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS &/OR PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADINGS, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE PUBLIC WORKS DIRECTOR.  
2. SIDEWALKS ARE REQUIRED ALONG EACH LOT WHERE IT ABUTS A LOCAL AND/OR COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY.

P.O.B. TRACTS 1, 2 & 3  
NE CORNER, NE/4,  
SEC 24, T-12-N,  
R-3-W, I.M.



LEGEND  
L.O.N.A. = LIMITS OF NO ACCESS  
• = SET IRON PIN  
◦ = FOUND IRON PIN

REGISTERED SURVEYOR'S CERTIFICATE  
I, Steve Trump, a Professional Land Surveyor, do hereby certify that the plat of FOREST VILLAGE ESTATES SEC. 2, an addition to the City of Oklahoma City, Oklahoma, consisting of 1 sheet represents a survey made under my supervision.  
I further certify that said plat complies with Requirements of Senate Bill 377, Section 518 as amended.

Steve Trump  
Steve Trump  
Professional Land Surveyor #1607

STATE OF OKLAHOMA )  
COUNTY OF Pottawatomie ) SS  
Before me, the undersigned, a Notary Public in and for said County and State on this 21 day of March, 2019, personally appeared Steve Trump, 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: April 7, 2022

Sherry Burd  
Notary Public

ACCEPTANCE OF DEDICATION BY CITY COUNCIL  
BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City, that the plat of FOREST VILLAGE ESTATES 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, Oklahoma this 9 day of April, 2019.  
APPROVED by the Mayor of the City of Oklahoma City, Oklahoma this 9 day of April, 2019.

David Hooten  
City Clerk

LEGAL DESCRIPTION  
A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY FOUR (24), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE  
Commencing at the Northeast Corner of said Section 24; Thence S00°01'58"E a distance of 1822.56 feet to the POINT OF BEGINNING; Thence continuing S00°01'58"E a distance of 59.39 feet; Thence S89°58'02"W a distance of 150.35 feet; Thence continuing S89°58'02"W a distance of 50.00 feet to the POINT OF BEGINNING; Thence from said Point of Beginning S00°01'58"E a distance of 5.44 feet; Thence S89°58'02"W a distance of 99.63 feet; Thence N00°01'58"W a distance of 79.89 feet; Thence N89°58'02"E a distance of 99.54 feet to a point on a curve to the Right, said curve having a Radius of 38.00 feet, a Delta Angle of 04°04'28", a chord bearing of S02°04'12"E, and a Chord Distance of 2.70 feet; Thence along said Curve an Arc Distance of 2.70 feet; Thence S00°01'58"E a distance of 71.75 feet to the Point of Beginning, said tract contains 0.18 acres more or less and is subject to any Easements or Rights-of-Way of record.  
AND  
TRACT TWO  
Commencing at the Northeast Corner of said Section 24; Thence S00°01'58"E a distance of 1822.56 feet to the POINT OF BEGINNING; Thence from said Point of Beginning continuing S00°01'58"E a distance of 59.39 feet; Thence S89°58'02"W a distance of 150.35 feet; Thence N00°01'58"W a distance of 59.39 feet; Thence N44°58'02"E a distance of 35.36 feet; Thence N89°58'02"E a distance of 50.35 feet; Thence S43°01'58"E a distance of 35.36 feet; Thence N89°58'02"E a distance of 50.00 feet to the Point of Beginning, said tract contains 0.25 acres more or less and is subject to any Easements or Rights-of-Way of record.  
AND  
TRACT THREE  
Commencing at the Northeast Corner of said Section 24; Thence S00°01'58"E a distance of 2471.42; Thence S89°58'02"W a distance of 299.99 feet; Thence N00°01'58"W a distance of 25.00 feet to the POINT OF BEGINNING; Thence from said Point of Beginning N00°01'58"W a distance of 120.06 feet; Thence N89°58'02"E a distance of 99.63 feet; Thence S00°01'58"E a distance of 95.06 feet; Thence S44°58'02"W a distance of 35.36 feet; Thence S89°58'02"W a distance of 74.63 feet to the Point of Beginning, said tract contains 0.27 acres more or less and is subject to any Easements or Rights-of-Way of record.

NUMBER	Radius	Delta Angle	Chord Bearing	Chord Length	Arc Length
BC1	38.00	04°04'28"	S 02°04'12" E	2.70	2.70

FOREST VILLAGE ESTATES SEC. 2  
PLAT BY:  
ANCHOR ENGINEERING, L.L.C.  
CA 4161 EXP. 6-30-20  
12617 S. McLOUD ROAD  
MCLLOUD, OKLAHOMA 74851  
405-749-8888  
MIL 15028  
PD#2350

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