

FINAL PLAT
FOSSIL CREEK V

A SUBDIVISION OF PART OF THE NE1/4 OF SEC.6,T13N,R3W, 1M
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

Doc # 2003103682
OKLAHOMA CITY, OKLAHOMA
15:50:54
Filing Fee \$30.00
Recording Fee \$40.00
State of Oklahoma
County of Oklahoma
Clerk
Carolynn Caudill

OWNER'S CERTIFICATE AND DEDICATION

I, the undersigned, Carol Rhodes, hereby certify that I am the only person, 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 Fossil Creek V, being a part of the NE1/4 of Section 6, T13N, R3W, 1M, Oklahoma City, 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 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 Abstractor's Certificate.
2. That the areas indicated on said plat or map as "Utility Easements" 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 shall be filed for record in the office of the County Clerk of Oklahoma County, Oklahoma subsequent to the filing of this plat.

Rhodes Custom Homes, Inc.
Carol Rhodes
Carol Rhodes, President

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of June, 2003, personally appeared Carol Rhodes, President of Rhodes Custom Homes, Inc., to me known to be identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.
My Commission Expires: 6-1-04

Barbara Shelly
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

The undersigned, duly qualified abstractor, in and for said county and State, hereby certifies that according to the records of said County, title to the land included in the plat of Fossil Creek V to the City of Oklahoma City, Oklahoma County, Oklahoma, appears to be vested in Rhodes Custom Homes, Inc., and that on the 13th day of June, 2003, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances for the year 2002 and prior years; that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, this 13th day of June, 2003.

ATTEST:

First American Title & Trust Company
Debbie L. Luce
Vice-President

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

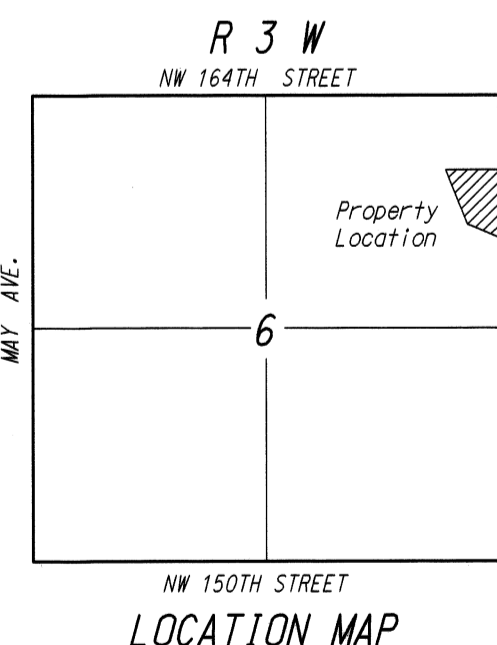
Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of June, 2003, personally appeared Stephanie L. Luce to me known to be the identical person who executed the within and foregoing instrument and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.
My Commission Expires: 5-1-04

Barbara Shelly
Notary Public

COUNTY TREASURERS CERTIFICATE

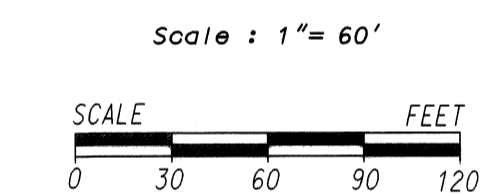
I, James R. Bruma, County Treasurer, hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, that the tax records of said county show all taxes are paid for the year 2002 and prior years on the land shown on the annexed plat of Fossil Creek V to the City of Oklahoma City, Oklahoma County, State of Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.
IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at Oklahoma City, Oklahoma County, Oklahoma, this 13th day of June, 2003.

James R. Bruma
County Treasurer

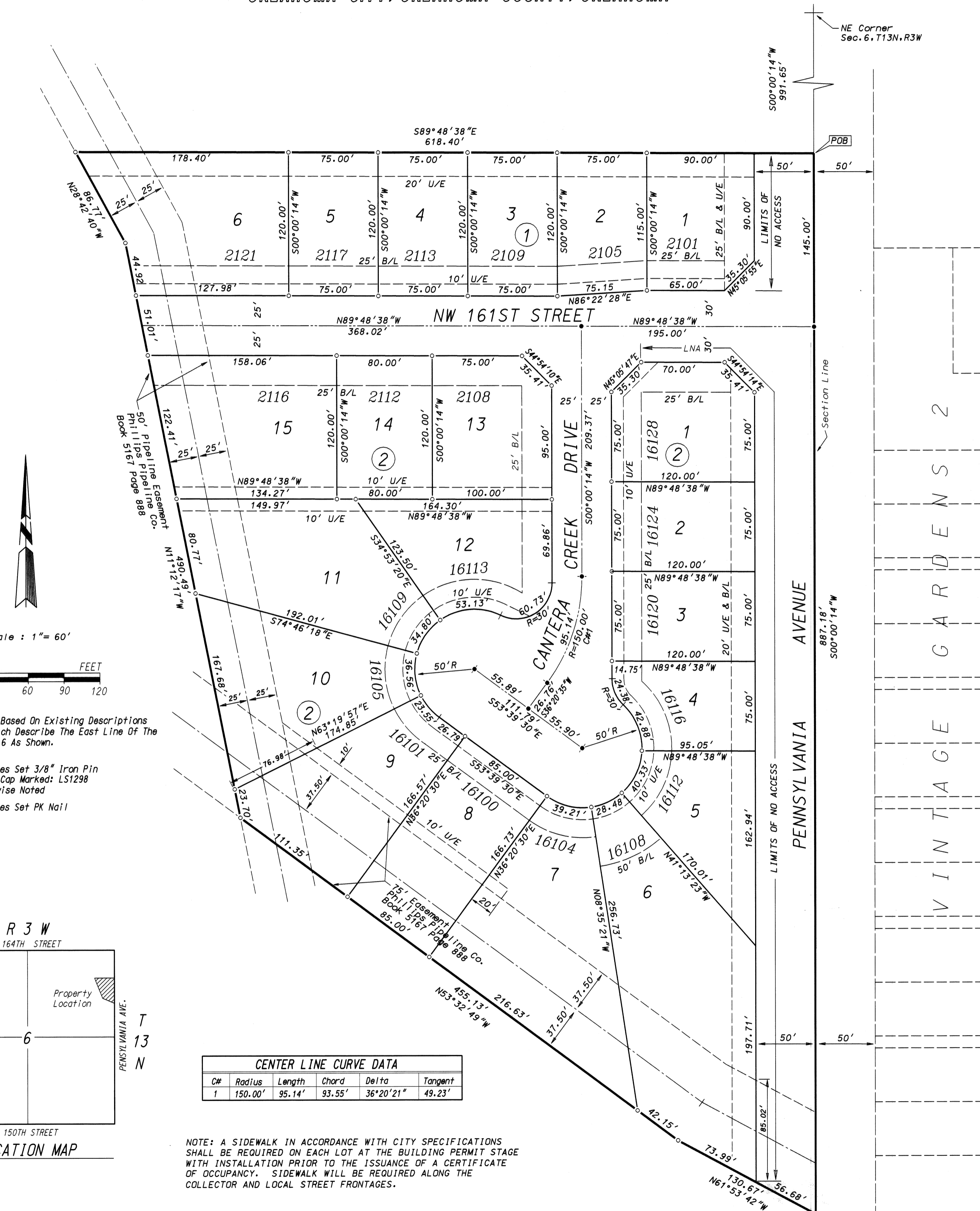


Ch	Radius	Length	Chord	Delta	Tangent
1	150.00'	95.14'	93.55'	36°20'21"	49.23'

NOTE: A SIDEWALK IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ON EACH LOT AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALK WILL BE REQUIRED ALONG THE COLLECTOR AND LOCAL STREET FRONTAGES.



Bearings Are Based On Existing Descriptions Of Record Which Describe The East Line Of The NE1/4 Of Sec.6 As Shown.
(o) Indicates Set 3/8" Iron Pin With Plastic Cap Marked: LS1298 Unless Otherwise Noted
(*) Indicates Set PK Nail



SURVEYOR'S CERTIFICATE

I, Roger Whited, a Professional Land Surveyor in the State of Oklahoma hereby certify that the annexed plat (consisting of one sheet) of Fossil Creek V to the City of Oklahoma City, Oklahoma County, Oklahoma, represents a careful survey thereof made under my supervision on the 13th day of June, 2003, and that all of the monuments shown hereon actually exist and their positions are correctly shown. This survey meets or exceeds the current 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 said Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

Rodger Whited
Rodger Whited, PLS 1298

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of June, 2003, personally appeared Rodger Whited, to me known to be the identical person who executed the within and foregoing instrument and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein stated.

William M. Smith
Notary Public

LEGAL DESCRIPTION

A tract of land in the Northeast Quarter (NE1/4) of Section Six (6), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract further described as beginning at a point on the East line of said NE1/4, 991.65 feet S00°00'14"W of the Northeast corner of said NE1/4; thence S00°00'14"W, on said East line, for a distance of 887.18 feet; thence N61°53'42"W for a distance of 130.67 feet; thence N53°32'49"W for a distance of 455.13 feet; thence N11°12'17"W for a distance of 490.49 feet; thence N28°42'40"W for a distance of 86.77 feet; thence S89°48'38"E for a distance of 618.40 feet to the point of beginning, containing 8.806 acres more or less and subject to easements and rights-of-way of record.

CITY PLANNING COMMISSION APPROVAL

I, Helen Sage, Chairman of the Oklahoma City Planning Commission certify the Commission duly approved this plat on the 13th day of June, 2003.

Helen Sage
Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the plat of Fossil Creek V, are hereby accepted. This 13th day of June, 2003.

ATTEST:

James L. Kersey City Clerk
John J. Moore Mayor

FINAL PLAT
FOSSIL CREEK V
A PART OF THE NE1/4 OF SEC.6,T13N,R3W, 1M
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
POLLARD & WHITED SURVEYING INC.
2514 Tee Drive Norman, Oklahoma 73069
CA 2380 Exp. 6-30-03 405-366-0001
DRAWN BY: R. Whited
fossil10r.dgn June 13, 2003 Sheet 1 of 1

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