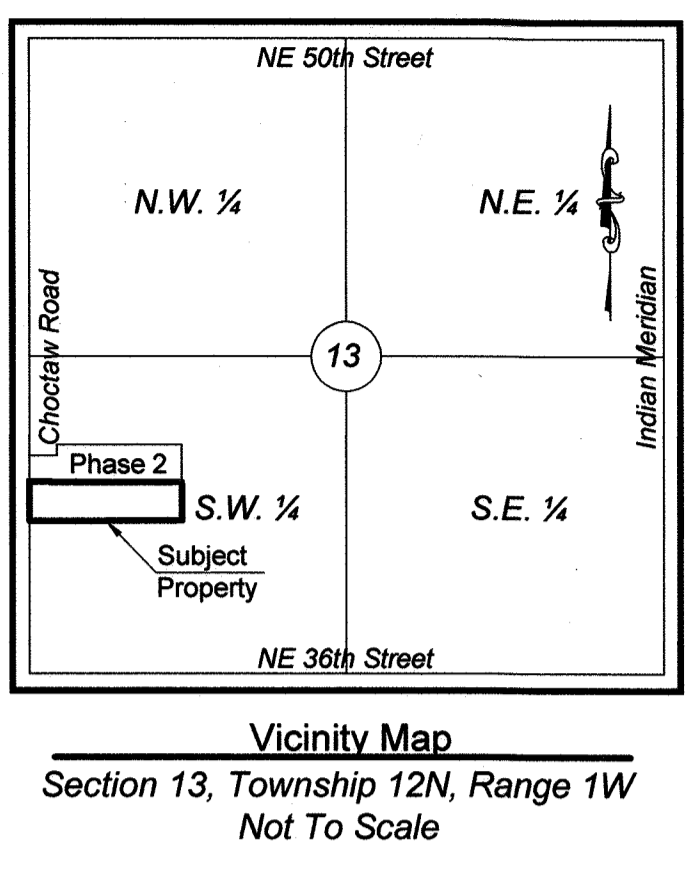


76-63 1-1

# Final Plat of: Fox Creek Ridge - Phase 3

A Subdivision in the Southwest Quarter, Section 13,  
Township 12 North, Range 1 West of the Indian Meridian  
City of Choctaw, Oklahoma County, Oklahoma



**Owner's Certificate Dedication**

KNOWN ALL MEN BY THESE PRESENTS:

MIDCO DEVELOPMENT COMPANY INC., does hereby certify that it is the owner of and the only person, firm, or corporation having any right, title or interest in and to the land shown on the annexed plat, and that have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public for the purposes of streets, utilities and drainage, for their heirs, executors, administrators, successors and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except, telephone, cable, and gas lines, any duplicate lines, including transformers and pedestals, must be installed completely underground.

In witness whereof, the undersigned have caused this instrument to be executed this 10<sup>th</sup> day of March, 2018. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

**MIDCO DEVELOPMENT COMPANY, INC.**  
*Michael B. Hagan*  
President

**STATE OF OKLAHOMA, COUNTY OF OKLAHOMA: §**

Before me, the undersigned a notary public, in and for said County and State, on this 10<sup>th</sup> day of March, 2018, personally appeared Michael B. Hagan, a representative of MIDCO DEVELOPMENT COMPANY, INC., to me known to be the identical person who executed the within and foregoing instrument on behalf of said company, 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 purposes herein set forth.

10/27/2020 *Curtis Lee Hale*  
My Commission Expires Notary Public

**Legal Description**

A part of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Thirteen (13), Township Twelve (12) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; Thence North 00°10'24" West along the West line of said Southwest Quarter a distance of 1323.39 feet to the Point of Beginning;

Thence continuing North 00°10'24" West and along the west line of said Southwest Quarter a distance of 338.64 feet;

Thence North 89°49'36" East a distance of 190.00 feet;

Thence South 00°10'24" East a distance of 7.29 feet;

Thence North 89°49'36" East a distance of 1134.06 feet;

Thence South 00°12'34" East a distance of 329.46 feet;

Thence South 89°44'42" West a distance of 1324.28 feet to the Point of Beginning, containing 10.076 acres more or less.

**Land Surveyor's Certificate**

I, Curtis Lee Hale, do hereby certify that I am a Licensed Land Surveyor, and that the annexed plat correctly represents a careful survey made under my direction, and that the monuments shown hereon actually exist and their positions are correctly shown.

*Curtis Lee Hale*  
Curtis Lee Hale, L.S. # 1084

**STATE OF OKLAHOMA, COUNTY OF OKLAHOMA: §**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Curtis Lee Hale, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal the 22<sup>nd</sup> day of February, 2018.

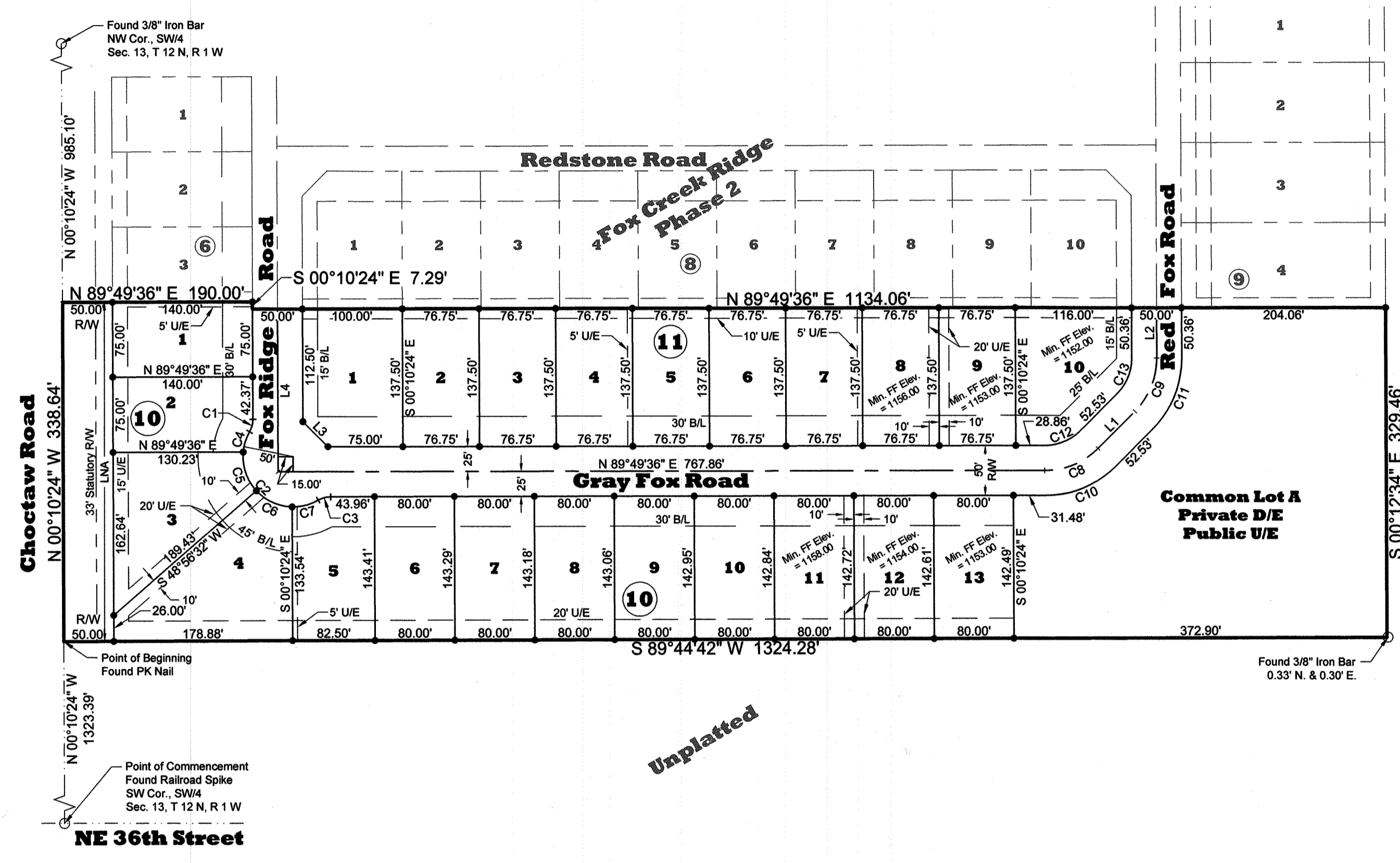
10/05/21 *Curtis Lee Hale*  
My Commission Expires Notary Public

**Fox Creek Ridge Phase 3**

**Land Surveying and Planning**  
1601 S.W. 89th Street, Building C, Suite 200  
Oklahoma City, Oklahoma 73159  
Tel.: (405) 686-0174 - Fax: (405) 681-4881  
C. A.: 819 - Exp.: June 30, 2019  
www.halesurvey.com  
Proj. No. 5610.3

**Developer**  
**MIDCO DEVELOPMENT**  
7890 Cedar Brake Choctaw, OK 73020

**Engineer**  
**JTK ENGINEERING CO.**  
37906 Wolverine Road Shawnee, OK 74804  
(405) 878-0715 CA #4186 Expires 6/30/19



**Legend**

- MONUMENT FOUND
- MONUMENT SET
- 3/8" IRON BAR WITH CAP "HALE & ASSOC. CA 819"
- SET MAG NAIL W/WASHER "HALE & ASSOC. CA 819"
- CENTER LINE
- SUBJECT PROPERTY
- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- BL BUILDING LINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- RE ROADWAY EASEMENT
- LNA LIMITS OF NO ACCESS
- Min. FF Elev. MINIMUM FINISH FLOOR ELEVATION

**Basis of Bearings:**  
N 00°10'24" W, on the West line of the SW/4 Sec. 13, T 12 N, R 1 W.

**GRAPHIC SCALE**  
(IN FEET)  
1 inch = 100 ft.

Curve #	Length	Radius	Delta	Chord Direction	Chord Distance
C1	13.06'	25.00'	29°55'36"	N 14°47'24" E	12.91'
C2	130.77'	50.00'	149°51'11"	S 45°10'24" E	96.56'
C3	13.06'	25.00'	29°55'35"	S 74°51'48" W	12.91'
C4	21.32'	50.00'	24°25'47"	N 17°32'18" E	21.16'
C5	42.00'	50.00'	48°07'34"	N 18°44'22" W	40.77'
C6	40.22'	50.00'	46°05'05"	N 65°50'42" W	39.14'
C7	27.24'	50.00'	31°12'44"	S 75°30'23" W	26.90'
C8	58.90'	75.00'	45°00'00"	N 67°19'36" E	57.40'
C9	58.90'	75.00'	45°00'00"	N 22°19'36" E	57.40'
C10	78.54'	100.00'	45°00'00"	N 67°19'36" E	76.54'
C11	78.54'	100.00'	45°00'00"	N 22°19'36" E	76.54'
C12	39.27'	50.00'	45°00'00"	N 67°19'36" E	38.27'
C13	39.27'	50.00'	45°00'00"	N 22°19'36" E	38.27'

Line #	Length	Direction
L1	52.53'	N 44°49'36" E
L2	50.36'	N 00°10'24" W
L3	35.36'	N 45°10'24" W
L4	162.50'	S 00°10'24" E

- Notes**
- 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.
  - It is the responsibility of the Homeowners Association to provide maintenance and upkeep of the Detention Pond.
  - Internal side lot line setbacks shall be 5 feet.
  - Rear lot line setbacks shall be 20% of the lot depth, but no less than 20 feet.

**Certificate of City Clerk**

I, Tina Rodriguez, City Clerk of the City of Choctaw, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of **Fox Creek Ridge - Phase 3**, to the City of Choctaw, Oklahoma. Signed by the City Clerk on this 3rd day of April, 2018.

*J.R.*  
City Clerk

*Randy Ross*  
Mayor

**County Treasurer's Certificate**

I, Forrest Buta Freeman 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 2017 and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of County Treasurer guaranteeing payment of the current years taxes. In witness where, said County Treasurer has caused this instrument to be executed on this 15 day of March, 2018.

*Forrest Buta Freeman*  
County Treasurer

**Bonded Abstractor's Certificate**

The undersigned, a duly qualified and lawfully Bonded Abstractor of titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records for said County show that the land shown on the annexed plat is vested in **MIDCO DEVELOPMENT COMPANY, INC.**, and that on the 23rd day of February, 2018 there are no actions pending or judgments of any nature against said land or the owner thereof; that the taxes are paid for the year 2016 and prior years; that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any persons; that there are no liens, mortgages, or encumbrances of any kind against the land included in the annexed plat except None.

*Stewart Title of Oklahoma, Inc.*

*Stewart Title of Oklahoma, Inc.*  
Vice President

**City Planning Commission Approval**

I, Chris Jordan, Chairman of the Planning Commission of the City of Choctaw, Oklahoma, hereby certify that the said Planning Commission approved the final plat of **Fox Creek Ridge - Phase 3**, to the City of Choctaw, Oklahoma, this 7th day of January, 2018.

**Acceptance of Dedications City Council**

Be it resolved by the City Council of the Choctaw, Oklahoma that the dedications shown on the annexed plat of **Fox Creek Ridge - Phase 3**, to the City of Choctaw, Oklahoma are hereby accepted. Signed by the Mayor of the City of Choctaw, Oklahoma on this 3rd day of April, 2018.

*J.R.*  
City Clerk

*Randy Ross*  
Mayor