

# FINAL PLAT

## FROLICH MEADOWS ESTATES BLOCKS 30-32 INCL.

BEING A PART OF THE S.W./4 OF SEC. 21, T. 11 N., R. 2 W., I.M.  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That FIRST AMERICAN TITLE & TRUST COMPANY, AN OKLAHOMA CORPORATION, does hereby certify that they are the owners of and the only persons, firms, or corporation having any right, title or interest in and to the land shown on the annexed plat, and that they 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 as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 28<sup>th</sup> day of March, 1998.  
Covenants, reservations and restrictions for this addition are contained in a separate instrument.

FIRST AMERICAN TITLE & TRUST COMPANY  
AN OKLAHOMA CORPORATION  
*Betty J. Cummings*  
Vice-President

STATE OF OKLAHOMA }  
COUNTY OF Oklahoma } SS:

Before me, the undersigned Notary Public, in and for said County and State, on this 28<sup>th</sup> day of March, 1998, personally appeared Betty J. Cummings, Vice-President of FIRST AMERICAN TITLE & TRUST COMPANY, AN OKLAHOMA CORPORATION, to me known to be the identical person who executed the within and foregoing instrument on behalf of said corporation, 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 corporation, for the uses and purposes herein set forth.

My Commission Expires: 7-18-2000  
*Betty J. Cummings*  
Notary Public

### LEGAL DESCRIPTION

A part of the Southwest Quarter (SW/4), of Section Twenty-one (21), Township Eleven North (T-11-N), Range Two West (R-2-W), Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of the SW/4 of said Section 21; thence N 89°43'54" E a distance of 1282.01 feet; thence S 00°16'06" E a distance of 46.08 feet to the POINT OF BEGINNING; thence S 69°29'48" E a distance of 116.83 feet to the Northwest corner of Lot 31 Block 10 FROLICH MEADOWS ESTATES; thence S 20°00'48" E a distance of 330.29 feet to a point on a curve; thence Southwesterly along a curve to the left, having a radial bearing of S 20°00'48" E, a radius of 283.66 feet, a chord bearing of S 69°47'08" W, a chord length of 1.63 feet, a distance of 1.63 feet; thence S 20°20'33" E a distance of 50.00 feet to a point on a curve; thence Southwesterly along a curve to the left, having a radial bearing of S 20°20'33" E, a radius of 233.66 feet, a chord bearing of S 66°02'20" W, a chord length of 29.49 feet, a distance of 29.51 feet; thence S 20°20'33" E a distance of 165.54 feet; thence S 47°35'34" W a distance of 31.76 feet; thence S 52°53'31" E a distance of 213.71 feet; thence S 36°07'21" W a distance of 176.52 feet; thence S 53°52'39" E a distance of 14.30 feet; thence S 36°07'21" W a distance of 119.24 feet; thence S 55°28'56" E a distance of 4.51 feet; thence S 33°18'07" W a distance of 120.04 feet; thence N 56°41'53" W a distance of 11.61 feet; thence S 33°18'07" W a distance of 165.00 feet; thence N 57°31'33" W a distance of 336.20 feet; thence S 25°59'15" W a distance of 1.70 feet; thence N 60°00'45" W a distance of 358.78 feet to the Northwest corner of Lot 12 Block 19 FROLICH MEADOWS ESTATES BLOCKS 19-21 INCL.; thence N 11°30'11" E a distance of 64.75 feet; thence N 80°30'11" E a distance of 171.00 feet; thence N 30°30'11" E a distance of 200.00 feet; thence N 04°30'11" E a distance of 200.00 feet; thence N 39°30'11" E a distance of 100.00 feet; thence N 23°30'11" E a distance of 327.00 feet to the POINT OF BEGINNING, containing 11.49 acres more or less.

### LAND SURVEYOR'S CERTIFICATE

I, RICHARD G. MOORE, do hereby certify that I am a Professional 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.

*Richard G. Moore*  
Richard G. Moore, L.S. 140

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA } SS:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared RICHARD G. MOORE, 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 9<sup>th</sup> day of December, 1997.

My Commission Expires: April 9, 2000  
*Richard G. Moore*  
Notary Public

### 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 of said county show that the title to the land on the annexed plat is vested in FIRST AMERICAN TITLE & TRUST COMPANY, AN OKLAHOMA CORPORATION, that on the 28<sup>th</sup> day of March, 1998, 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 the owners thereof, and that the taxes are paid for the year 1998, and prior years; that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages, or other encumbrances of any kind against the land included in the annexed plat, except mortgages, minerals and water rights, and easements of record, previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 28<sup>th</sup> day of March, 1998.

FIRST AMERICAN TITLE & TRUST COMPANY  
*Betty J. Cummings*  
Vice-President

### COUNTY TREASURER'S CERTIFICATE

I, Frank B. Freeman, do 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 1998, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of OKLAHOMA CITY, Oklahoma, this 14<sup>th</sup> day of Jan, 1998.

*Frank B. Freeman*  
County Treasurer

### ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the City of OKLAHOMA CITY, Oklahoma, that the dedications shown on the annexed plat are hereby accepted. Adopted by the Council of the City of OKLAHOMA CITY, Oklahoma, this 19<sup>th</sup> day of Jan, 1998.

ATTEST:  
*Thomas P. Adair* City Clerk  
*Frank Humphreys* Mayor

### CERTIFICATE OF CITY CLERK

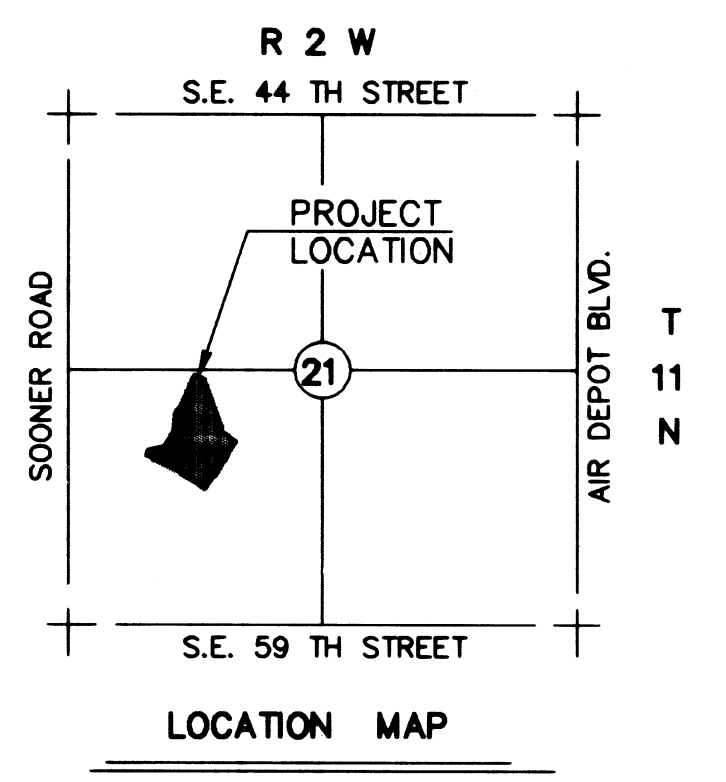
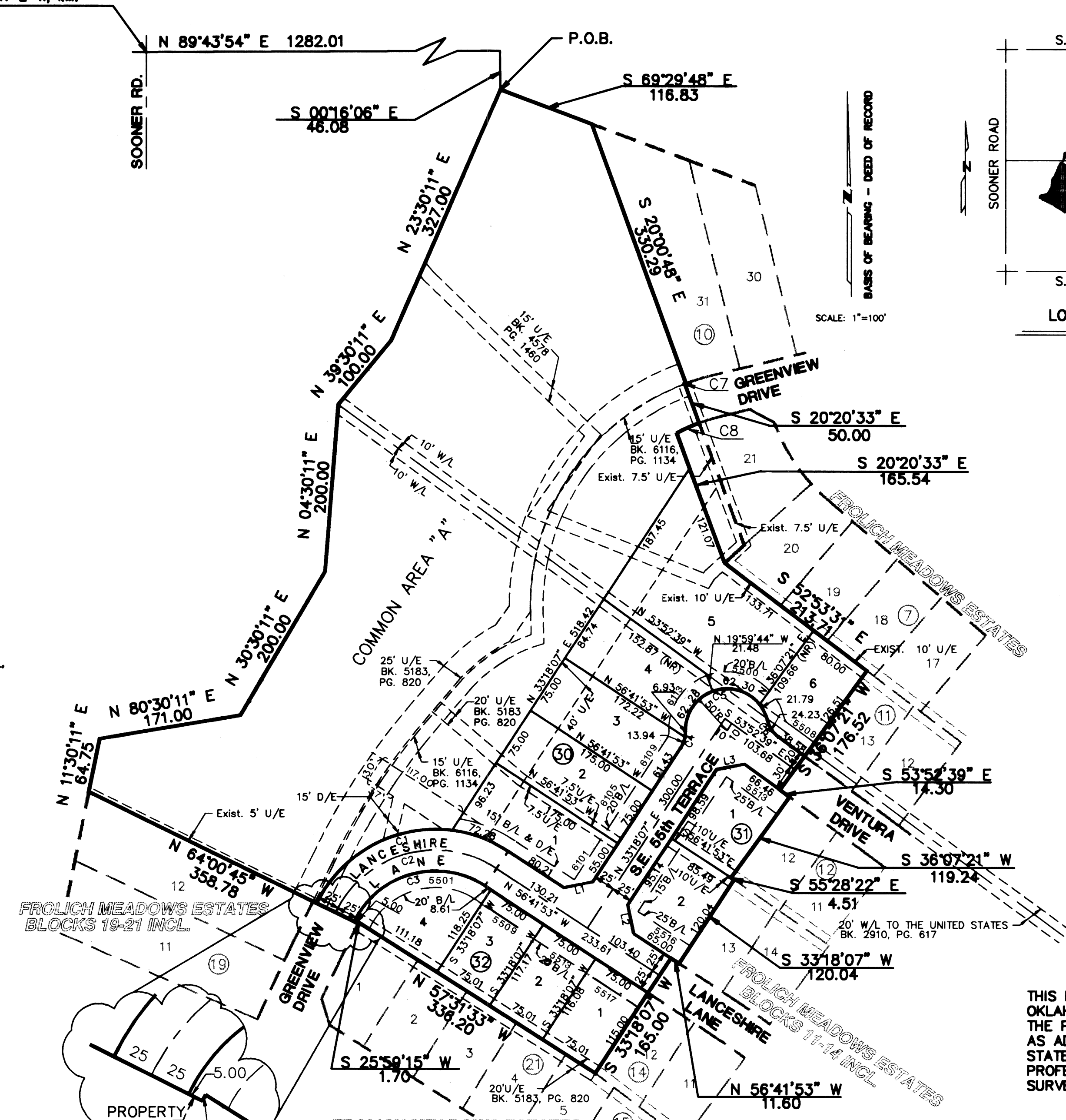
I, Thomas P. Adair, City Clerk of the City of OKLAHOMA CITY, State of OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmaturing installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 15<sup>th</sup> day of Jan, 1998.

*Thomas P. Adair*  
City Clerk

### CITY PLANNING COMMISSION APPROVAL

I, Nick Gales, Chairman of the City Planning Commission for the City of OKLAHOMA CITY, State of OKLAHOMA, hereby certify that the said commission duly approved the annexed plat on the 13<sup>th</sup> day of November, 1997.

*Nick Gales*  
Chairman



TYPICAL BLOCK CORNER

LEGEND  
W/L = WATER LINE EASEMENT  
U/E = UTILITY EASEMENT  
D/E = DRAINAGE EASEMENT  
B/L = BUILDING LINE  
(NR) = NONRADIAL LINE

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.

CURVE DATA						
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	97°23'07"	158.21	268.90	180.04	N 74°36'33" E	237.68
C2	97°18'58"	133.21	226.25	151.40	N 74°38'38" E	200.02
C3	97°18'58"	108.21	183.79	122.99	N 74°38'38" E	162.48
C4	34°39'56"	34.50	20.87	10.77	N 15°58'09" E	20.56
C5	167°43'42"	50.00	146.37	465.11	N 82°30'02" E	99.43
C6	40°14'33"	34.50	24.23	12.64	S 33°45'24" E	23.74
C7	00°19'45"	283.66	1.63	0.81	S 69°49'19" W	1.63
C8	07°14'10"	233.66	29.51	14.77	S 66°02'20" E	29.49

LINE TABLE	
NUMBER/BEARING	DISTANCE
L1 N 78°18'07" E	35.36
L2 S 11°41'53" E	35.36
L3 N 79°42'43" E	34.47

NOTE: Maintenance of the Common Area and Private Drainage Easement 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, shall be placed within the common area or drainage easements shown.

**FROLICH MEADOWS ESTATES  
BLOCKS 30-32 INCL.**  
DESIGN ENGINEERS, INC.  
1614 GREENBRIAR PLACE  
OKLAHOMA CITY, OKLA.  
(405) 691-6333  
CA 1020, EXP. 6-30-99

This reproduction meets the requirements as outlined in Senate Bill 377, Section 518, as amended.

