

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That FIRST AMERICAN TITLE & TRUST COMPANY, TRUSTEE, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, 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 _____ day of _____, 2015. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

FIRST AMERICAN TITLE & TRUST COMPANY

DAVID A. WHITTON
PRESIDENT

STATE OF OKLAHOMA)
) S.S:
COUNTY OF _____)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, personally appeared DAVID A. WHITTON, PRESIDENT OF FIRST AMERICAN TITLE & TRUST COMPANY, 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter (N.W./4), of Section Twenty-Two (22), Township Thirteen North (T-13-N), Range Four West (R-4-W), Indian Meridian (I.M.), being more particularly described as follows:

Commencing at the Southwest Corner of said N.W./4; Thence N89°37'52"E along the South Line of said N.W./4 a distance of 1253.82 feet to the Point of Beginning; said point being the Southwest Corner of GLENHURST SECTION 4, according to the recorded plat thereof;

Thence along the Easterly Line of said GLENHURST SECTION 4 the following calls Eight (8) calls:

- 1) Thence N00°22'08"W a distance of 169.19 feet;
- 2) Thence N89°42'44"E a distance of 2.78 feet;
- 3) Thence N00°22'08"W a distance of 117.42 feet;
- 4) Thence N89°42'44"E a distance of 160.00 feet;
- 5) Thence N00°22'08"W a distance of 117.42 feet;
- 6) Thence N89°42'44"E a distance of 33.17 feet;
- 7) Thence N00°17'16"W a distance of 167.42 feet;
- 8) Thence N89°42'44"E a distance of 111.48 feet to the Southwest Corner of GLENHURST SECTION 5, according to the recorded plat thereof;

Thence along the Southerly Line of said GLENHURST SECTION 5 the following Three (3) calls:

- 1) Thence N89°42'44"E a distance of 910.34 feet;
- 2) Thence S00°17'16"E a distance of 39.57 feet;
- 3) Thence N89°42'44"E a distance of 170.58 feet to a point on the East Line of said N.W./4;

Thence S00°20'38"E along the East Line of said N.W./4 a distance of 529.92 feet to the Southeast Corner of said N.W./4; Thence S89°37'52"W along the South Line of said N.W./4 a distance of 1388.30 feet to the Point of Beginning;

Said Tract containing 16.83 acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, JENNIFER L. WHITEY, do hereby certify that I am a REGISTERED PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

JENNIFER L. WHITEY, R.P.L.S. 1517

STATE OF OKLAHOMA)
) S.S:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared JENNIFER L. WHITEY, 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 this _____ day of _____, 2015.

MY COMMISSION EXPIRES:

March 28, 2015

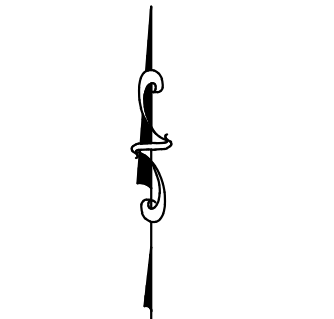
NOTARY PUBLIC
#03005138

CITY PLANNING COMMISSION APPROVAL

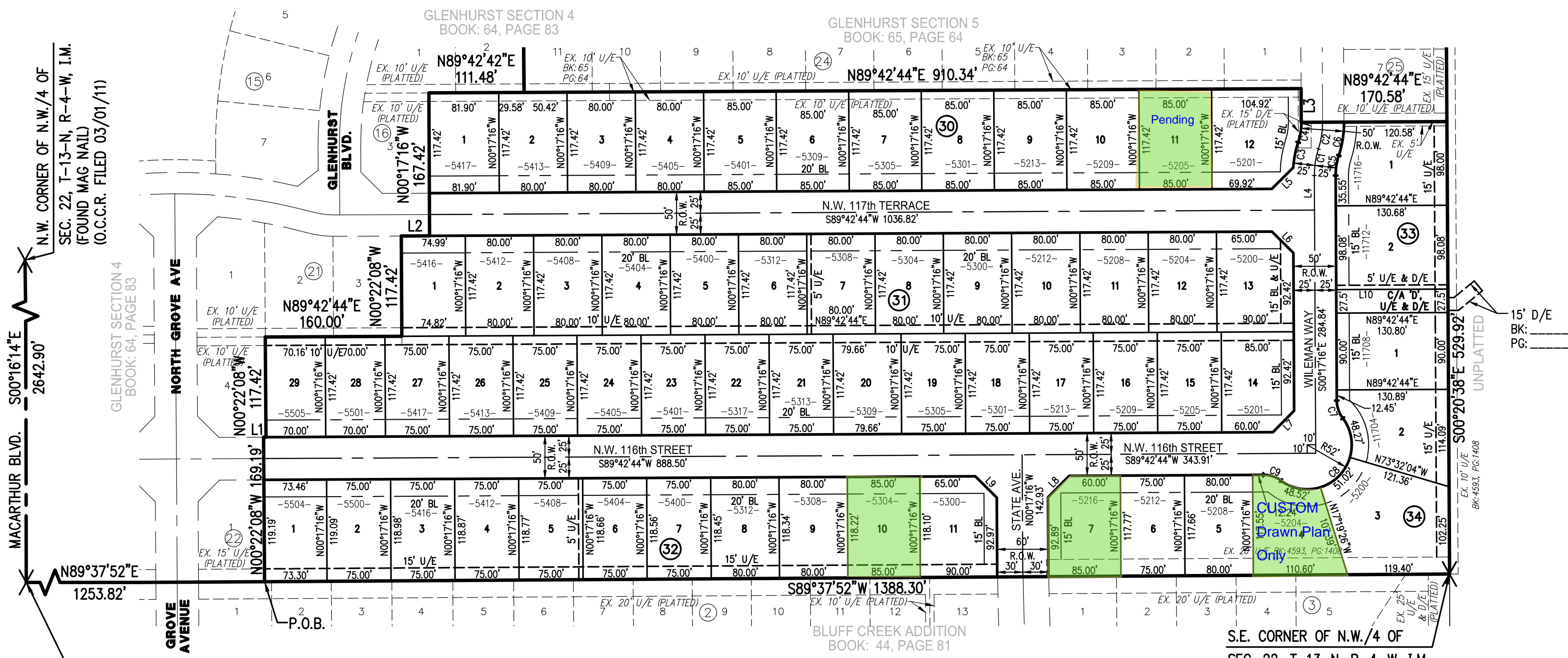
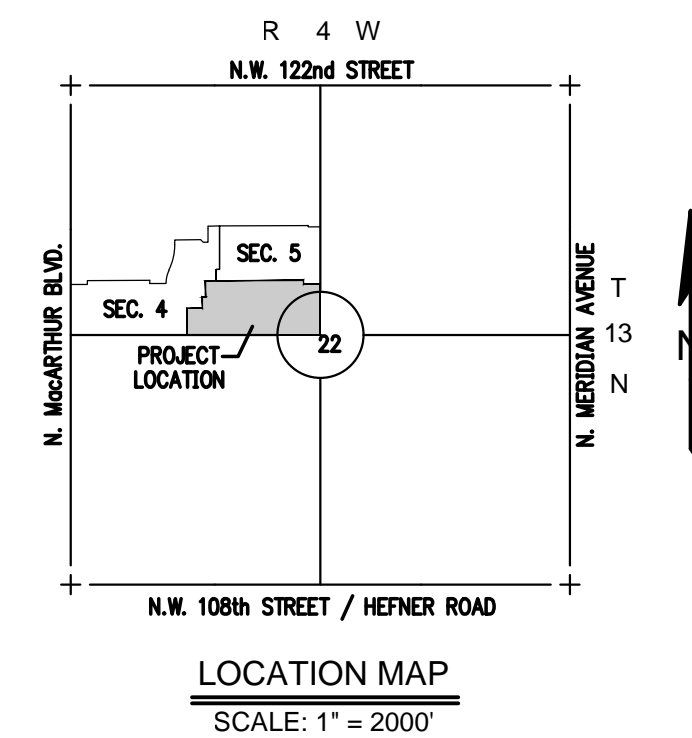
I, _____, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the _____ day of _____, 2015.

PLANNING DIRECTOR

FINAL PLAT
OF
GLENHURST SECTION 7
A PART OF THE N.W./4 OF SECTION 22, T-13-N, R-4-W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



SCALE: 1" = 100'
GRAPHIC SCALE IN FEET
BASIS OF BEARING = WEST LINE OF THE
N.W./4 OF SEC. 22, T-13-N, R-4-W, I.M.
(S00°16'14"E)



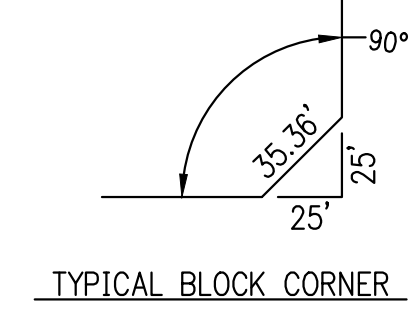
POINT OF COMMENCEMENT
S.W. CORNER OF N.W./4 OF
SEC. 22, T-13-N, R-4-W, I.M.
(FOUND MAG NAIL)
(O.C.C.R. FILED 03/01/11)

NUMBER	BEARING	DISTANCE
L1	N89°42'44"E	2.78'
L2	N89°42'44"E	33.17'
L3	S00°17'16"E	39.57'
L4	S00°17'16"E	40.40'
L5	N45°08'06"E	35.62'
L6	S45°17'16"E	35.36'
L7	S44°42'44"W	35.36'
L8	S44°42'44"W	35.36'
L9	N45°17'16"W	35.36'
L10	N89°42'44"E	130.77'

DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	18°11'42"	100.00	31.76	16.01	N08°48'35"E
C2	18°11'41"	100.00	31.76	16.01	S08°48'35"W
C3	13°47'29"	125.00	50.09	15.12	N11°00'41"E
C4	18°11'41"	75.00	23.82	12.01	N08°48'35"E
C5	18°11'42"	75.00	23.82	12.01	N08°48'35"E
C6	18°11'41"	125.00	39.69	20.02	S08°48'35"W
C7	36°25'43"	35.00	22.25	11.52	N18°30'07"W
C8	162°51'26"	52.00	147.80	345.00	S44°42'44"W
C9	36°25'43"	35.00	22.25	11.52	S72°04'25"E

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
C/A	COMMON AREA
BM	BENCHMARK



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful 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, TRUSTEE, that on the _____ day of _____ 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 _____ 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, mineral rights, 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 _____ day of _____, 2015.

FIRST AMERICAN TITLE & TRUST COMPANY

VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____ 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 _____ 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 _____ day of _____, 2015.

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 _____ day of _____, 2015.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATE OF CITY CLERK

I, _____ 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 unreturned installments upon special assessment 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 _____ day of _____, 2015.

CITY CLERK

NOTES

1. 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, AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
2. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAILS WITH WASHER FOR ALL PAVING
3. PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON RODS WITH A PLASTIC CAP
4. MAINTENANCE OF COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION WITHIN THIS PLAT. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN DRAINAGE RELATED COMMON AREAS OR DRAINAGE EASEMENTS.
5. A SIDEWALK SHALL BE REQUIRED ON 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 FOR THE APPLICABLE LOT.
6. TWO 1 1/2-INCH CALIPER TREES, OR ONE 3-INCH CALIPER TREE, 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.

FINAL PLAT TO SERVE
GLENHURST SECTION 7

214 E. Main
Oklahoma City, Oklahoma 73104

Crafton Tull
architecture | engineering | surveying
405.787.4270 | 405.787.4276 | www.craftontull.com

SHEET NO.: 1 OF 1
DATE: 11/12/12
PROJECT NO.: 116009-00

CERTIFICATE OF AUTHORIZATION
CA 173 (REPLACES EXPIRES 4/30/2014)

PD-2206