

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That NORTHWOOD HOLDINGS, LLC., hereby certifies that it is the owner of and the only person, firm or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that it has caused the same to be surveyed and platted, and that it hereby dedicates all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for its successors, trustees and assigns forever, and has 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 5th day of November, 2015. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

NORTHWOOD HOLDINGS, LLC.

 MARK MORRIS, MANAGER

STATE OF OKLAHOMA)
)
 COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this 5th day of November, 2015, personally appeared MARK MORRIS, MANAGER OF NORTHWOOD HOLDINGS, LLC., 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:
 May 02, 2019

 NOTARY PUBLIC
 #11004011

LEGAL DESCRIPTION

A tract of land situate within the Southwest Quarter (SW/4) of Section Eight (8), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

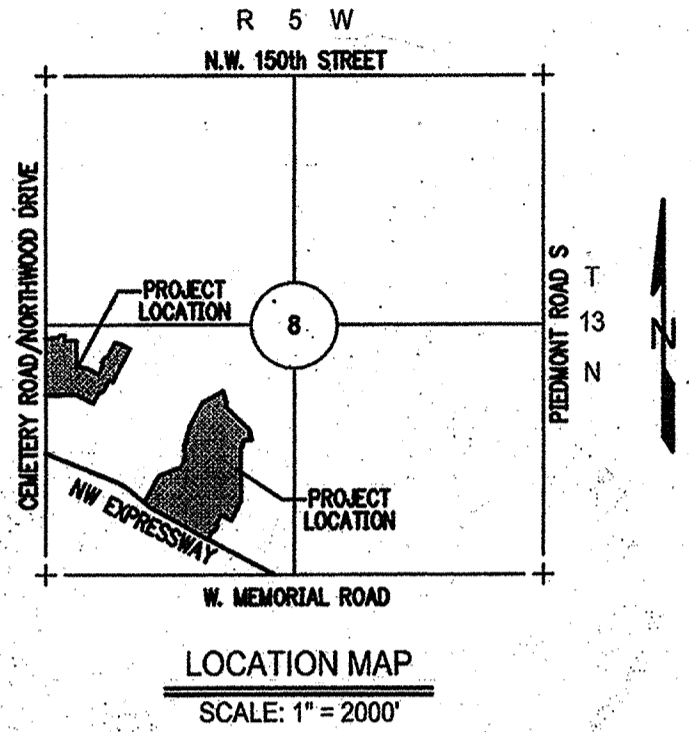
WEST PARCEL
 COMMENCING at the Southwest corner of said SW/4; thence N00°22'50"W along the West line of said SW/4 a distance of 1918.44 feet to a point being the Northwest corner of a tract conveyed to Piedmont Schools, recorded in Book 3458, Page 437, said point being the POINT OF BEGINNING; thence continuing N00°22'50"W a distance of 614.48 feet; thence N89°37'08"E a distance of 50.00 feet; thence S45°22'50"E a distance of 35.36 feet; thence N89°37'10"E a distance of 70.00 feet; thence N44°37'08"E a distance of 35.36 feet; thence N00°22'52"W a distance of 9.52 feet; thence N89°37'08"E a distance of 170.00 feet; thence S00°22'52"E a distance of 330.00 feet; thence S76°15'41"E a distance of 129.45 feet; thence S62°05'39"E a distance of 114.19 feet; thence N27°54'21"E a distance of 105.00 feet; thence N17°05'39"W a distance of 35.36 feet; thence N27°54'21"E a distance of 50.00 feet; thence N72°54'21"E a distance of 35.36 feet; thence N27°54'21"E a distance of 185.00 feet; thence S62°05'39"E a distance of 170.00 feet; thence S27°54'21"W a distance of 390.00 feet; thence N62°05'39"W a distance of 45.00 feet; thence S27°54'21"W a distance of 170.00 feet; thence N62°05'39"W a distance of 20.14 feet; thence S27°54'21"W a distance of 120.00 feet to the North line of said tract conveyed to the Piedmont Schools; thence along the North line of said

Piedmont Schools tract for the following Two (2) courses:
 1. N62°05'39"W a distance of 204.18 feet; thence
 2. S89°37'09"W a distance of 341.22 feet to the POINT OF BEGINNING.
 Said tract contains 359,749 Square Feet or 8.259 Acres more or less.
EAST PARCEL
 A tract of land situate within the Southwest Quarter (SW/4) of Section Eight (8), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:
 COMMENCING at the Southwest corner of said SW/4; thence N89°58'30"E along the South line of said SW/4 a distance of 1051.43 feet; thence N01°01'30"W a distance of 776.63 feet to a point on the North right-of-way line of NORTHWEST EXPRESSWAY and the POINT OF BEGINNING; thence N33°12'43"E a distance of 301.41 feet; thence N68°44'31"E a distance of 248.83 feet; thence N08°44'31"E a distance of 79.99 feet; thence N67°52'17"W a distance of 5.75 feet; thence N22°07'43"E a distance of 50.00 feet; thence N00°35'41"W a distance of 118.43 feet; thence N14°34'42"E a distance of 225.68 feet; thence N28°43'27"E a distance of 261.01 feet; thence N60°11'36"E a distance of 239.38 feet; thence S17°09'44"E a distance of 169.49 feet to a point on a curve to the left; thence 6.54 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 6.54 feet which bears S72°15'41"W; thence S45°57'50"E a distance of 268.56 feet; thence

S19°37'42"E a distance of 50.00 feet to a point on a curve to the left; thence 77.18 feet along the arc of said curve having a radius of 275.00 feet, subtended by a chord of 76.93 feet which bears S62°19'53"W; thence S02°51'39"W a distance of 32.92 feet; thence S45°57'50"E a distance of 88.25 feet; thence S44°02'10"W a distance of 82.03 feet; thence S00°35'41"E a distance of 550.00 feet; thence S27°56'21"W a distance of 56.68 feet; thence S62°03'39"E a distance of 9.44 feet; thence S27°56'21"W a distance of 170.00 feet; thence N62°03'39"W a distance of 125.00 feet; thence S27°56'21"W a distance of 95.00 feet; thence S17°03'39"E a distance of 35.36 feet; thence S27°56'21"W a distance of 50.00 feet; thence S72°56'21"W a distance of 35.36 feet; thence S27°56'21"W a distance of 70.00 feet; thence S17°03'39"E a distance of 35.36 feet to a point on the North right-of-way line of NORTHWEST EXPRESSWAY; thence along said right-of-way line the following Four (4) courses:
 1. N62°03'39"W a distance of 160.62 feet; thence
 2. N59°46'13"W a distance of 250.20 feet; thence
 3. N62°03'39"W a distance of 300.00 feet; thence
 4. N48°55'37"W a distance of 82.47 feet to the POINT OF BEGINNING.
 Said tract contains 869,893 Square Feet or 19.970 Acres more or less.
 Total Platted Area 1,229,642 Square Feet or 28.229 Acres more or less.

FINAL PLAT
 OF
**NORTHWOOD VILLAGE
 SECTION 1**
 A PART OF THE SW/4 OF SECTION 8, T13N, R5W, I.M.
 OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc# P 2016 3
 Bk&Pg: PL 9 490-492
 Filed: 01-13-2016
 02:33:51 PM
 Canadian County, OK



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, 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 NORTHWOOD HOLDINGS, LLC., that on the 30 day of October, 2015 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 2015, 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 9 day of November, 2015.

FIRST AMERICAN TITLE & TRUST COMPANY

 VICE-PRESIDENT
 Joe J. Strubbe

COUNTY TREASURER'S CERTIFICATE

I, Carolyn M. Leik, do hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2015, 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 EL RENO, OKLAHOMA, this 13 day of January, 2016.

Carolyn M. Leik by Kim Onold
 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 5th day of January, 2016.

ATTEST:

 CITY CLERK

 MAYOR

CERTIFICATE OF CITY CLERK

I, Frances Kersey, 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 unperfected 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 5th day of January, 2016.

CITY CLERK

NOTES

- 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 THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
- CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:
 MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973" FOR ALL PAVING
- PROPERTY CORNER MONUMENTS SHALL BE:
 3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
- THE PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS OF THE NORTHWOOD VILLAGE SUBDIVISIONS, NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO WALKS, BENCHES, PIERS AND DOCKS SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
- MAINTENANCE OF ISLANDS/MEDIANS IN PUBLIC STREET RIGHTS-OF-WAY AND THE LANDSCAPE BUFFER ALONG NORTHWOOD DRIVE AND NW EXPRESSWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION OF NORTHWOOD VILLAGE.
- A SIDEWALK SHALL BE REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR COLLECTOR STREET. THE SIDEWALK MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE AFFECTED LOT.
- EITHER ONE 3-INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2-INCH CALIPER DECIDUOUS TREES SHALL BE PLANTED IN LOTS WHERE THE GARAGE OF A RESIDENCE EXTENDS BEYOND THE FRONT WALL OF THE HOME, TOWARDS THE STREET.

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)
)
 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 she executed the same as her free and voluntary act and deed. Given under my hand and seal this 3rd day of Nov., 2015.

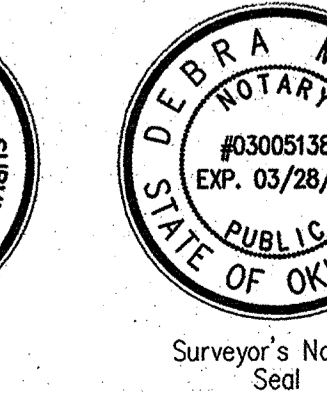
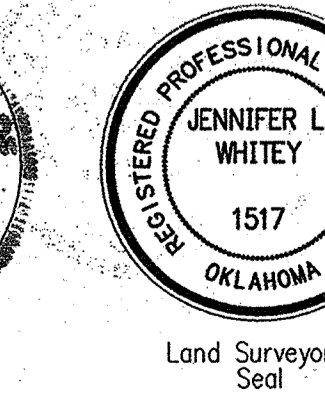
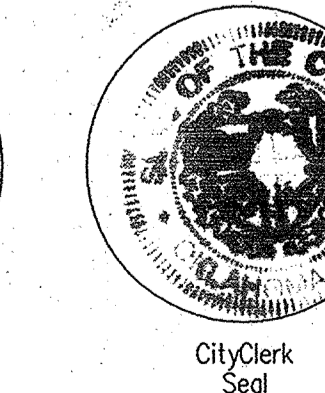
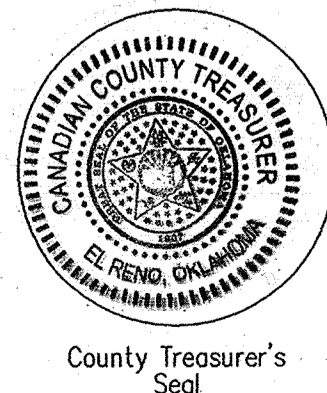
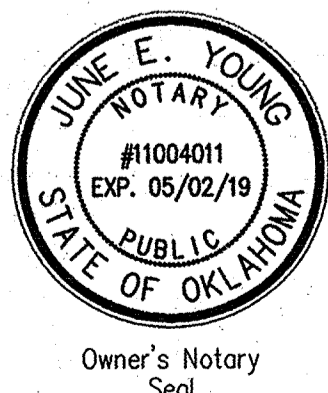
MY COMMISSION EXPIRES:
 MARCH 28, 2019

 NOTARY PUBLIC
 #03005138

CITY PLANNING COMMISSION APPROVAL

I, Aubrey Hammontrou, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 16th day of January, 2015.

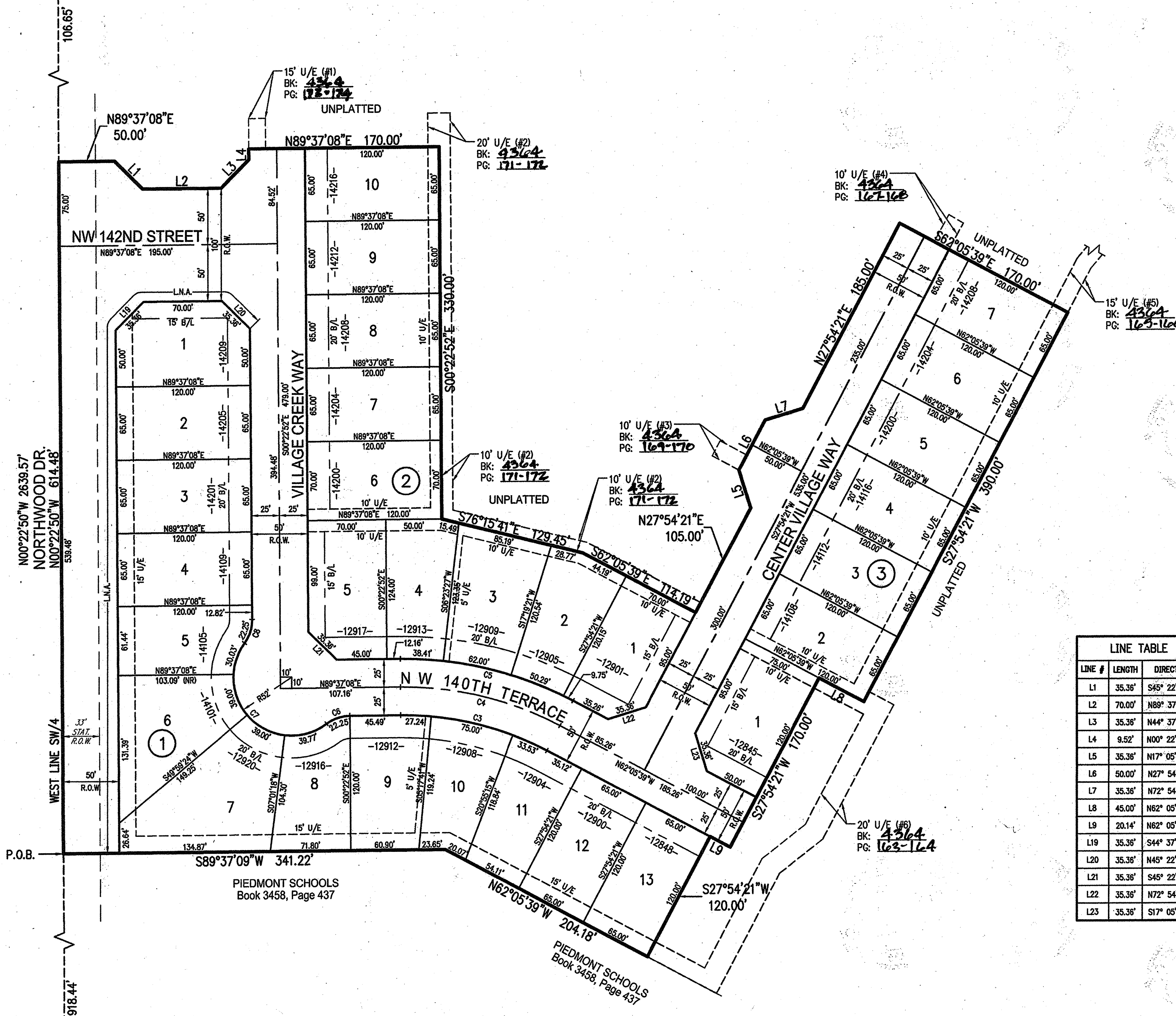
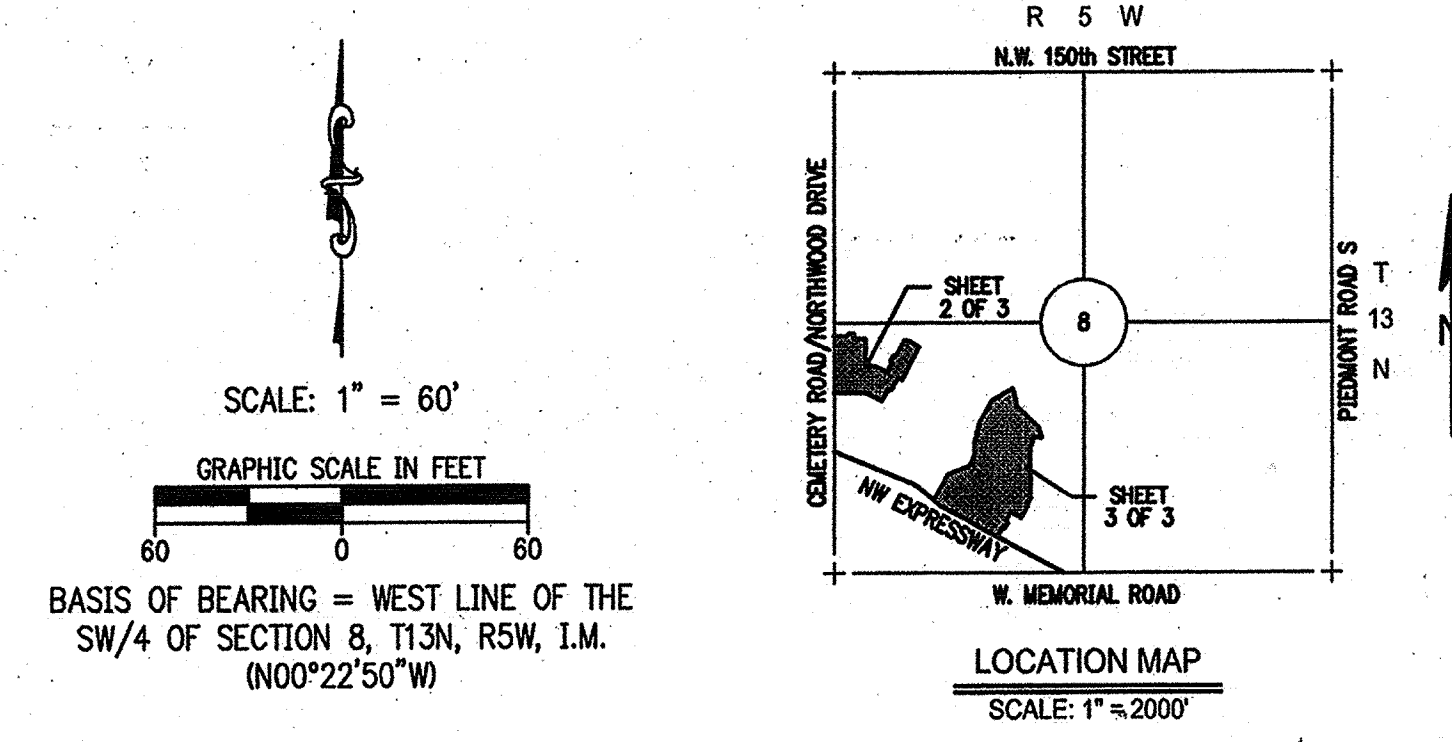
 PLANNING DIRECTOR



FINAL PLAT TO SERVE NORTHWOOD VILLAGE SECTION 1	
214 E. Main Oklahoma City, Oklahoma 73104	SHEET NO.: 1 OF 3
 Crafton Tull architecture engineering surveying 405.787.6270 405.787.6276 f www.craftontull.com	DATE: 11/03/15
CERTIFICATE OF AUTHORIZATION CA 973 (REVISED) EXPIRES 02/01/2016	PROJECT NO.: 14613900
PD-2425	

NW CORNER OF SW/4 OF SECTION 8, T13N, R5W, I.M.

FINAL PLAT
OF
NORTHWOOD VILLAGE SECTION 1
A PART OF THE SW/4 OF SECTION 8, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.36'	S45° 22' 50"E
L2	70.00'	N89° 37' 08"E
L3	35.36'	N44° 37' 08"E
L4	9.52'	N00° 22' 52"W
L5	35.36'	N17° 05' 39"W
L6	50.00'	N27° 54' 21"E
L7	35.36'	N72° 54' 21"E
L8	45.00'	N62° 05' 39"W
L9	20.14'	N62° 05' 39"W
L10	35.36'	S44° 37' 09"W
L11	35.36'	N45° 22' 52"W
L12	35.36'	S45° 22' 52"E
L13	35.36'	N72° 54' 21"E
L14	35.36'	S17° 05' 39"E

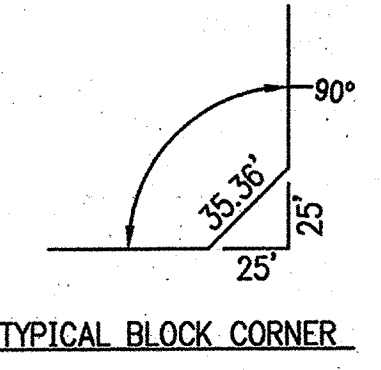
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C3	135.77'	275.00'	028°17'13"	N76° 14' 15"W	134.39'
C4	148.11'	300.00'	028°17'13"	N76° 14' 15"W	146.61'
C5	160.45'	325.00'	028°17'13"	N76° 14' 15"W	158.83'
C6	22.25'	35.00'	036°25'43"	S71° 24' 17"W	21.88'
C7	147.80'	52.00'	162°51'26"	S45° 22' 52"E	102.84'
C8	22.25'	35.00'	036°25'43"	N17° 05' 00"E	21.88'

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
(NR)	NONRADIAL LINE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

- NOTES**
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WEST PARCEL POINT OF COMMENCEMENT SW CORNER OF SW/4 OF SECTION 8, T13N, R5W, I.M.

FINAL PLAT TO SERVE
NORTHWOOD VILLAGE SECTION 1

214 E. Main
Oklahoma City, Oklahoma 73104

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6274
www.craftontull.com

SHEET NO.: 2 OF 3
DATE: 11/03/15
PROJECT NO.: 14613900

PD-2425

