

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That NORTHWOOD HOLDINGS, LLC., an Oklahoma limited liability company, 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 16th day of March, 2020. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

NORTHWOOD HOLDINGS, LLC., an Oklahoma limited liability company. Mark Morris, Manager.

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this 16th day of March, 2020, personally appeared Mark Morris, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES: May 02, 2023. June E. Young, NOTARY PUBLIC, #11004011

LEGAL DESCRIPTION

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

BEGINNING at the Southeast corner of Lot 13, Block 1 of NORTHWOOD VILLAGE SECTION 1, according to the recorded plat thereof; thence along the exterior boundary of said plat the following Four (4) courses:

- 1. N27°54'21"E a distance of 120.00 feet; thence
2. S62°05'39"E a distance of 20.14 feet; thence
3. N27°54'21"E a distance of 170.00 feet; thence
4. S62°05'39"E a distance of 280.22 feet; thence

S65°19'51"E a distance of 50.00 feet to a point on a non-tangent curve to the left; thence 50.00 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 49.83 feet which bears S16°29'04"W, thence S62°05'39"E a distance of 129.85 feet; thence N09°28'15"E a distance of 31.88 feet; thence S54°42'39"E a distance of 68.58 feet; thence S81°09'10"E a distance of 169.70 feet; thence S62°48'10"E a distance of 50.00 feet to a point on a non-tangent curve to the right; thence 1.23 feet along the arc of said curve having a radius of 394.69 feet, subtended by a chord of 1.23 feet which bears N27°17'11"E; thence S62°37'27"E a distance of 236.44 feet to a point on the exterior boundary line of NORTHWOOD VILLAGE SECTION 1, according to the recorded plat there; thence along said boundary line the following Eight (8) courses:

- 1. S28°43'27"W a distance of 50.80 feet; thence
2. S14°34'42"W a distance of 225.68 feet; thence
3. S00°35'41"E a distance of 118.43 feet; thence
4. S22°07'43"W a distance of 50.00 feet; thence
5. S67°52'17"E a distance of 5.75 feet; thence
6. S08°44'31"W a distance of 79.99 feet; thence

LAND SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER, do hereby certify that I am a 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.

Denver Winchester, PLS 1952

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this 3rd day of March, 2020, personally appeared DENVER WINCHESTER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

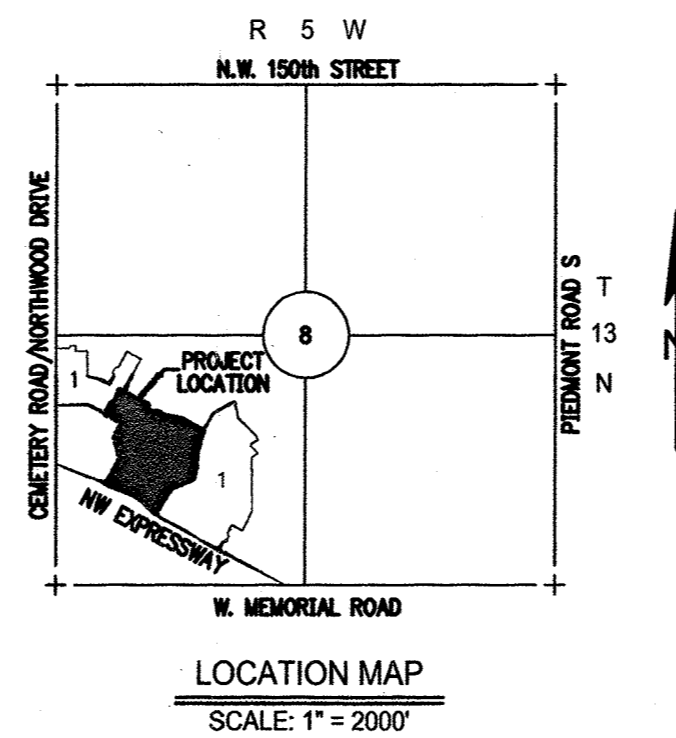
MY COMMISSION EXPIRES: March 28, 2023. D. Mack, NOTARY PUBLIC, #03005138

CITY PLANNING COMMISSION APPROVAL

I, Geoffrey Butler, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 27th day of September, 2018.

Geoffrey Butler, PLANNING DIRECTOR

FINAL PLAT OF NORTHWOOD VILLAGE SECTION 2 A PART OF THE SW/4 OF SECTION 8, T13N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



Doc# P 2020 12
Bk# Pg: PL 9 766-767
Filed: 04-23-2020
11:00:09 AM
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., an Oklahoma limited liability company, that on the 16th day of February, 2020 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 2018 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 4th day of March, 2020.

FIRST AMERICAN TITLE INSURANCE COMPANY. Anna R. Schmelzer, AUTHORIZED SIGNER

STATE OF OKLAHOMA)
COUNTY OF Canadian)

Before me, the undersigned Notary Public, in and for said County and State on this 4th day of March, 2020, personally appeared Anna R. Schmelzer, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES: 1-31-2024. Robin Reed, NOTARY PUBLIC, #20001330

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 14 day of April, 2020.

ATTEST: Chavon Berry, CITY CLERK; David Holt, MAYOR

CERTIFICATE OF CITY CLERK

I, Frances Kessy, 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 unamortized 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 14 day of April, 2020.

Frances Kessy, CITY CLERK

ADDRESSES

Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

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 Licensure 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.
2. Monuments shall be as follows: Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or 3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
3. Maintenance of the Common Areas, Islands/Medians in Public Rights-of-Way and the Landscape Buffer along Northwest Expressway shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. 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.
4. A sidewalk is required on each lot where it abuts a local and/or a 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.
5. 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.

COUNTY TREASURER'S CERTIFICATE

I, Carolyn M. Leek, 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 2019, 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.

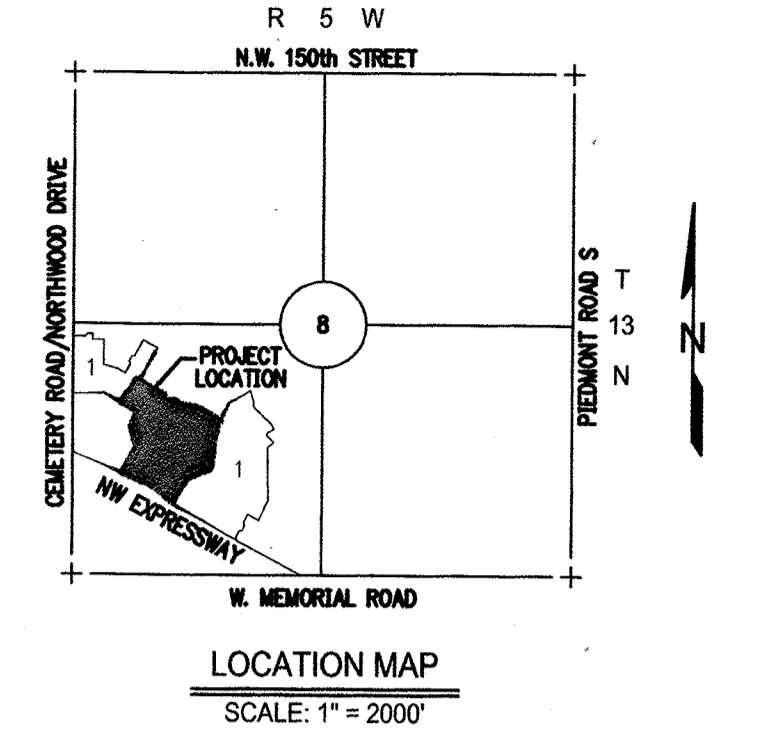
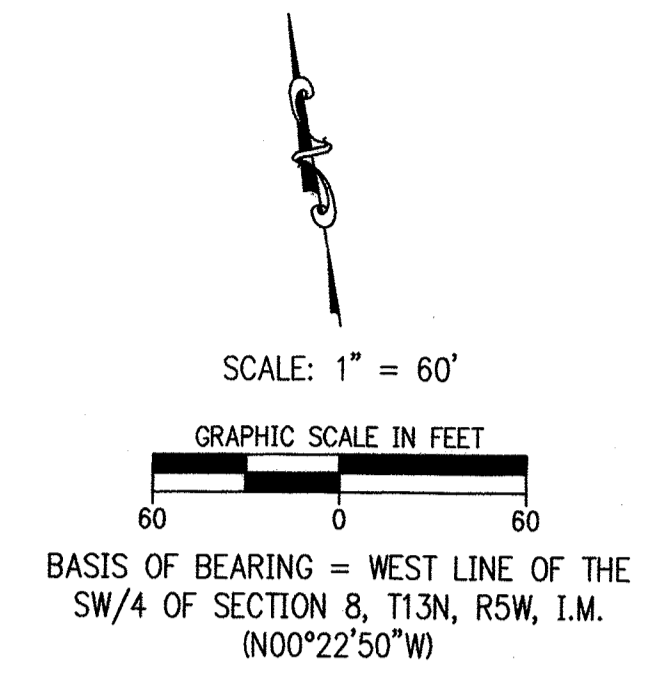
IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of EL RENO, OKLAHOMA, this 22 day of April, 2020.

Carolyn M. Leek by Kim Donald, COUNTY TREASURER



FINAL PLAT NORTHWOOD VILLAGE, SECTION 2. 300 Pointe Parkway Blvd., Yukon, Oklahoma 73099. Crafton Tull architecture | engineering | surveying. 405.787.6270 | 405.787.6276 | www.craftontull.com. SHEET NO.: 1 OF 2. DATE: 03/02/20. PROJECT NO.: 18616600. PD-2658

FINAL PLAT
OF
NORTHWOOD VILLAGE
SECTION 2
A PART OF THE SW/4 OF SECTION 8, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	50.00'	175.00'	016°22'10"	S16° 29' 04\"W	49.83'
C2	1.23'	394.69'	000°10'42"	N27° 17' 11\"E	1.23'
C3	62.14'	200.00'	017°48'10"	S15° 46' 04\"W	61.89'
C4	69.91'	225.00'	017°48'10"	S15° 46' 04\"W	69.63'
C5	54.38'	175.00'	017°48'10"	S15° 46' 04\"W	54.16'
C6	36.72'	100.00'	021°02'23"	N17° 23' 10\"E	36.52'
C7	27.54'	75.00'	021°02'23"	N17° 23' 10\"E	27.39'
C8	45.90'	125.00'	021°02'23"	N17° 23' 10\"E	45.64'
C9	67.97'	200.00'	019°28'18"	N52° 21' 30\"W	67.64'
C10	76.46'	225.00'	019°28'18"	N52° 21' 30\"W	76.10'
C11	59.47'	175.00'	019°28'18"	N52° 21' 30\"W	59.19'
C12	134.50'	200.00'	038°31'49"	S61° 53' 16\"E	131.98'
C13	117.68'	175.00'	038°31'49"	S61° 53' 16\"E	115.48'
C14	151.31'	225.00'	038°31'49"	S61° 53' 16\"E	148.47'
C15	134.42'	419.69'	018°21'01"	S18° 01' 20\"W	133.84'
C16	92.41'	444.69'	011°54'21"	S21° 14' 40\"W	92.24'
C17	127.64'	394.69'	018°31'43"	S18° 06' 41\"W	127.08'
C18	88.31'	150.00'	033°44'01"	N64° 17' 10\"W	87.04'
C19	103.03'	175.00'	033°44'01"	N64° 17' 10\"W	101.55'
C20	73.60'	125.00'	033°44'01"	N64° 17' 10\"W	72.54'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	120.84'	338.51'	020°27'08"	S57° 38' 43\"E	120.19'
C22	111.91'	313.51'	020°27'08"	S57° 38' 43\"E	111.32'
C23	129.76'	363.51'	020°27'08"	S57° 38' 43\"E	129.07'
C24	268.51'	490.00'	031°23'49"	S65° 27' 16\"E	265.16'
C25	139.80'	515.00'	015°33'12"	S73° 22' 34\"E	139.37'
C26	254.81'	465.00'	031°23'49"	S65° 27' 16\"E	251.63'
C27	28.34'	35.00'	046°23'50"	S04° 42' 26\"W	27.57'
C28	247.58'	52.00'	272°47'40"	S62° 05' 39\"E	71.72'
C29	28.34'	35.00'	046°23'50"	N51° 06' 16\"E	27.57'
C30	42.38'	515.00'	004°42'55"	S52° 06' 49\"E	42.37'
C31	169.43'	125.00'	077°39'43"	S10° 55' 30\"E	156.76'
C32	135.55'	100.00'	077°39'43"	S10° 55' 30\"E	125.40'
C33	101.66'	75.00'	077°39'43"	S10° 55' 30\"E	94.05'
C34	35.93'	1000.00'	002°03'32"	S28° 56' 07\"W	35.93'
C35	36.83'	1025.00'	002°03'32"	S28° 56' 07\"W	36.83'
C36	35.03'	975.00'	002°03'32"	S28° 56' 07\"W	35.03'

EASEMENT TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
EC1	65.76'	363.51'	010°21'51"	S55° 10' 36\"E	65.67'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.14'	S62° 05' 39\"E
L2	50.00'	S65° 19' 51\"E
L3	31.88'	N09° 28' 15\"E
L4	68.58'	S54° 42' 39\"E
L5	50.00'	S62° 48' 10\"E
L6	50.80'	S28° 43' 27\"W
L7	50.00'	S22° 07' 43\"W
L8	5.75'	S67° 52' 17\"E
L9	35.36'	N72° 54' 21\"E
L10	35.36'	S17° 05' 39\"E
L11	35.36'	S17° 05' 39\"E
L12	35.36'	S72° 54' 21\"W
L13	36.81'	N56° 15' 50\"E
L14	35.36'	S36° 09' 10\"E
L15	37.07'	S12° 18' 35\"E
L16	37.07'	S72° 14' 21\"W
L17	35.36'	N53° 50' 50\"E
L18	35.36'	S36° 09' 10\"E

EASEMENT TABLE		
LINE #	LENGTH	DIRECTION
E1	26.28'	N00° 35' 40\"W
E2	111.19'	N55° 10' 20\"W
E3	28.79'	S08° 50' 50\"W
E4	30.66'	S30° 25' 46\"W
E5	70.36'	N55° 10' 20\"W
E6	30.66'	N39° 13' 03\"E

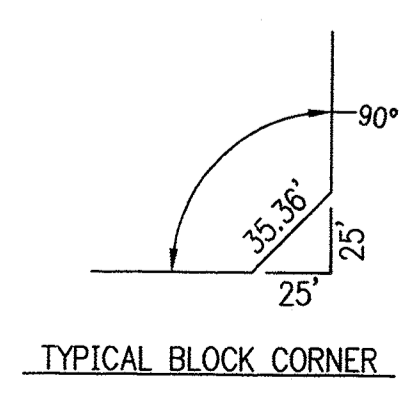
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LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
P/D/E	PRIVATE DRAINAGE EASEMENT
EX.	EXISTING
(NR)	NONRADIAL LINE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT



FINAL PLAT
NORTHWOOD VILLAGE, SECTION 2

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099



Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6271
www.craftontull.com

SHEET NO.: 2 OF 2
DATE: 03/02/20
PROJECT NO.: 18616600

PD-2658

DRAWING COURTESY: UNPLATTED CONSTRUCTION SERVICES/UNPLATTED FINAL PLAT