

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 29th day of June, 2022. 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 29th day of June, 2022, 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 West Half (W/2) 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 6, BLOCK 2 of NORTHWOOD VILLAGE SECTION 1, according to the recorded plat thereof; thence

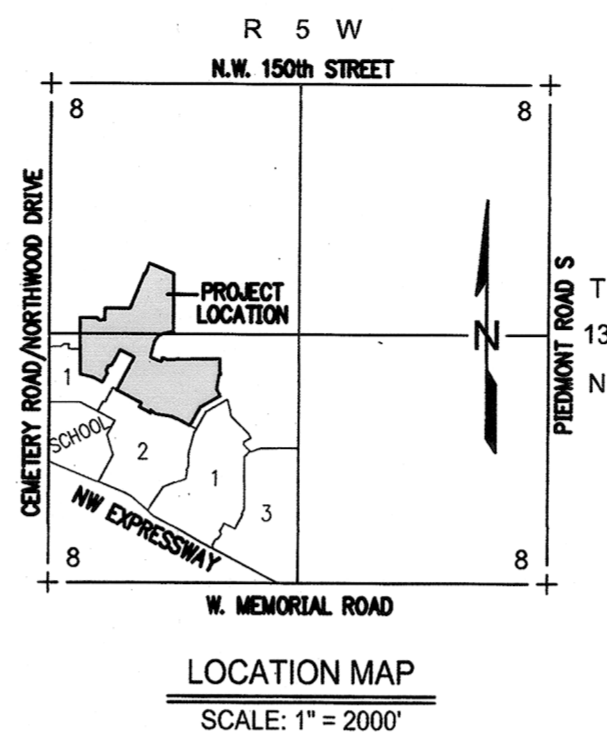
N00°22'52"W along the exterior boundary line of said plat a distance of 594.00 feet; thence N89°37'08"E a distance of 170.00 feet; thence S45°22'52"E a distance of 35.36 feet; thence N89°37'08"E a distance of 60.00 feet; thence N00°22'52"W a distance of 120.00 feet; thence N89°37'08"E a distance of 260.35 feet; thence N22°19'13"E a distance of 390.97 feet; thence S67°40'47"E a distance of 8.46 feet; thence N22°19'13"E a distance of 120.00 feet; thence S67°40'47"E a distance of 276.14 feet; thence S00°02'46"E a distance of 606.43 feet; thence S82°18'10"W a distance of 101.08 feet; thence S63°57'26"W a distance of 58.53 feet; thence S36°18'36"W a distance of 67.57 feet; thence S15°01'24"W a distance of 179.86 feet; thence S66°03'40"E a distance of 121.46 feet to a point on a non-tangent curve to the left; thence 43.42 feet along the arc of said curve having a radius of 400.00 feet, subtended by a chord of 43.40 feet which bears N20°49'46"E; thence S72°16'48"E a distance of 50.00 feet; thence N88°52'34"E a distance of 547.72 feet; thence S01°07'26"E a distance of 170.00 feet; thence S88°52'34"W a distance of 13.25 feet; thence S08°54'43"W a distance of 154.58 feet; thence S28°31'36"E a distance of 81.43 feet; thence S60°11'36"W a distance of 241.67 feet; thence S29°19'31"W a distance of 212.98 feet to a point on the exterior boundary line of NORTHWOOD VILLAGE SECTION 2, according to the recorded plat thereof; thence along said exterior line the following ten (10) courses:

1. N62°37'27"W a distance of 154.43 feet to a point on a non-tangent curve to the left; 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 S27°17'11"W; thence
- N62°48'10"W a distance of 50.00 feet; thence
- N81°09'10"W a distance of 169.70 feet; thence
- N54°42'39"W a distance of 68.58 feet; thence
- S09°28'15"W a distance of 31.88 feet; thence
- N62°05'39"W a distance of 129.85 feet to a point on a non-tangent curve to the right; 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 N16°29'04"E; thence
- N65°19'51"W a distance of 50.00 feet; thence
- N62°05'39"W a distance of 235.22 feet to a point on the exterior boundary line of NORTHWOOD VILLAGE SECTION 1, according to the recorded plat thereof; thence along said exterior line the following Nine (9) courses:
- N27°54'21"E a distance of 390.00 feet; thence
- N62°05'39"W a distance of 170.00 feet; thence
- S27°54'21"W a distance of 185.00 feet; thence
- S72°54'21"W a distance of 35.36 feet; thence
- S27°54'21"W a distance of 50.00 feet; thence
- S17°05'39"E a distance of 35.36 feet; thence
- S27°54'21"W a distance of 105.00 feet; thence
- N62°05'39"W a distance of 114.19 feet; thence
- N76°15'41"W a distance of 129.45 feet to the POINT OF BEGINNING.

Said tract contains 1,161,988 Sq Ft or 26.68 Acres, more or less.

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



Doc# P 2022 31
Rk4Py: PL 9 961-963
Filed: 08-11-2022
11:06:48 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 29th day of June, 2022, 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 2021, 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 30th day of June, 2022.

FIRST AMERICAN TITLE INSURANCE COMPANY
Robbin Reed
AUTHORIZED SIGNER

STATE OF OKLAHOMA)
)
COUNTY OF Canadian)

Before me, the undersigned Notary Public, in and for said County and State on this 30th day of June, 2022, personally appeared Robbin Reed, 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

Robbin 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 2nd day of August, 2022.

ATTEST:
Amy K. Simpson
CITY CLERK

David Holt
MAYOR

CERTIFICATE OF CITY CLERK

I, Amy K. Simpson, 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 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 2nd day of August, 2022.

Amy K. Simpson
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

- 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.
- 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"
- Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way 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.
- 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.
- 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.

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 herein actually exist and their positions are correctly shown.

Denver Winchester
DENVER WINCHESTER, PLS 1952

STATE OF OKLAHOMA)
)
COUNTY OF CANADIAN)

Before me, the undersigned Notary Public, in and for said County and State on this 29th day of June, 2022, 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

Denver Winchester
NOTARY PUBLIC, #03005138

CITY PLANNING COMMISSION APPROVAL

I, S. J. Smith, Assistant Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 13th day of May, 2021.

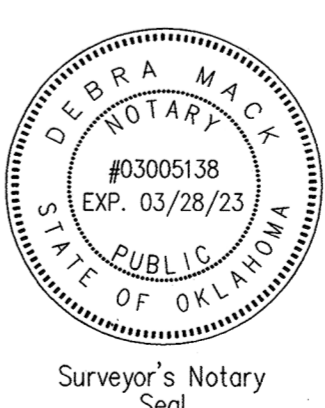
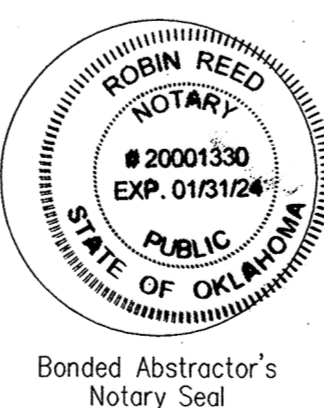
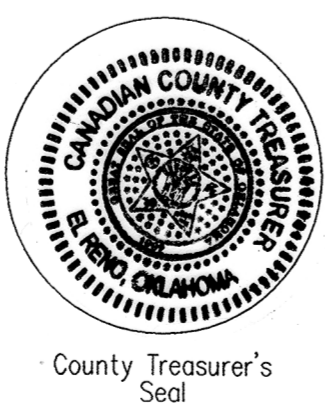
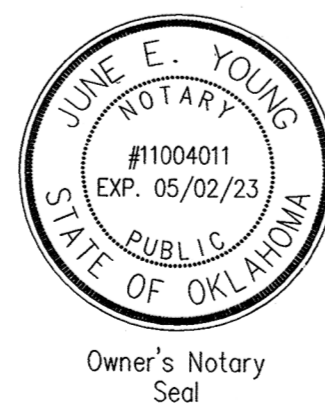
S. J. Smith
Assistant PLANNING DIRECTOR

COUNTY TREASURER'S CERTIFICATE

I, Robbin Reed, 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 2021, 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 11th day of August, 2022.

COUNTY TREASURER



FINAL PLAT
NORTHWOOD VILLAGE, SECTION 4

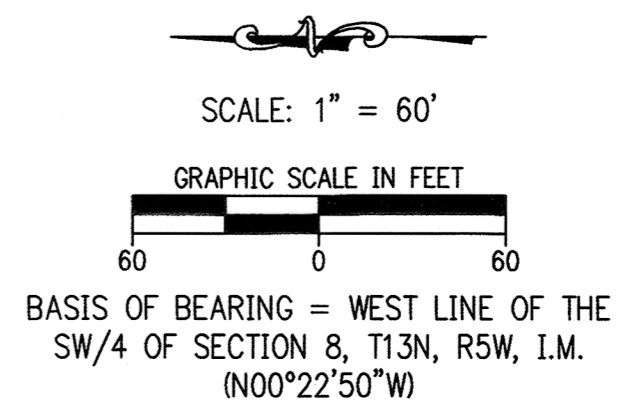
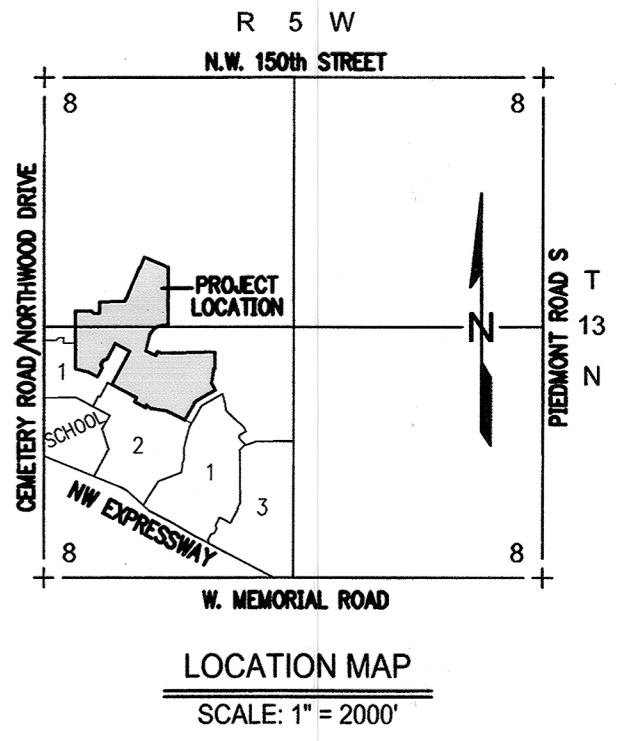
300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.4271 405.787.4271.1
www.craftontull.com

SHEET NO.: 1 OF 3
DATE: 06/29/22
PROJECT NO.: 21603000

DRAWING CREATORS: WWW.LANDSURVEYORSONLINE.COM/OKLAHOMA/PLAT/PLAT.PDF

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



LEGEND

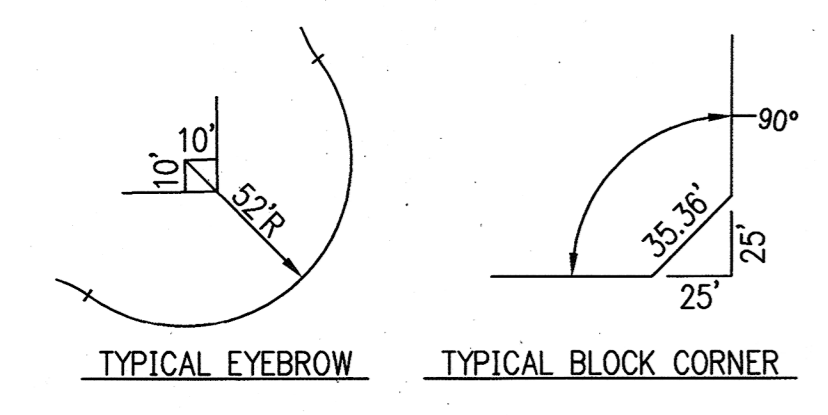
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R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
P/D/E	PRIVATE DRAINAGE EASEMENT
(NR)	NONRADIAL LINE
C/A	COMMON AREA
(ESMT.)	EASEMENT
STAT.	STATUTORY

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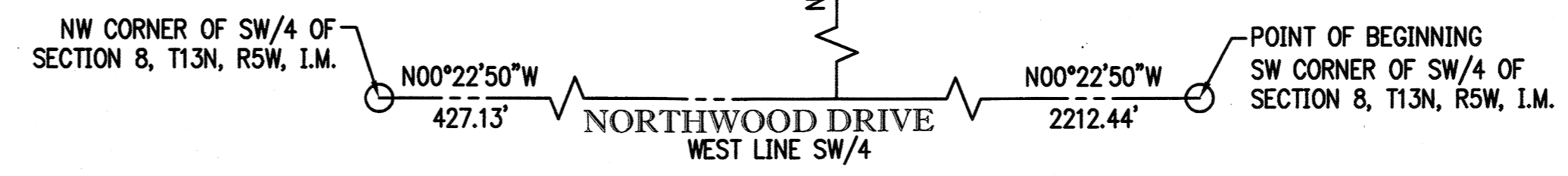
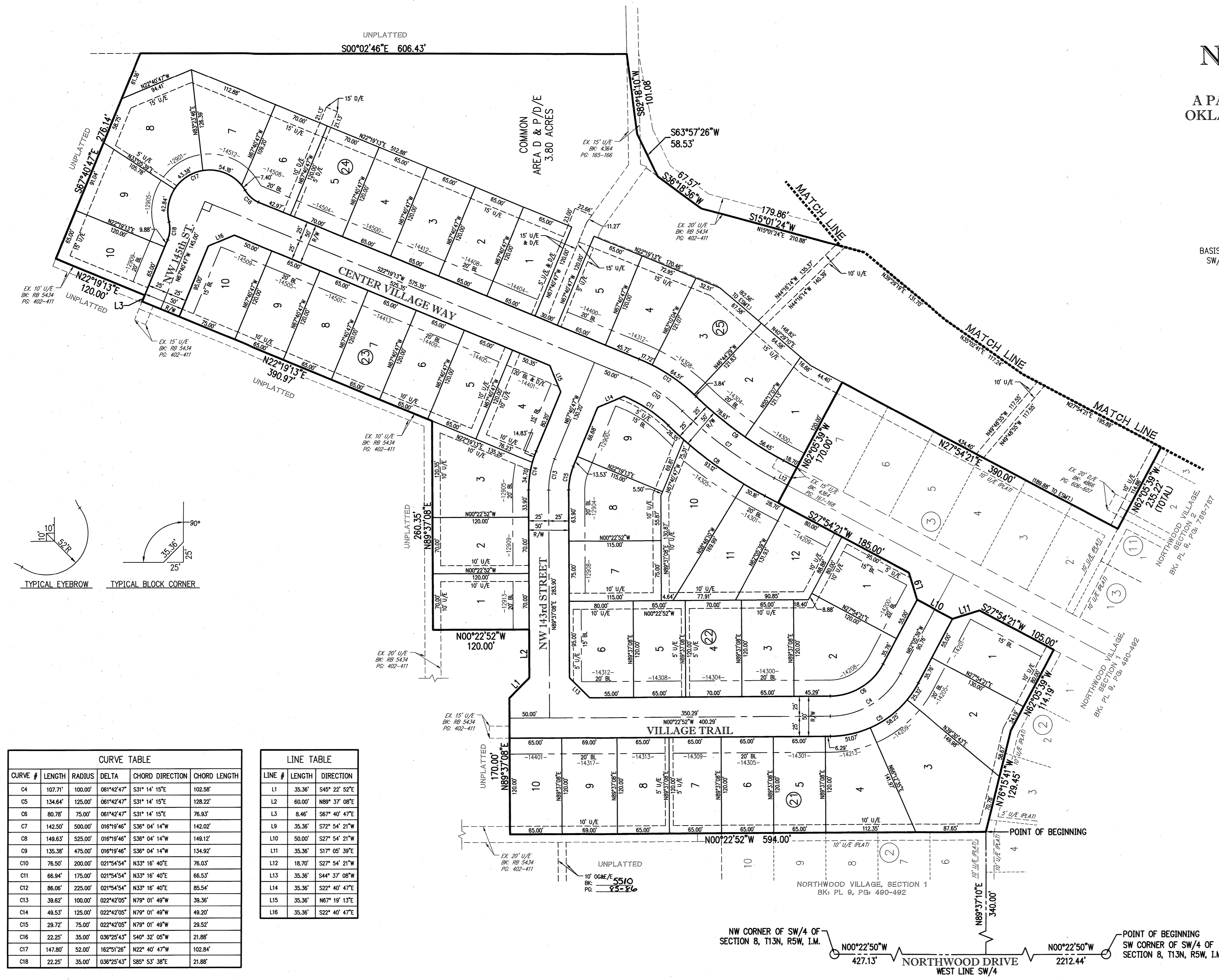


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C4	107.71'	100.00'	061°42'47"	S31° 14' 15"E	102.58'
C5	134.64'	125.00'	061°42'47"	S31° 14' 15"E	128.22'
C6	80.78'	75.00'	061°42'47"	S31° 14' 15"E	76.93'
C7	142.50'	500.00'	016°19'46"	S36° 04' 14"W	142.02'
C8	149.63'	525.00'	016°19'46"	S36° 04' 14"W	149.12'
C9	135.38'	475.00'	016°19'46"	S36° 04' 14"W	134.92'
C10	76.50'	200.00'	021°54'54"	N33° 16' 40"E	76.03'
C11	66.94'	175.00'	021°54'54"	N33° 16' 40"E	66.53'
C12	86.06'	225.00'	021°54'54"	N33° 16' 40"E	85.54'
C13	39.62'	100.00'	022°42'05"	N79° 01' 49"W	39.36'
C14	49.53'	125.00'	022°42'05"	N79° 01' 49"W	49.20'
C15	29.72'	75.00'	022°42'05"	N79° 01' 49"W	29.52'
C16	22.25'	35.00'	036°25'43"	S40° 32' 05"W	21.88'
C17	147.80'	52.00'	162°51'26"	N22° 40' 47"W	102.84'
C18	22.25'	35.00'	036°25'43"	S85° 53' 38"E	21.88'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.36'	S45° 22' 52"E
L2	60.00'	N89° 37' 08"E
L3	8.46'	S67° 40' 47"E
L9	35.36'	S72° 54' 21"W
L10	50.00'	S27° 54' 21"W
L11	35.36'	S17° 05' 39"E
L12	18.70'	S27° 54' 21"W
L13	35.36'	S44° 37' 08"W
L14	35.36'	S22° 40' 47"E
L15	35.36'	N67° 19' 13"E
L16	35.36'	S22° 40' 47"E



FINAL PLAT
NORTHWOOD VILLAGE, SECTION 4

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

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SHEET NO.: 2 OF 3
DATE: 06/29/22
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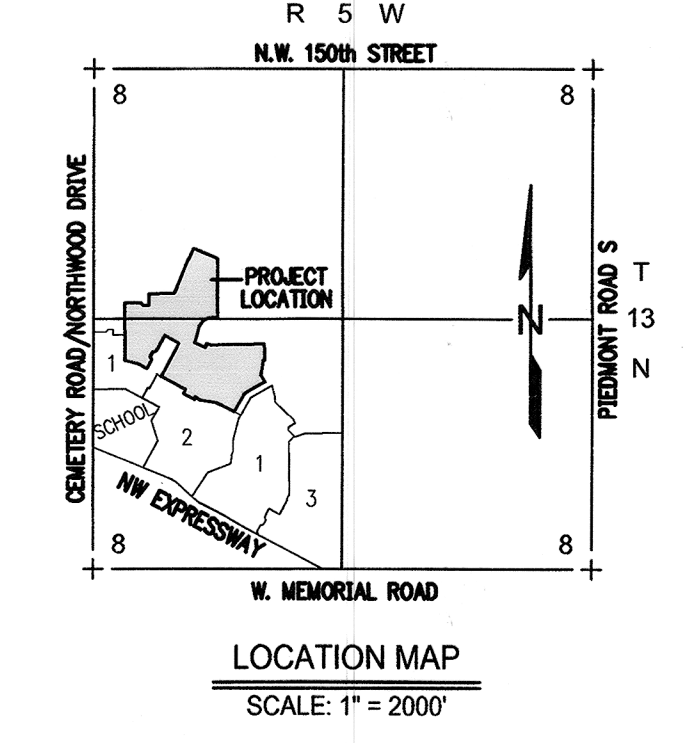
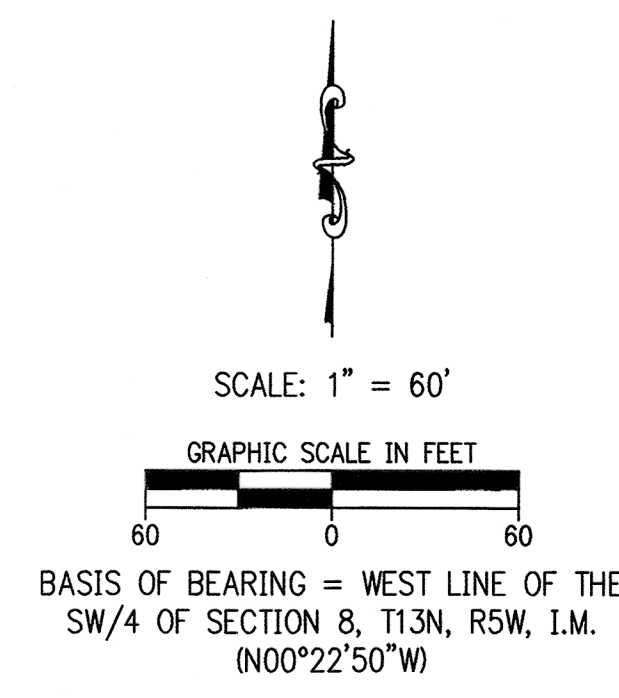
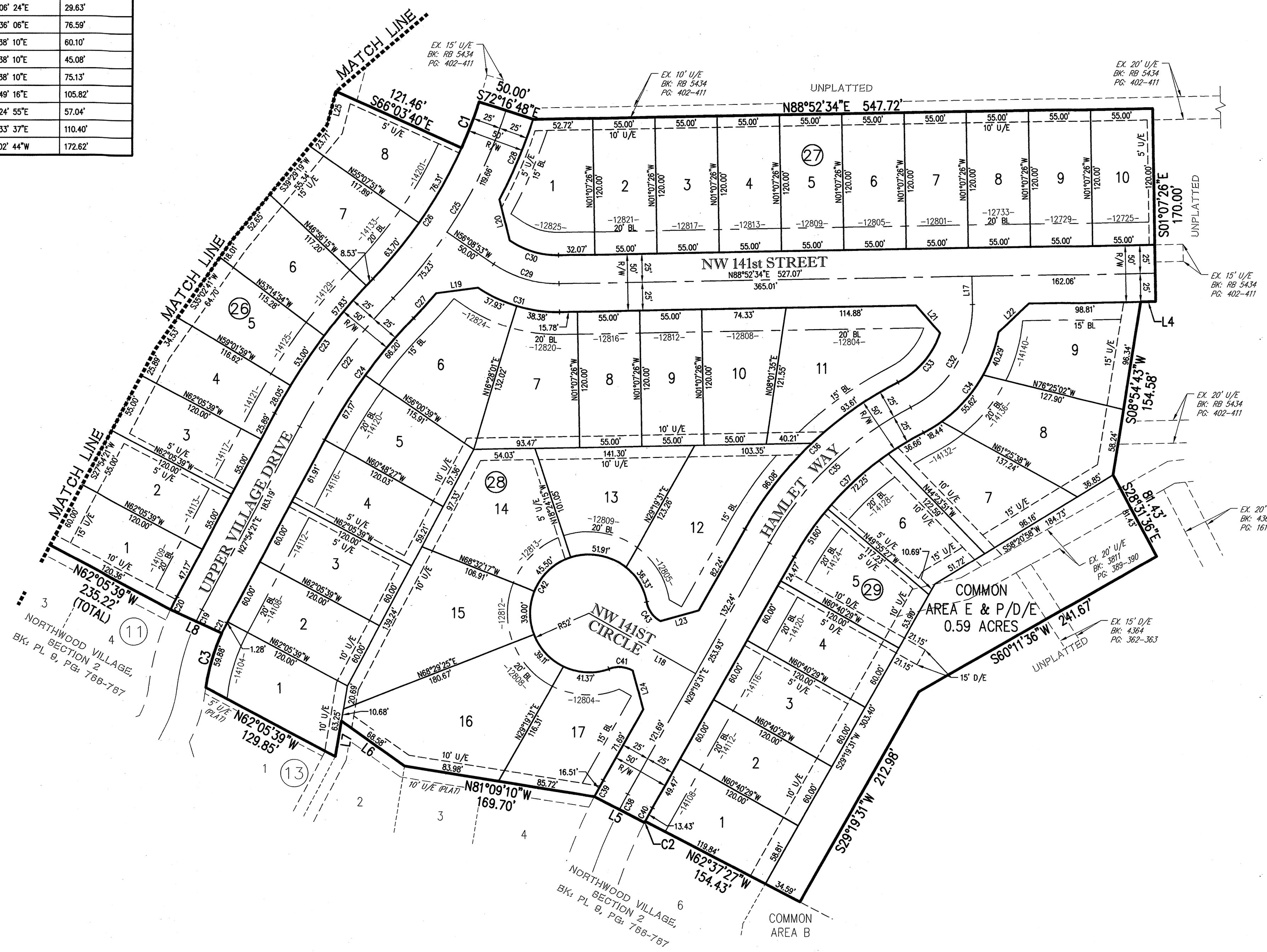
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FINAL PLAT
OF
NORTHWOOD VILLAGE
SECTION 4
A PART OF THE W/2 OF SECTION 8, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	43.42'	400.00'	006°13'09"	N20° 49' 46"E	43.40'
C2	1.23'	394.69'	000°10'42"	S27° 17' 11"W	1.23'
C3	50.00'	175.00'	016°22'10"	N16° 29' 04"E	49.83'
C19	11.30'	200.00'	003°14'12"	S26° 17' 15"W	11.30'
C20	12.84'	225.00'	003°16'10"	S26° 18' 14"W	12.84'
C21	9.89'	175.00'	003°14'12"	S26° 17' 15"W	9.88'
C22	140.39'	500.00'	016°05'15"	S35° 56' 59"W	139.93'
C23	147.41'	525.00'	016°05'15"	S35° 56' 59"W	146.93'
C24	133.37'	475.00'	016°05'15"	S35° 56' 59"W	132.93'
C25	194.89'	425.00'	026°16'25"	N30° 51' 24"E	193.18'
C26	140.01'	400.00'	020°03'16"	N33° 57' 58"E	139.29'
C27	29.64'	450.00'	003°46'24"	N42° 06' 24"E	29.63'
C28	76.68'	450.00'	009°45'50"	N22° 36' 06"E	76.59'
C29	61.04'	100.00'	034°58'33"	S73° 38' 10"E	60.10'
C30	45.78'	75.00'	034°58'33"	S73° 38' 10"E	45.08'
C31	76.31'	125.00'	034°58'33"	S73° 38' 10"E	75.13'
C32	111.51'	100.00'	063°53'24"	N30° 49' 16"E	105.82'
C33	58.51'	75.00'	044°42'07"	N40° 24' 55"E	57.04'
C34	114.34'	125.00'	052°24'42"	N36° 33' 37"E	110.40'
C35	175.10'	300.00'	033°26'28"	S46° 02' 44"W	172.62'

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C36	189.69'	325.00'	033°26'28"	S46° 02' 44"W	187.01'
C37	160.51'	275.00'	033°26'28"	S46° 02' 44"W	158.24'
C38	15.59'	419.69'	002°07'40"	S28° 15' 40"W	15.59'
C39	16.51'	444.69'	002°07'40"	S28° 15' 40"W	16.51'
C40	14.66'	394.69'	002°07'40"	S28° 15' 40"W	14.66'
C41	21.60'	25.00'	049°30'26"	N85° 25' 43"W	20.94'
C42	253.23'	52.00'	279°00'53"	S29° 19' 31"W	67.53'
C43	21.60'	25.00'	049°30'26"	S35° 55' 16"E	20.94'

LINE #	LENGTH	DIRECTION
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L5	50.00'	N62° 48' 10"W
L6	68.58'	N54° 42' 39"W
L7	31.88'	S09° 28' 15"W
L8	50.00'	N65° 19' 51"W
L17	25.00'	N01° 07' 28"W
L18	108.56'	S60° 40' 29"E
L19	37.31'	S81° 57' 46"W
L20	37.31'	N14° 15' 32"W
L21	32.27'	S41° 19' 37"E
L22	37.08'	N46° 44' 44"E
L23	35.36'	S74° 19' 31"W
L24	35.36'	S15° 40' 29"E
L25	31.03'	S15° 01' 24"W



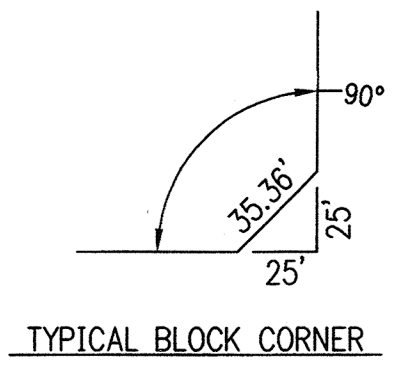
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C/A	COMMON AREA
(ES.M.)	EASEMENT
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NOTES

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FINAL PLAT NORTHWOOD VILLAGE, SECTION 4 <small>300 Palthe Parkway Blvd. Yukon, Oklahoma 73099</small>		Crafton Tull <small>architecture engineering surveying</small> <small>405.787.6270 405.787.6276 </small> <small>www.craftontull.com</small>	SHEET NO.: 3 OF 3 DATE: 06/29/22 PROJECT NO.: 21603000
<small>CERTIFICATE OF AUTHORIZATION CA 973 (PEAS) EXPIRES 6/30/2024</small>			