

FINAL PLAT

of

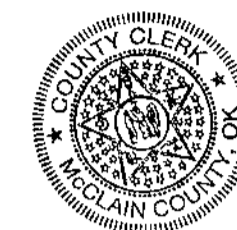
BELLISSIMO ESTATES

BEING A PART OF THE NE/4, SEC. 25, T8N, R3W, I.M.

AN ADDITION TO THE TOWN OF GOLDSBY, MCCLAIN COUNTY, OKLAHOMA

By SS, Deputy Return to: Keep on File

1-2015-015867 Book 2270 Pg. 707 12/09/2015 8:00 am Page(s) 707-707 Fee: \$ 30.00 Doc: \$ 0.00 Pam Baker - McClain County Clerk State of Oklahoma



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Landstar Developing, LLC, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of BELLISSIMO ESTATES, an addition to the Town of Goldsby, McClain County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of BELLISSIMO ESTATES, an addition to the Town of Goldsby, being a part of the Northeast Quarter (NE/4), Section Twenty-Five (25), Township Eight (8) North, Range Three (3) West of the Indian Meridian, McClain County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all utility easements as shown on said Final Plat to the use of the public, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 30 day of October, 2015

They further certify that said streets designated as private streets on said plat are not dedicated to the public as public streets and said streets will be maintained by the private property owners within the subdivision, but said streets shall always remain accessible to police, fire, and other official vehicles of all state, federal, county and city agencies and for maintenance and repair of public utilities. Every deed shall clearly acknowledge said roadways are private and not maintained by the Town of Goldsby.

Signed by the Managing Partner this 30th day of October, 2015

Landstar Developing, LLC

By: John McHughes, Managing Partner

Signed by the Managing Partner this 30th day of October, 2015

Landstar Developing, LLC

By: Jason Nedrow, Managing Partner

STATE OF OKLAHOMA COUNTY OF Cleveland

Before me, the undersigned, a notary public in and for said county and state on this 30 day of October, 2015 personally appeared John McHughes, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Managing Partner, and duly 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 such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 30 day of October, 2015

My Commission Expires: 8-19-17 My Commission No.: 13007628

STATE OF OKLAHOMA COUNTY OF Cleveland

Before me, the undersigned, a notary public in and for said county and state on this 30 day of October, 2015 personally appeared Jason Nedrow, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Managing Partner, and duly 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 such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 30 day of October, 2015

My Commission Expires: 8-19-17 My Commission No.: 13007628

CERTIFICATE OF PLANNING COMMISSION

I, Matthew J. Orr, Planning Director for the Town of Goldsby, hereby certify that the Town of Goldsby Planning Commission duly approved the Final Plat of BELLISSIMO ESTATES, an addition to the Town of Goldsby, McClain County, Oklahoma at a meeting the day of November, 2015.

Matthew J. Orr, Planning Director

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for McClain County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of BELLISSIMO ESTATES, an addition to the Town of Goldsby, McClain County, Oklahoma is vested in Landstar Developing, LLC, on the 30th day of October, 2015, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, 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 person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this 29th day of December, 2015

Carol de Biengo, Vice-President

ACCEPTANCE OF DEDICATION BY TOWN COUNCIL

Be it resolved by the Council of the Town of Goldsby that the dedication shown on the Final Plat of BELLISSIMO ESTATES, an addition to the Town of Goldsby, McClain County, Oklahoma is hereby accepted.

Adopted by the Council of the Town of Goldsby this 5 day of November, 2015.

Sandra J. Jenkins, Town Clerk; Curtis Pratt, Mayor

STATE OF OKLAHOMA COUNTY OF MCCLAIN

Before me, the undersigned, a notary public in and for said county and state on this 29th day of December, 2015 personally appeared Carol de Biengo to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice-President and duly 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 such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 29th day of December, 2015

My Commission Expires: October 7, 2017 My Commission No.: 01016341

CERTIFICATE OF TOWN CLERK

I, Sandra J. Jenkins, Town Clerk of the Town of Goldsby, McClain County, Oklahoma, hereby certify that I have examined the records of said Town and find that all deferred payments on unimproved installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of BELLISSIMO ESTATES, an addition to the Town of Goldsby, McClain County, Oklahoma.

Signed by the Town Clerk this 5 day of November, 2015

Sandra J. Jenkins, Town Clerk

COUNTY TREASURER'S CERTIFICATE

I, Teresa Jones, do hereby certify that I am the duly qualified and acting County Treasurer of McClain County and that the tax records of said county show that all taxes for the year 2015 and prior years are paid on the Final Plat of BELLISSIMO ESTATES, an addition to the Town of Goldsby, McClain County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this 7 day of December, 2015

Teresa Jones, County Treasurer

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFICATE

The Oklahoma Department of Environmental Quality certifies that the plat of BELLISSIMO ESTATES, an addition to the Town of Goldsby, McClain County, Oklahoma approved for construction of individual disposal systems.

Date: Department of Environmental Quality

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of BELLISSIMO ESTATES, an addition to the Town of Goldsby, McClain County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 22 day of September, 2014, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that 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.

Witness my hand and seal this 29th day of October, 2015

Matthew Johnson, P.L.S. No. 1807

STATE OF OKLAHOMA COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Matthew Johnson, 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.

Witness my hand and seal this 29 day of October, 2015

My Commission Expires: 2/28/19 My Commission No.: 11007135

McClain County 911 Jessu Coll 12/8/2015

PROPERTY DESCRIPTION

A tract of land being a part of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Eight (8) North, Range Three (3) West of the Indian Meridian, McClain County, Oklahoma, being more particularly described as follows:

Beginning at the Northeast (NE) Corner of said Northeast Quarter (NE/4), said point being the POINT OF BEGINNING;

THENCE South 00°22'07" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,284.55 feet;

THENCE North 86°35'04" West, departing said East line, a distance of 537.77 feet;

THENCE North 62°33'23" West, a distance of 431.27 feet;

THENCE North 43°36'42" West, a distance of 144.12 feet;

THENCE North 47°03'16" West, a distance of 196.92 feet;

THENCE North 49°51'10" West, a distance of 208.09 feet;

THENCE North 20°30'56" West, a distance of 330.44 feet;

THENCE North 32°51'50" West, a distance of 428.18 feet to a point on the North line of said Northeast Quarter (NE/4);

THENCE North 89°35'22" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 1,662.10 feet to the POINT OF BEGINNING.

Containing 1,558,321 square feet or 35.7741 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane South Zone NAD83)

This property description was prepared on the 13 day of August, 2014, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

FINAL PLAT of

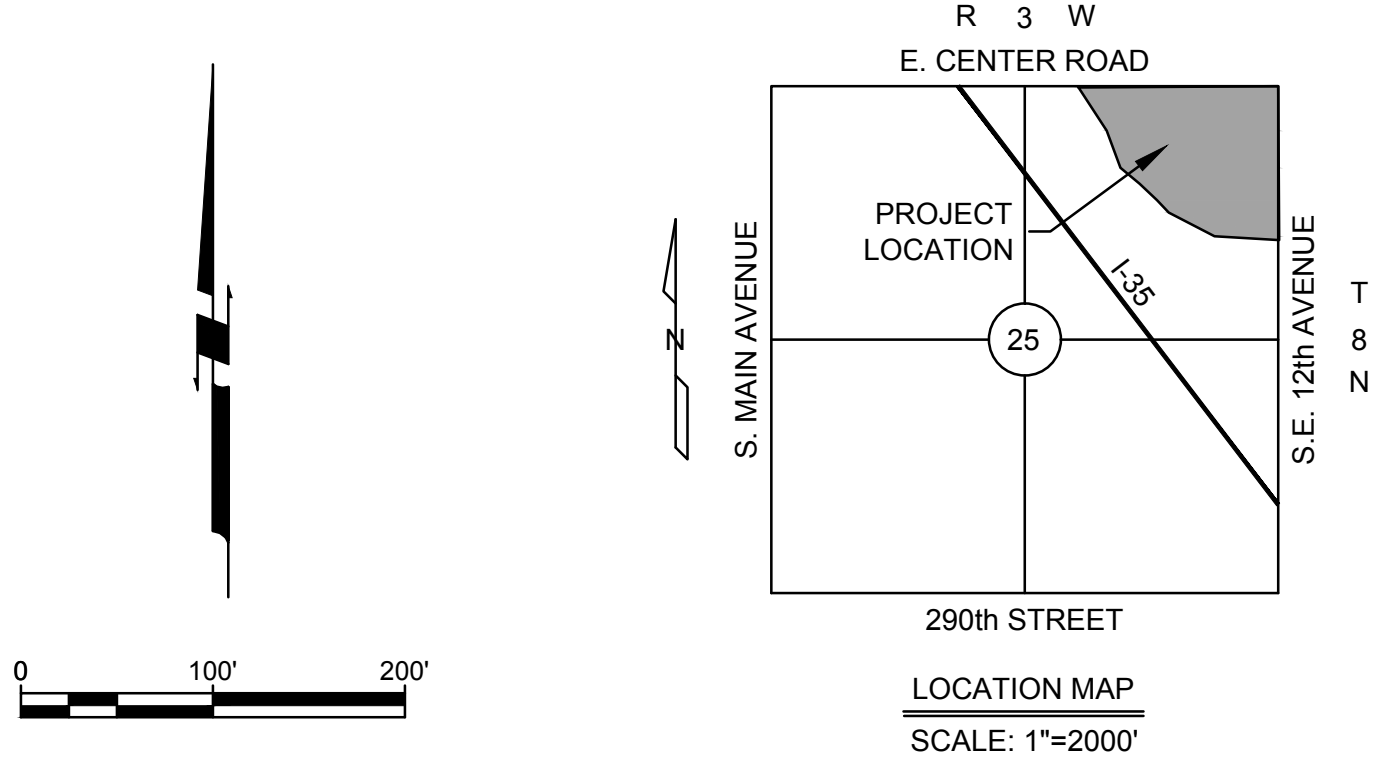
BELLISSIMO ESTATES

Johnson & Associates, Inc. 1 E. Sheridan Ave., Suite 200 Oklahoma City, OK 73104 (405) 235-9075 FAX (405) 235-9078 Certificate of Authorization #1484 Exp. Date: 06-30-2017 ENGINEERS • SURVEYORS • PLANNERS

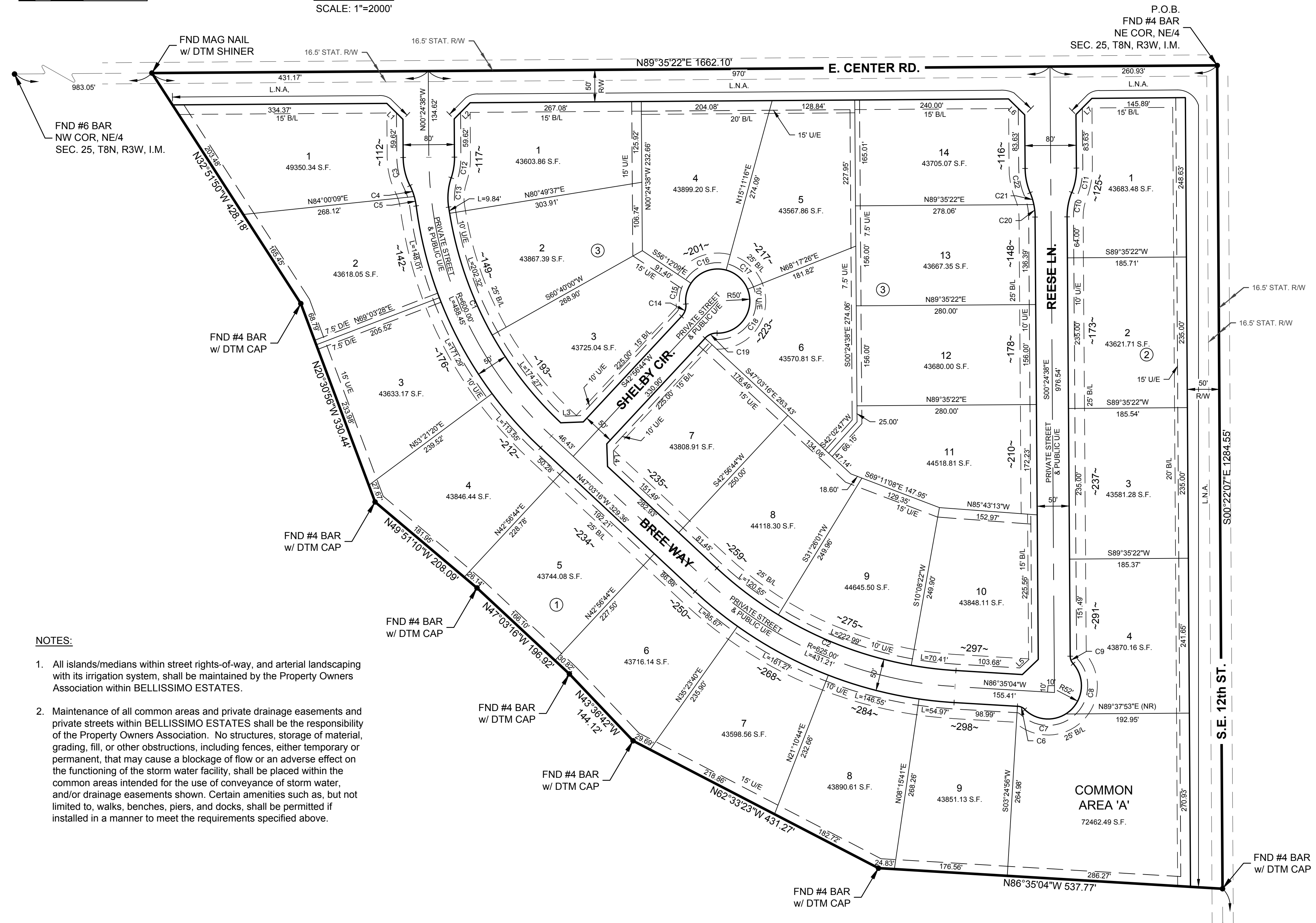
Notary seals for Kristy Watson (Notary Public), Town of Goldsby (Official Seal), Abstractor (Official Seal), County Treasurer (Official Seal), Matthew Johnson (Professional Land Surveyor), and Rachel Whitcomb (Notary Public).

# FINAL PLAT of BELLISSIMO ESTATES

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AN ADDITION TO THE TOWN OF GOLDSBY, MCCLAIN COUNTY, OKLAHOMA



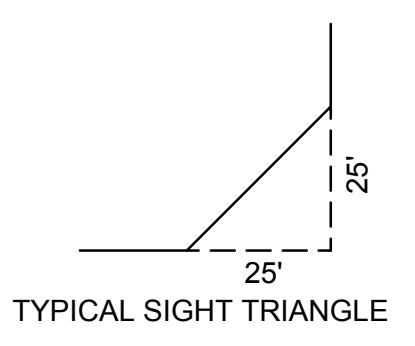
Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	488.45'	600.00'	258.67'	475.08'	S23°43'57"E	046°38'38"
C2	431.21'	625.00'	224.58'	422.70'	S66°49'10"E	039°31'48"
C3	45.50'	100.00'	23.15'	45.11'	S13°26'43"E	026°04'09"
C4	18.25'	100.00'	9.15'	18.22'	N21°15'08"W	010°27'19"
C5	15.10'	100.00'	7.56'	15.08'	N11°41'57"W	008°39'03"
C6	12.81'	18.00'	6.69'	12.54'	N66°11'27"W	040°47'13"
C7	69.17'	52.00'	40.78'	64.18'	S83°54'08"E	076°12'34"
C8	90.02'	52.00'	61.09'	79.19'	N08°23'52"E	099°11'27"
C9	12.81'	18.00'	6.69'	12.54'	S20°48'15"E	040°47'13"
C10	38.98'	100.00'	19.74'	38.73'	S10°45'19"W	022°19'54"
C11	38.98'	100.00'	19.74'	38.73'	N10°45'19"E	022°19'54"
C12	32.74'	100.00'	16.52'	32.60'	N08°58'10"E	018°45'35"
C13	46.32'	100.00'	23.59'	45.91'	S05°04'41"W	026°32'32"
C14	21.03'	25.00'	11.18'	20.41'	N18°51'03"E	048°11'23"
C15	34.07'	50.00'	17.73'	33.41'	S14°16'36"W	039°02'30"
C16	62.30'	50.00'	35.92'	58.35'	S69°29'34"W	071°23'25"
C17	46.34'	50.00'	24.99'	44.70'	N48°15'39"W	053°06'10"
C18	98.48'	50.00'	75.32'	83.31'	N34°42'46"E	112°50'41"
C19	21.03'	25.00'	11.18'	20.41'	S67°02'25"W	048°11'23"
C20	19.74'	100.00'	9.90'	19.71'	N06°03'57"W	011°18'38"
C21	19.24'	100.00'	9.65'	19.21'	N17°13'54"W	011°01'16"
C22	38.98'	100.00'	19.74'	38.73'	S11°34'35"E	022°19'54"



- NOTES:**
- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within BELLISSIMO ESTATES.
  - Maintenance of all common areas and private drainage easements and private streets within BELLISSIMO ESTATES 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, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements 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.

Line Table		
Line #	Length	Direction
L1	35.36'	S45°24'38"E
L2	35.36'	S44°35'22"W
L3	35.35'	N87°57'30"E
L4	35.36'	S02°03'16"E
L5	34.16'	N46°30'09"E
L6	35.36'	S45°24'38"E
L7	35.36'	S44°35'22"W

- LEGEND:**
- P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - NR = NOT RADIAL
  - B/L = BUILDING LIMIT LINE
  - D & U/E = DRAINAGE & UTILITY EASEMENT
  - U/E = UTILITY EASEMENT
  - D/E = DRAINAGE EASEMENT
  - L.N.A. = LIMITS OF NO ACCESS
  - DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
  - ◊ DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
  - △ DENOTES SET CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED




**\*\*\*\*\* NOTE \*\*\*\*\***

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS 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.

CERT-NT REV 12-2007

FINAL PLAT  
of  
**BELLISSIMO ESTATES**


**Johnson & Associates, Inc.**  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8076  
Certificate of Authorization #1484 Exp. Date: 06-30-2017  
 ENGINEERS • SURVEYORS • PLANNERS