

Doc#: P 2016 18
Bk&Pg: PL 24 146-148
Filed: 06-24-2016
Cleveland County, OK

FINAL PLAT
OF

SENDERA LAKES SECTION 2

BEING A PART OF THE NW/4, SEC. 34, T10N, R3W, I.M.
AN ADDITION TO THE CITY OF MOORE, CLEVELAND COUNTY, OKLAHOMA

OWNERS CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That ODOM NORTHWEST LLC, an Oklahoma Limited Liability Company, 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 SENDERA LAKES SECTION 2, an addition to the City of Moore, Cleveland County, Oklahoma. They have caused the same to be surveyed and plotted 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 SENDERA LAKES SECTION 2, an addition to the City of Moore, being a part of the Northwest Quarter (NW/4), Section Thirty-Four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or corporations who have any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and utility easements as shown on said Final Plat to the use of the public, for public streets, 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 18 day of April, 2016.

Signed by the MANAGER this 18 day of April, 2016.

By: David Odum
DAVID ODOM, MANAGER

ODOM NORTHWEST LLC, an Oklahoma Limited Liability Company
STATE OF OKLAHOMA
COUNTY OF CLEVELAND SS

Before me, the undersigned, a notary public in and for said county and state on this 18th day of April, 2016, personally appeared DAVID ODOM, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its MANAGER, 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.

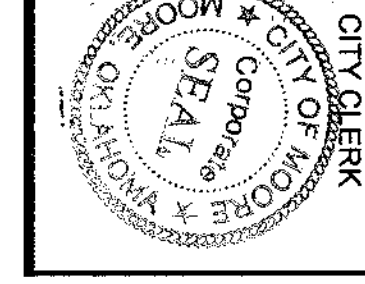
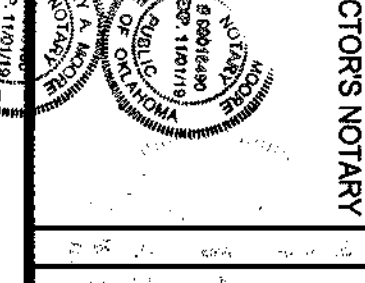
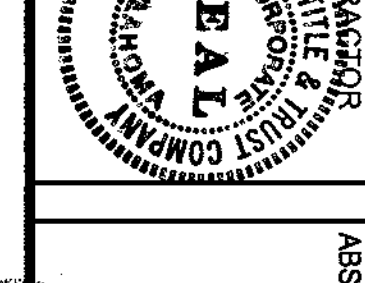
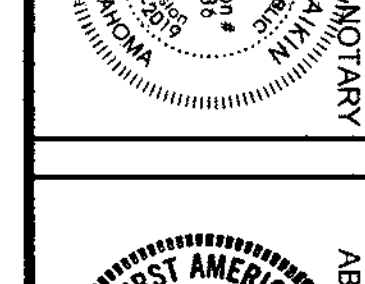
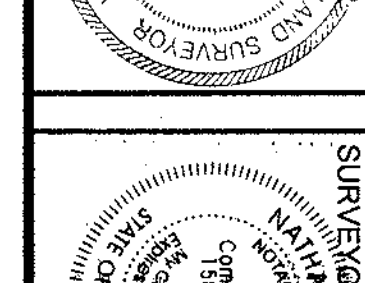
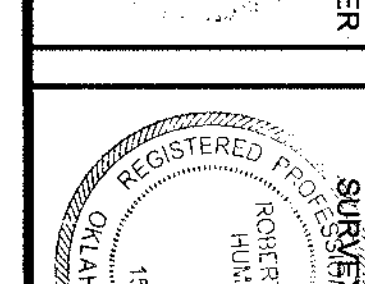
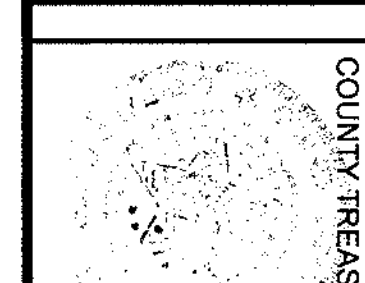
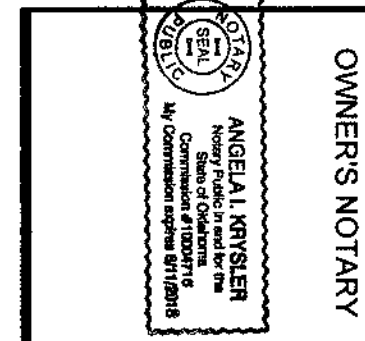
Witness my hand and seal this 18th day of April, 2016.

My Commission Expires: 6/11/18
My Commission No.: 12005716

CERTIFICATE OF PLANNING COMMISSION

Ralph Sherwood Planning Director for the City of Moore, hereby certifies that the City of Moore Planning Commission duly approved the Final Plat of SENDERA LAKES SECTION 2, an addition to the City of Moore, Cleveland County, Oklahoma at a meeting the day of November, 2016.

Ralph Sherwood
Planning Director



CERTIFICATE OF CITY CLERK

Brinks Mitchell City Clerk of the City of Moore, Cleveland County, Oklahoma, hereby certifies that I have examined the records of said City and find that all delinquent payments on unratified installment 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 SENDERA LAKES SECTION 2, an addition to the City of Moore, Cleveland County, Oklahoma.

Signed by the City Clerk this 27th day of July, 2016.

Brinks Mitchell
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Moore that the dedication shown on the Final Plat of SENDERA LAKES SECTION 2, an addition to the City of Moore, Cleveland County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Moore this 2nd day of December, 2016.

Blair Fox
Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the Final Plat of SENDERA LAKES SECTION 2, an addition to the City of Moore, Cleveland County, Oklahoma is vested in ODOM NORTHWEST LLC, an Oklahoma Limited Liability Company, on the 18th day of April, 2016, that there are no actions pending or judgments 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 11th day of May, 2016.

First American Title and Trust, Co.
Deborah Winter
Vice President

STATE OF OKLAHOMA
COUNTY OF CLEVELAND SS

Before me, the undersigned, a notary public in and for said county and state on this 11 day of May, 2016, personally appeared Deborah Winter 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 11 day of May, 2016.

My Commission Expires: 11-1-19
My Commission No.: 99016490

COUNTY TREASURER'S CERTIFICATE

Tim Reynolds do hereby certify that I am the duly qualified and acting County Treasurer of Cleveland 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 SENDERA LAKES SECTION 2, an addition to the City of Moore, Cleveland 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 17th day of June, 2016.

Tim Reynolds
County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Robert R. Hume, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of SENDERA LAKES SECTION 2, an addition to the City of Moore, Cleveland County, Oklahoma, consisting of 3 sheets, represents a careful survey made under my supervision on the 17th day of April, 2016, 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 17th day of April, 2016.

Robert R. Hume
Robert R. Hume, P.L.S. No. 1531

STATE OF OKLAHOMA
COUNTY OF CLEVELAND SS

Before me, the undersigned, a notary public within and for said county and state, personally appeared Robert R. Hume, 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 17th day of April, 2016.

My Commission Expires: 12-17-19
My Commission No.: 15011286

Matthew Anicki
Notary Public

PROPERTY DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, City of Moore, Cleveland County, Oklahoma, and being more particularly described as follows:
Commencing at the Northeast (NE) Corner of said Northwest Quarter (NW/4);
THENCE South 00°01'04" West, along and with the East line of said Northwest Quarter (NW/4), a distance of 1,968.32 feet to the Southeast (SE) Corner of Sendera Lakes Section 1 recorded in Book 23 of plats, Page 91, said point being the POINT OF BEGINNING;

THENCE continuing South 00°01'04" West along and with the East line of said Northwest Quarter (NW/4), a distance of 670.36 feet to the Southeast (SE) Corner of said Northwest Quarter (NW/4), a distance of 355.84 feet;
THENCE North 00°01'04" East, departing said South line, a distance of 169.48 feet;

THENCE South 89°58'56" East, a distance of 55.84 feet;

THENCE North 00°01'04" East, a distance of 220.00 feet;

THENCE North 89°58'56" West, a distance of 25.00 feet;

THENCE North 00°01'04" East, a distance of 170.00 feet;

THENCE North 89°58'56" West, a distance of 202.64 feet;

THENCE North 61°18'49" West, a distance of 390.18 feet;

THENCE North 39°51'15" West, a distance of 50.00 feet;

THENCE North 19°59'41" West, a distance of 1,030.86 feet;

THENCE North 68°10'43" East, a distance of 170.38 feet to a point on the West line of said Sendera Lakes Section 1;

THENCE along and with the West and South lines of said Sendera Lakes Section 1 the following 15 calls:

1. South 19°59'41" East, a distance of 301.46 feet;
 2. South 70°00'00" West, a distance of 75.00 feet;
 3. South 19°59'41" East, a distance of 50.00 feet;
 4. South 64°59'51" East, a distance of 35.35 feet;
 5. North 70°00'00" East, a distance of 50.00 feet;
 6. South 19°59'41" East, a distance of 105.00 feet;
 7. North 70°00'00" East, a distance of 265.32 feet;
 8. South 50°00'00" East, a distance of 502.36 feet;
 9. South 00°01'04" West, a distance of 408.71 feet;
 10. South 89°58'56" East, a distance of 95.00 feet;
 11. South 00°01'04" West, a distance of 50.00 feet;
 12. South 44°58'56" East, a distance of 35.36 feet;
 13. South 89°58'56" East, a distance of 50.00 feet;
 14. North 00°01'04" East, a distance of 14.72 feet;
 15. South 89°58'56" East, a distance of 130.00 feet to the POINT OF BEGINNING.
- Containing 785.824 square feet, or 18.0400 acres, more or less.
Basis of Bearing: The East line of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, having an assumed bearing of South 00°01'04" West.

This property description was prepared on the 18 day of March, 2016, by Robert R. Hume, Licensed Professional Surveyor, No. 1531.

FINAL PLAT
OF

SENDERA LAKES SECTION 2

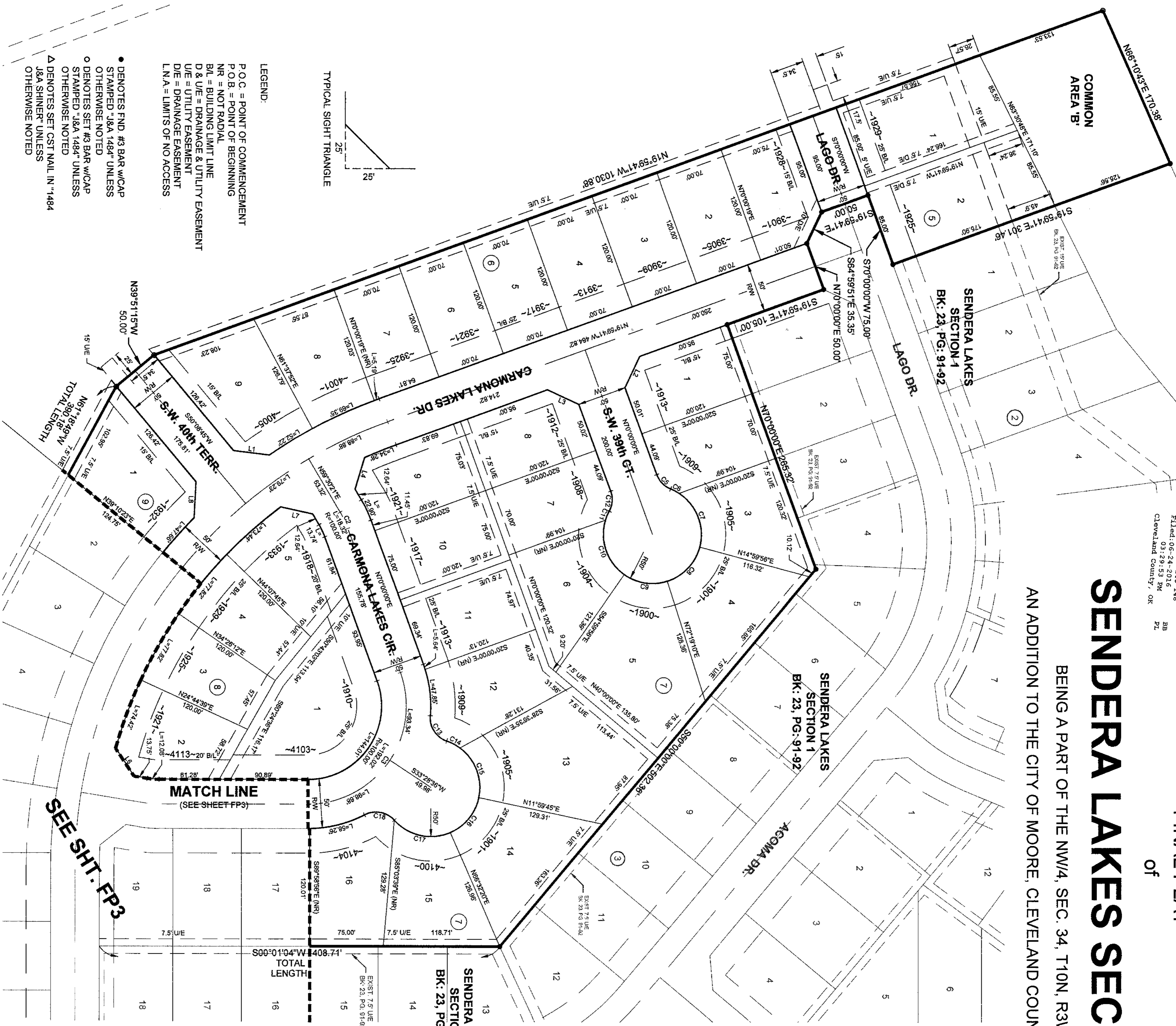
Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8076
Certificate of Authorization #1484 Exp. Date: 05-30-2016

ENGINEERS • SURVEYORS • PLANNERS

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SENDERA LAKES SECTION 2

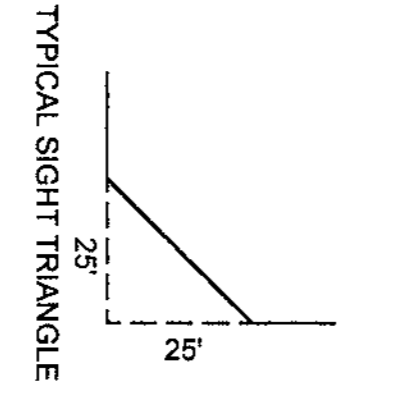
BEING A PART OF THE NW/4, SEC. 34, T10N, R3W, I.M.
 AN ADDITION TO THE CITY OF MOORE, CLEVELAND COUNTY, OKLAHOMA



Line #	Length	Direction
L1	36.63'	N07°15'10"E
L2	35.35'	S64°59'51"E
L3	35.36'	S25°00'09"W
L4	33.88'	S73°09'29"E
L5	33.88'	S38°05'29"E
L6	33.88'	N56°34'52"E
L7	33.88'	S12°10'10"W
L8	36.63'	S86°57'41"E
L9	35.36'	N45°01'04"E
L10	35.36'	S44°58'56"E
L11	35.36'	S45°01'04"W

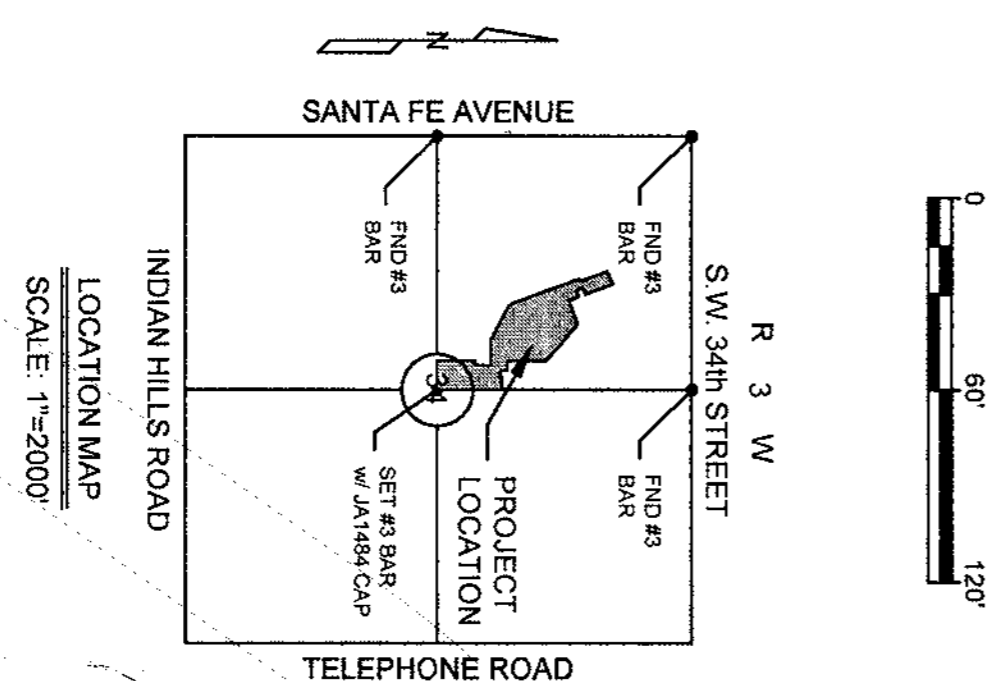
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	592.43'	485.00'	339.52'	566.28'	S64°59'19"E	089°59'15"
C2	18.32'	100.00'	9.18'	18.29'	S64°45'10"W	010°29'39"
C3	192.02'	100.00'	142.86'	163.85'	N54°59'28"W	110°01'04"
C4	16.10'	100.00'	8.07'	16.09'	N04°37'53"E	009°13'38"
C5	21.03'	25.00'	11.18'	20.41'	N45°54'19"E	048°11'23"
C6	9.89'	50.00'	4.96'	9.88'	S27°28'42"W	011°20'11"
C7	62.70'	50.00'	36.23'	58.67'	S69°04'22"W	071°51'09"
C8	50.02'	50.00'	27.33'	47.96'	N46°20'27"W	057°19'14"
C9	45.97'	50.00'	24.76'	44.37'	N08°39'37"E	052°40'53"
C10	62.70'	50.00'	36.23'	58.67'	N70°55'38"E	071°51'09"
C11	9.89'	50.00'	4.96'	9.88'	S67°28'42"E	011°20'11"
C12	21.03'	25.00'	11.18'	20.41'	N85°54'19"W	048°11'23"
C13	32.95'	25.00'	19.36'	30.61'	N66°45'59"E	075°30'21"
C14	15.31'	50.00'	7.71'	15.25'	S27°47'02"W	017°32'26"
C15	57.11'	50.00'	32.13'	54.05'	S69°16'30"W	065°26'30"
C16	47.60'	50.00'	25.78'	48.82'	N60°43'58"W	054°32'36"
C17	62.31'	50.00'	35.93'	58.35'	N12°14'21"E	071°24'02"
C18	32.95'	25.00'	19.36'	30.61'	S10°11'12"W	075°30'21"
C19	12.81'	18.00'	6.69'	12.54'	S20°22'33"E	040°47'13"
C20	27.24'	52.00'	13.94'	26.93'	N25°45'52"W	030°00'54"
C21	60.29'	52.00'	34.04'	56.97'	N22°27'10"E	066°25'31"
C22	68.19'	52.00'	40.00'	63.41'	S86°45'54"E	075°08'22"
C23	12.81'	18.00'	6.69'	12.54'	N69°35'20"W	040°47'13"

- LEGEND:
- P.O.C. = POINT OF COMMENCEMENT
 - N.R. = 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



MATCH LINE (SEE SHEET FP3)
 SEE SHT. FP3

***** 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.
 CERTANT REV 10/2007



FINAL PLAT
 of
SENDERA LAKES SECTION 2

- NOTES:
- A mandatory Property Owners Association is required.
 - All island/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within SENDERA LAKES SECTION 2.
 - Maintenance of all common areas and private drainage easements within SENDERA LAKES SECTION 2 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.
 - A sidewalk shall be required on each lot where it fronts a local and/or collector street. The sidewalk will be required at the building permit stage and installed prior to the issuance of an Occupancy Certificate by the City of Moore.
 - Class "C" or better roofing materials are required on all primary structures.
 - Garages designed such that the front door extends beyond the front wall of the dwelling shall be screened by one 3-inch caliper deciduous trees or two 1 1/2-inch caliper trees in the front yard.
 - All easements shown outside of the plat boundary are made a part of this plat unless labeled as given by separate instrument.
 - The City of Moore shall retain the rights of ingress and egress to all common areas when deemed necessary for public health and welfare.

SENDERA LAKES SECTION 2

BEING A PART OF THE NW/4, SEC. 34, T10N, R3W, I.M.
 AN ADDITION TO THE CITY OF MOORE, CLEVELAND COUNTY, OKLAHOMA

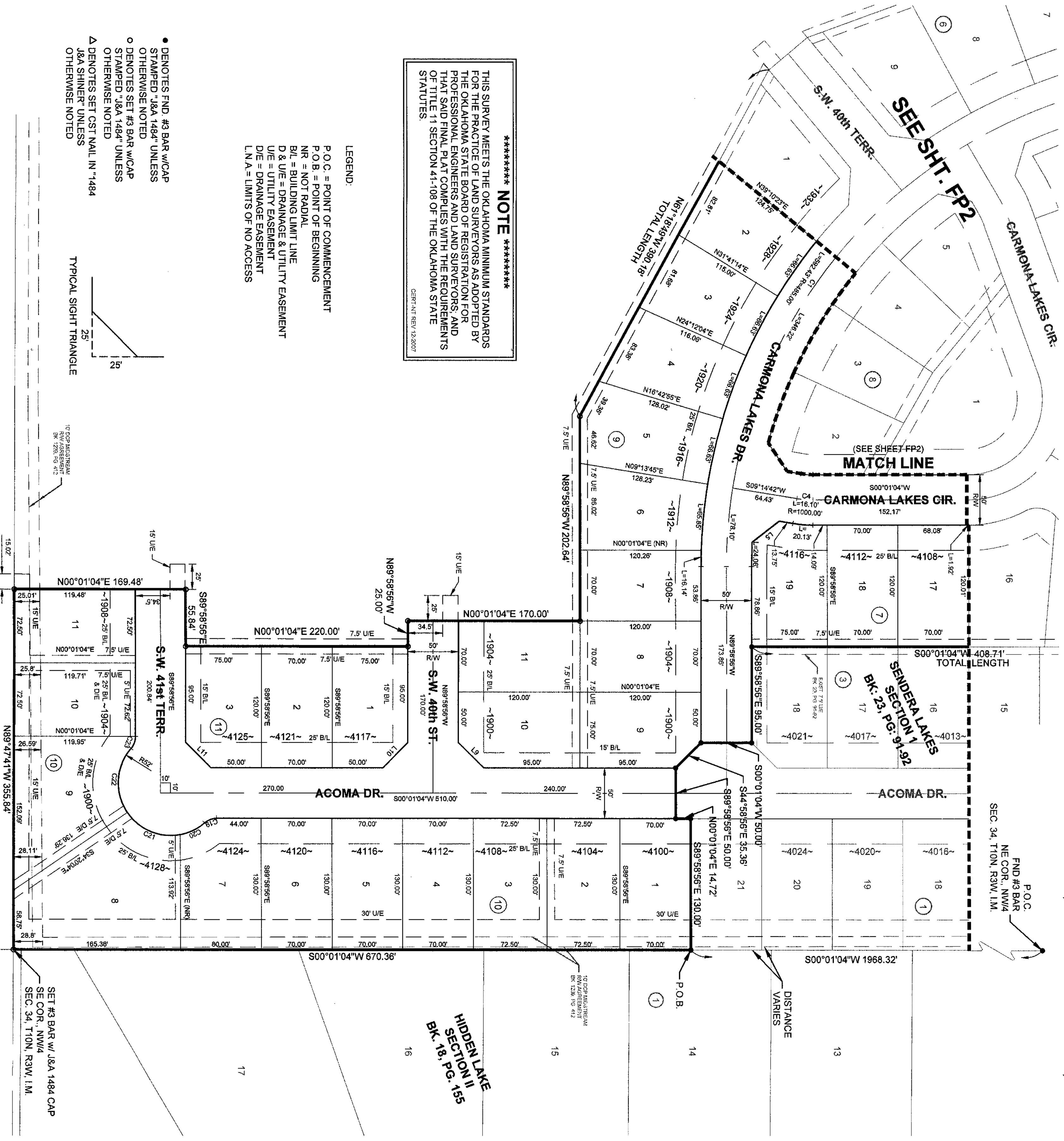
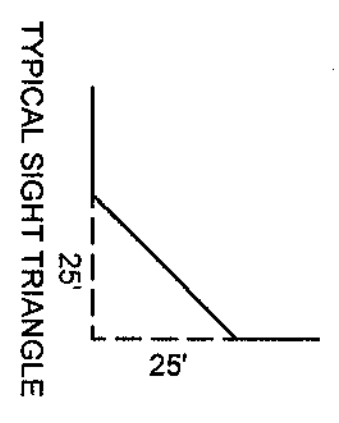
FINAL PLAT

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CERT. #11 REEL 12,2807

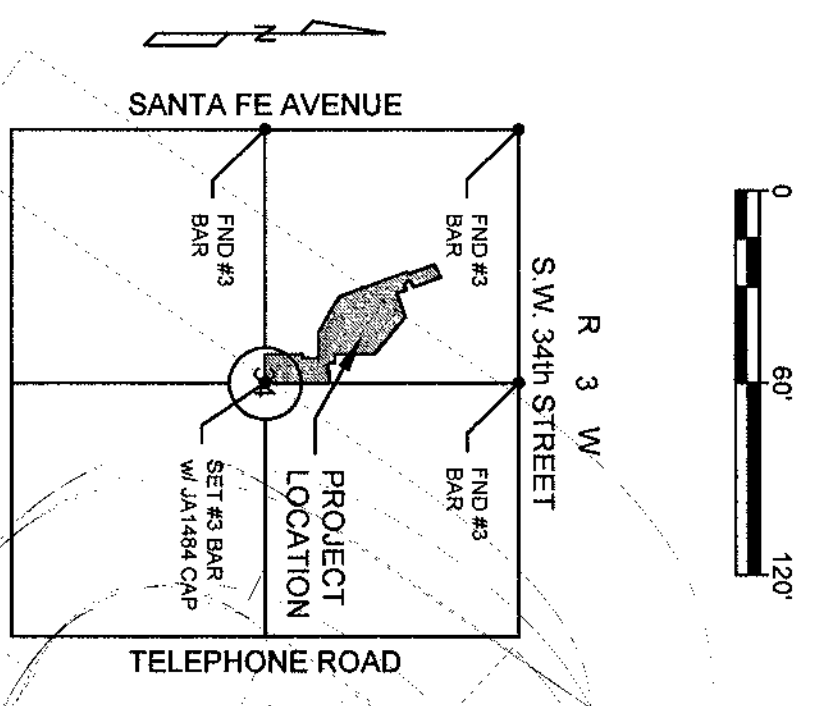
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● DENOTES FND #3 BAR W/CAP
 STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
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FINAL PLAT

SENDERA LAKES SECTION 2

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Johnson & Associates, Inc.
 1 E Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-6878
 Certificate of Authorization #1484 Exp. Date: 06-30-2016

ENGINEERS • SURVEYORS • PLANNERS