

# FINAL PLAT of SENDERA LAKES SECTION 3

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

### OWNER'S 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 3, an addition to the City of Moore, Cleveland 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 SENDERA LAKES SECTION 3, 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 companies who has 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 14 day of October, 2020.

Signed by the Manager this 14 day of October, 2020.

ODOM NORTHWEST LLC

By: David Odom  
David Odom, Manager

STATE OF OKLAHOMA  
COUNTY OF CLEVELAND

Before me, the undersigned, a notary public in and for said county and state on this 14th day of October, 2020, 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 14th day of October, 2020.

My Commission Expires: 6/11/22 Angela L. Krueger  
Notary Public  
My Commission No.: 10004716

### CERTIFICATE OF PLANNING COMMISSION

Ralph Sherard Planning Director for the City of Moore, hereby certify that the City of Moore Planning Commission duly approved the Final Plat of SENDERA LAKES SECTION 3, an addition to the City of Moore, Cleveland County, Oklahoma at a meeting the 10th day of July, 2020.

Ralph Sherard  
Planning Director  
Commission Chairman

### CERTIFICATE OF CITY CLERK

I, Latema Karp, City Clerk of the City of Moore, Cleveland County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured 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 SENDERA LAKES SECTION 3, an addition to the City of Moore, Cleveland County, Oklahoma.

Signed by the City Clerk this 21 day of October, 2020.

Latema Karp  
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 3, an addition to the City of Moore, Cleveland County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Moore this 21st day of October, 2020.

Latema Karp City Clerk  
John Lewis Mayor

### BONDED ABTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland 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 SENDERA LAKES SECTION 3, an addition to the City of Moore, Cleveland County, Oklahoma is vested in ODOM NORTHWEST LLC, on the 14th day of October, 2020, 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 2019 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 15th day of October, 2020.

First American Title  
Debbie Hunter  
Manager

STATE OF OKLAHOMA  
COUNTY OF CLEVELAND

Before me, the undersigned, a notary public in and for said county and state on this 15th day of October, 2020, personally appeared Debbie Hunter 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 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 15th day of October, 2020.

My Commission Expires: 11/1/2023 Mary A. Moore  
Notary Public  
My Commission No.: 99016490

### COUNTY TREASURER'S CERTIFICATE

I, Jim 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 2019 and prior years are paid on the Final Plat of SENDERA LAKES SECTION 3, 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 11th day of November, 2020.

Jim Reynolds by Andrea Bellinson deputy  
County Treasurer

### 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 SENDERA LAKES SECTION 3, an addition to the City of Moore, Cleveland County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 28 day of September, 2020, 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 28 day of September, 2020.

Matthew Johnson  
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 28th day of September, 2020.

My Commission Expires: 11-15-2023 Chris C. Kirk  
Notary Public  
My Commission No.: 10009632

### 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 Southwest (SW) Corner of said Northwest Quarter (NW/4);

THENCE North 00°06'07" East, along and with the West line of said Northwest Quarter (NW/4), a distance of 420.62 feet to the POINT OF BEGINNING;

THENCE continuing North 00°06'07" East, along and with the West line of said Northwest Quarter (NW/4), a distance of 570.81 feet;

THENCE North 90°00'00" East, departing said West line, a distance of 363.00 feet;

THENCE North 00°06'07" East, a distance of 724.70 feet;

THENCE South 89°41'58" East, a distance of 532.00 feet;

THENCE North 86°07'43" East, a distance of 480.64 feet to the Northwest (NW) Corner of the plat SENDERA LAKES SECTION 2 recorded in Book PL24, Page 146;

THENCE South 19°59'41" East, along and with the West line of said plat SENDERA LAKES SECTION 2, a distance of 340.10 feet to the Northwest (NW) Corner of Lot One (1) Block Six (6) of said plat SENDERA LAKES SECTION 2;

THENCE South 70°00'00" West, a distance of 40.30 feet;

THENCE on a curve to the right having a radius of 325.00 feet, a chord bearing of South 84°21'17" West, a chord length of 161.15 feet and an arc length of 162.85 feet;

THENCE on a reverse curve to the left having a radius of 475.00 feet, a chord bearing of North 89°07'47" West, a chord length of 129.57 feet and an arc length of 129.98 feet;

THENCE South 19°59'41" East, a distance of 591.01 feet;

THENCE South 69°37'43" West, a distance of 127.50 feet;

THENCE South 19°59'41" East, a distance of 33.32 feet;

THENCE South 70°00'19" West, a distance of 170.00 feet;

THENCE South 19°59'41" East, a distance of 33.08 feet;

THENCE North 89°47'41" West, a distance of 457.65 feet;

THENCE North 00°12'19" East, a distance of 120.00 feet;

THENCE North 89°47'41" West, a distance of 290.00 feet;

THENCE South 00°12'19" West, a distance of 394.11 feet;

THENCE North 89°47'41" West, a distance of 170.00 feet;

THENCE North 00°12'19" East, a distance of 12.61 feet;

THENCE North 44°47'41" West, a distance of 35.36 feet;

THENCE North 89°47'41" West, a distance of 92.31 feet;

THENCE South 45°09'13" West, a distance of 35.32 feet;

THENCE North 89°53'53" West, a distance of 50.00 feet to the POINT OF BEGINNING.

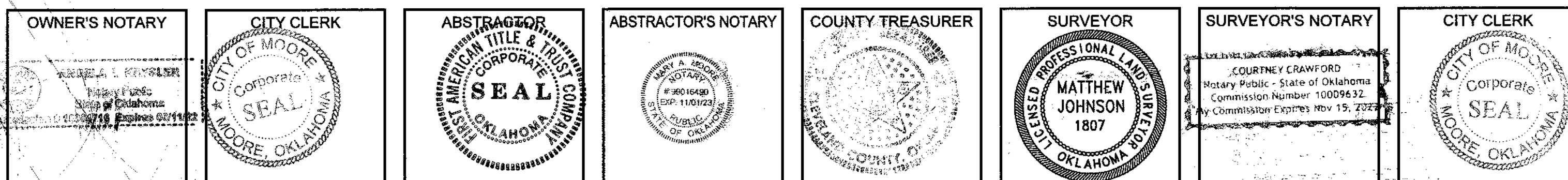
Containing 1,159,916 square feet or 26.6280 acres, more or less.

Basis of Bearing: The West 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 North 00°06'07" East.

This property description was prepared on the 28 day of September, 2020, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

## FINAL PLAT of SENDERA LAKES SECTION 3

**Johnson & Associates, Inc.**  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078 www.jaok.com  
Certificate of Authorization #1484 Exp. Date: 06-30-2021  
• ENGINEERS • SURVEYORS • PLANNERS •

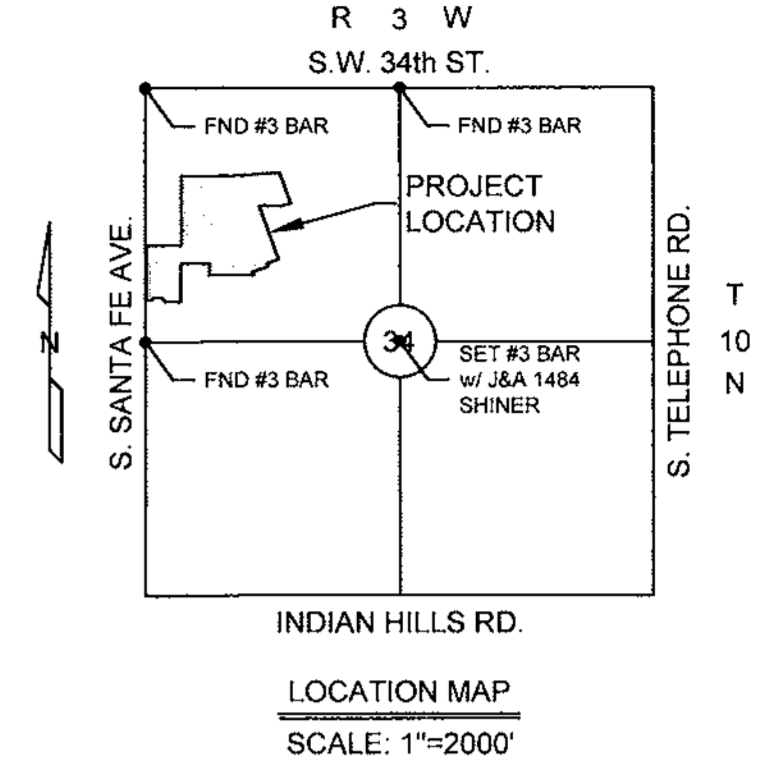


FINAL PLAT  
 of

**SENDERA LAKES SECTION 3**

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

**\*\*\*\*\* 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.



Basis of Bearing: The West 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 North 00°00'07" East.

**LEGEND:**

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- NR = NOT RADIAL
- BL = BUILDING LIMIT LINE
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- A/E = ACCESS EASEMENT
- L.N.A. = LIMITS OF NO ACCESS

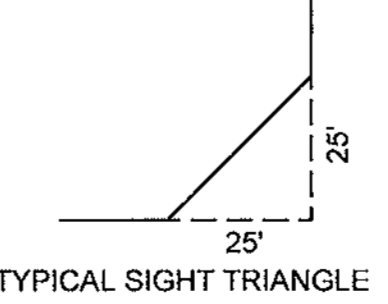
- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	162.85'	325.00'	83.17'	161.15'	S84°21'17"W	028°42'33"
C2	129.98'	475.00'	65.40'	129.57'	N89°07'47"W	015°40'41"
C3	12.81'	18.00'	6.69'	12.54'	N20°11'18"W	040°47'13"
C4	57.96'	52.00'	32.41'	55.01'	S08°38'55"E	063°51'59"
C5	42.62'	52.00'	22.59'	41.44'	S46°45'59"W	046°57'48"
C6	55.13'	52.00'	30.47'	52.58'	N79°22'47"W	060°44'39"
C7	12.81'	18.00'	6.69'	12.54'	S69°24'04"E	040°47'13"
C8	58.66'	300.00'	29.42'	58.56'	S05°48'24"W	011°12'09"
C9	58.66'	300.00'	29.42'	58.56'	N05°48'24"E	011°12'09"
C10	12.81'	18.00'	6.69'	12.54'	N20°11'18"W	040°47'13"
C11	57.93'	52.00'	32.39'	54.98'	S08°39'52"E	063°50'05"
C12	42.65'	52.00'	22.61'	41.47'	S46°45'02"W	046°59'42"
C13	55.13'	52.00'	30.47'	52.58'	N79°22'47"W	060°44'39"
C14	12.81'	18.00'	6.69'	12.54'	S69°24'04"E	040°47'13"
C15	313.46'	1000.00'	158.03'	312.18'	N81°13'31"E	017°57'36"
C16	230.94'	500.00'	117.57'	228.89'	S85°28'38"W	026°27'50"
C17	150.32'	300.00'	76.77'	148.75'	N84°21'17"E	028°42'33"
C18	49.24'	500.00'	24.64'	49.22'	S17°10'25"E	005°38'34"
C19	10.56'	200.00'	5.28'	10.56'	N01°18'25"W	003°01'28"
C20	35.26'	100.00'	17.81'	35.07'	N80°06'19"E	020°12'01"
C21	54.44'	17.33'	INFINITY'	34.66'	S00°12'19"W	180°00'00"
C22	54.44'	17.33'	INFINITY'	34.66'	N00°12'19"E	180°00'00"

Line Table		
Line #	Length	Direction
L1	35.39'	S44°50'47"E
L2	35.36'	N45°12'19"E
L3	35.36'	N45°12'19"E
L4	35.36'	N45°12'19"E
L5	35.36'	S44°47'41"E
L6	39.17'	N11°24'28"E
L7	35.36'	S45°12'19"W
L8	36.00'	S46°46'16"E
L9	36.00'	N41°07'57"E
L10	36.16'	S58°34'46"E
L11	33.83'	S14°21'08"E
L12	35.81'	N29°17'49"E
L13	40.31'	N70°00'00"E
L14	35.36'	N25°00'19"E
L15	35.36'	S84°59'41"E
L16	35.36'	S44°47'41"E
L17	35.36'	N45°12'19"E
L18	74.12'	S59°11'05"E
L19	43.08'	N00°12'19"E

**NOTES:**

1. A mandatory Property Owners Association is required.
2. All islands/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 3.
3. Maintenance of all common areas and private drainage easements within SENDERA LAKES SECTION 3 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.
4. 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.
5. Class "C" or better roofing materials are required on all primary structures.
6. Garages designed such that the front door extends beyond the front wall of the dwelling shall be screened by one 3-inch caliper deciduous tree or two 1½-inch caliper trees in the front yard.
7. The City of Moore shall retain the rights of ingress and egress to all common areas when deemed necessary for public health and welfare.



FINAL PLAT  
 of  
**SENDERA LAKES SECTION 3**



FND #3 BAR  
 NW COR, NW/4  
 SEC. 34, T10N, R3W, I.M.

