

LANDSCAPE, FENCE & ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That ADDINGTON FARMS DEVELOPMENT, LLC, an Oklahoma limited liability company, grantor(s) for and in consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to ADDINGTON FARMS HOMEOWNERS ASSOCIATION, INC., an Oklahoma not-for-profit corporation, grantee(s), a permanent landscaping, fencing and access easement, over and across the surface of the following described property situated in OKLAHOMA County, State of Oklahoma to wit:

20181120011613730
EASE 11/20/2018
11:01:54 AM Book:13890
Page:1587 PageCount:3
Filing Fee:\$17.00
Doc. Tax:\$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

SEE ATTACHED EXHIBITS 'A' & 'B'

TO HAVE AND TO HOLD the same unto the grantees their successors and assigns for the sole and only purpose of constructing and maintaining entryway walls, signage, landscaping, fencing, irrigation and access to the same. The use of such easement shall be unlimited as to frequency.

Said easement shall belong to and is conveyed to the grantees herein, their successors, assigns, or invitees, and shall be deemed to run with the land.

PROVIDED, HOWEVER, that nothing herein contained shall be construed as a prohibition or a limitation against the grantor, its successors, and assigns, from selling, conveying, mortgaging, or otherwise encumbering the fee to all or any portion of the real property first above described.

DATED this 19th day of November, 2018.

CHICAGO TITLE OKLAHOMA
3600 N.W. 138TH STREET, SUITE 100
OKLAHOMA CITY, OK 73134

Jonathan Horn
Title: Manager
ADDINGTON FARMS DEVELOPMENT, LLC

STATE OF OKLAHOMA)
COUNTY OF Cleveland)

SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 19th day of November, 2018 personally appeared Jonathan Horn to me known to be the identical person(s) who signed the name of the maker thereof to the within and foregoing instrument as Manager of ADDINGTON FARMS DEVELOPMENT, LLC, and acknowledged to me that said person(s) executed the same as a free and voluntary act and deed and as the free and voluntary act and deed of same, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: 12-08-20
Commission No. 16011406



Lucinda Zapp
Notary Public

LOCATION MAP

SCALE: 1" = 3000'

LEGAL DESCRIPTION

A tract of land situate within the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen North (T14N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, also being a part of Lot 1, Block 2, ADDINGTON FARMS SECTION 1, according to the recorded plat thereof; being more particularly described as follows:


COMMENCING at the Southwest corner of said Lot 1; thence S89°14'44"E a distance of 18.38 feet to the POINT OF BEGINNING; thence

N44°14'44"W a distance of 62.39 feet to a point on a non-tangent curve to the left; thence 131.01 feet along the arc of said curve having a radius of 250.00 feet, subtended by a chord of 129.52 feet which bears N18°38'39"W to a point of reverse curvature; thence 90.09 feet along the arc of said curve having a radius of 150.00 feet, subtended by a chord of 88.74 feet which bears N16°27'05"W; thence S89°14'44"E a distance of 10.00 feet to a point on a non-tangent curve to the left; thence 84.08 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 82.83 feet which bears S16°27'05"E to a point of reverse curvature; thence 130.68 feet along the arc of said curve having a radius of 260.00 feet, subtended by a chord of 129.31 feet which bears S19°15'30"E; thence S44°14'44"E a distance of 67.08 feet; thence S89°14'44"E a distance of 173.18 feet; thence S30°21'19"E a distance of 3.50 feet; thence N89°14'44"W a distance of 187.79 feet to the POINT OF BEGINNING.

Said tract contains 3,444 Sq Ft or 0.079 Acres, more or less.

ATTACHMENT A

ACCESS, FENCE & LANDSCAPE EASEMENT

300 Pointe Parkway Blvd. Yukon, Oklahoma 73099		SHEET NO.: 1 of 2 DATE: 10/01/18 PROJECT NO.: 14606000
 Crafton Tull architecture engineering surveying 405.787.6270 405.787.6276 www.craftontull.com		
<small>CERTIFICATE OF AUTHORIZATION CA #73 (PELS) EXPIRES 6/30/2020</small>		



ADDINGTON FARMS SECTION 1
BK: PL75, PG: 70

ATTACHMENT B

NW 220th TERRACE

PRIVATE STREET & PUBLIC U/E

Line Table		
Line #	Direction	Length
L1	N44° 14' 44"W	62.39'
L2	S89° 14' 44"E	10.00'
L3	S44° 14' 44"E	67.08'
L4	S30° 21' 19"E	3.50'

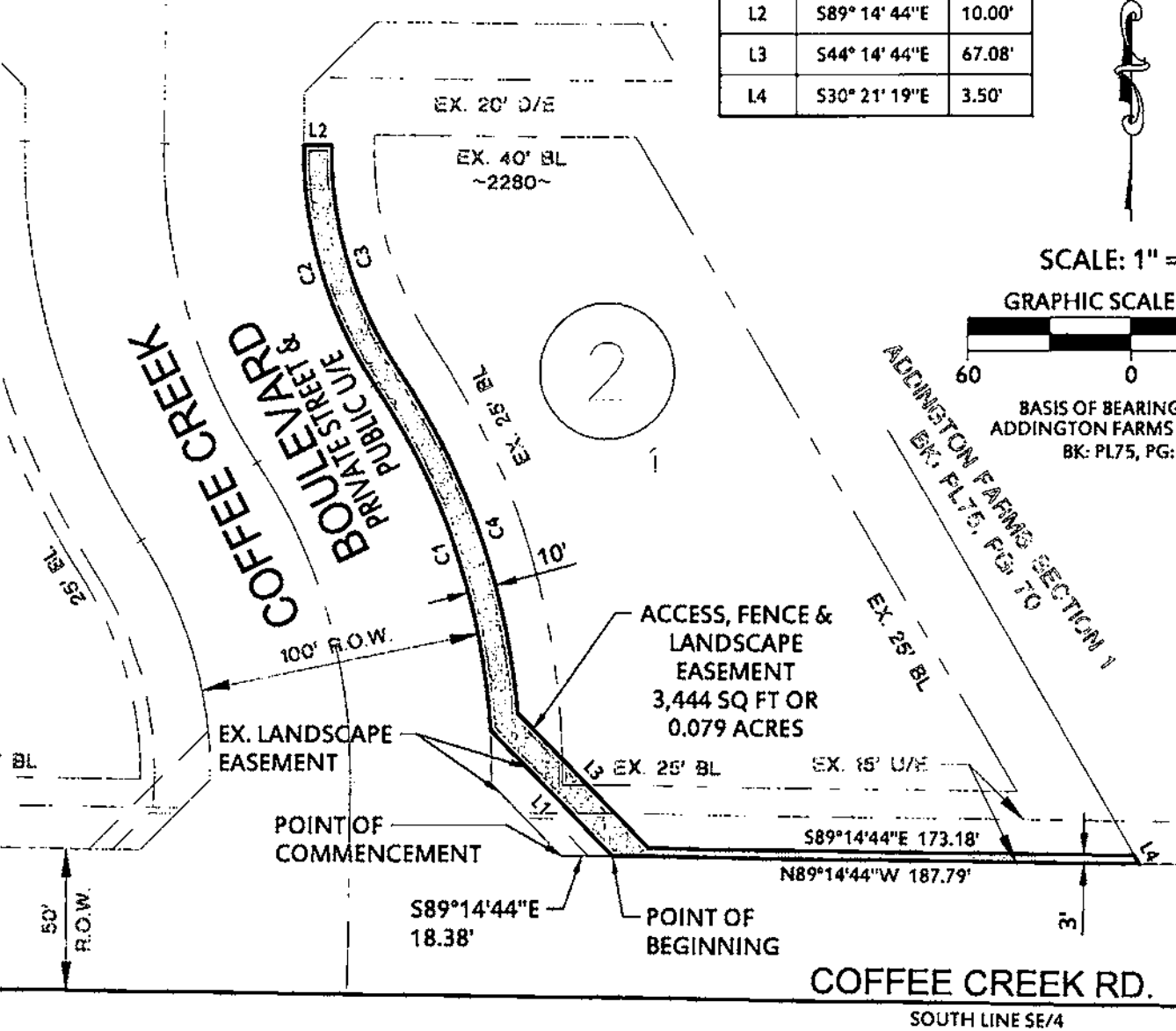


SCALE: 1" = 60'

GRAPHIC SCALE IN FEET



BASIS OF BEARING = PLAT
ADDINGTON FARMS SECTION 1
BK: PL75, PG: 70

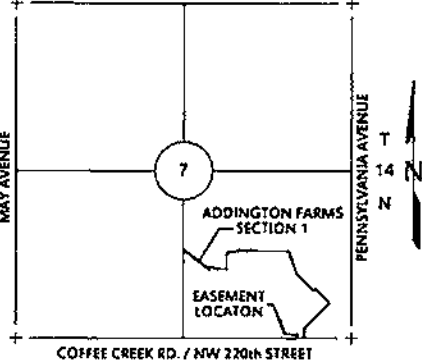


COFFEE CREEK RD.

SOUTH LINE SE/4

R 3 W

W. SORGHUM MILL RD. / NW 234th STREET



LOCATION MAP

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	131.01'	250.00'	030°01'34"	N18° 38' 39"W	129.52'
C2	90.09'	150.00'	034°24'41"	N16° 27' 05"W	88.74'
C3	84.08'	140.00'	034°24'41"	S16° 27' 05"E	82.83'
C4	130.68'	260.00'	028°47'51"	S19° 15' 30"E	129.31'

ACCESS, FENCE & LANDSCAPE EASEMENT

300 Points Parkway Blvd.
Tulsa, Oklahoma 74309

