

OWNER'S CERTIFICATE AND DEDICATION


KNOW ALL MEN BY THESE PRESENTS: That Addington Farms Development, LLC, an Oklahoma Limited Liability Company, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate utility easements shown hereon to the public, for the purposes of utilities; and that the streets and drainage easements shown as private streets shall be reserved for private streets and storm sewer as maintained by the homeowners within ADDINGTON FARMS II, SECTION 2; for its heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

Every deed must clearly acknowledge: "Said roadways are private and not maintained by Oklahoma County."

Prior to the sale of any parcel in this subdivision, a conspicuous sign shall be posted and maintained at the entrance. Said sign shall read: "Private Roadways - Not Maintained by Oklahoma County."

The streets, drives, and storm sewer have not been dedicated to the public, and said streets and storm sewer shall be maintained by the private property owners within the subdivision, but said streets shall always be open to police, fire and other official vehicles of all City, County, State and Federal agencies.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 30th day of March, 2022. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Addington Farms Development, LLC,
 an Oklahoma Limited Liability Company,

 Jonathan Horn, Manager

STATE OF OKLAHOMA)
)SS:
 COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this 30th day of March, 2022, personally appeared Jonathan Horn, 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

 NOTARY PUBLIC #11004011

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; being more particularly described as follows:

COMMENCING at the Northeast corner of said SE/4; thence N89°15'10"W along the North line of said SE/4 a distance of 329.73 feet to the POINT OF BEGINNING; thence

S00°11'08"E a distance of 861.17 feet to a point on the exterior boundary line of ADDINGTON FARMS II, SECTION 1, according to the recorded plat thereof; thence along the exterior boundary of said plat the following Ten (10) courses:

1. N74°09'59"W a distance of 149.28 feet; thence
2. S89°52'39"W a distance of 60.00 feet to a point on a non-tangent curve to the right; thence
3. 26.34 feet along the arc of said curve having a radius of 120.00 feet, subtended by a chord of 26.29 feet which bears S06°09'57"W; thence
4. N89°14'44"W a distance of 1039.25 feet; thence
5. N84°33'00"W a distance of 199.70 feet; thence
6. N89°14'44"W a distance of 60.00 feet; thence
7. S00°45'16"W a distance of 13.38 feet; thence
8. N89°14'44"W a distance of 290.00 feet; thence
9. S00°45'16"W a distance of 69.49 feet; thence
10. S72°29'32"W a distance of 535.24 feet to a point on the West line of said SE/4; thence

N00°16'04"W along said West line a distance of 883.44 feet to the Northwest corner of said SE/4; thence S89°15'10"E along the North line of said SE/4 a distance of 2308.08 feet to the POINT OF BEGINNING.

Said tract contains 1,568,821 Sq Ft or 36.02 Acres, more or less.

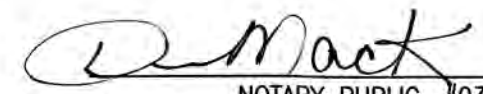
LAND SURVEYOR'S CERTIFICATE

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 hereon actually exist and their positions are correctly shown.

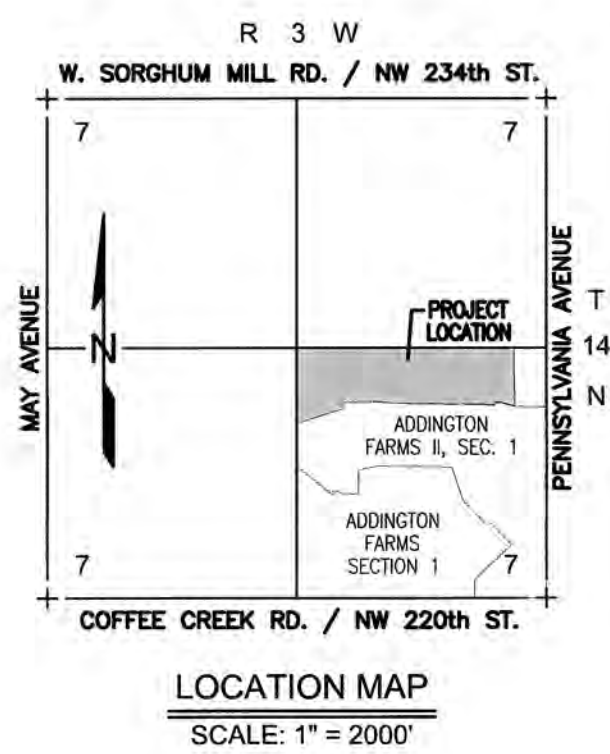

 DENVER WINCHESTER, PLS 1952

STATE OF OKLAHOMA)
)SS:
 COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this 28th day of March, 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

 NOTARY PUBLIC, #03005138

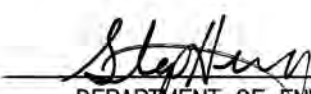
FINAL PLAT
 OF
ADDINGTON FARMS II, SECTION 2
 A PART OF THE SE/4 OF SECTION 7, T14N, R3W, I.M.
 OKLAHOMA COUNTY, OKLAHOMA



DEPARTMENT OF ENVIRONMENTAL QUALITY

The Central Office of the Department of Environmental Quality has approved this plat for the use of Individual water systems and Individual On-Site sewer systems on the 5th day of April, 2022.

RESTRICTIONS TO APPROVAL:
4-5-22
 DATE:

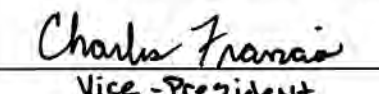

 DEPARTMENT OF ENVIRONMENTAL QUALITY



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of OKLAHOMA, 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 Addington Farms Development, LLC, an Oklahoma Limited Liability Company, that on the 23rd day of March, 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 1st day of April, 2022.

CHICAGO TITLE OKLAHOMA CO.

 Vice-President

COUNTY TREASURER'S CERTIFICATE

I, Forrest "Butch" Freeman, do hereby certify that I am the duly elected, qualified and acting County Treasurer of OKLAHOMA 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 Lawton, OKLAHOMA, this 7th day of April, 2022.


 COUNTY TREASURER

COUNTY COMMISSIONER'S APPROVAL

I, Brian Maughan, Chairman of the Board of County Commissioners of Oklahoma County, Oklahoma, hereby certify that the said County Commissioners duly approved this plat in Oklahoma County, Oklahoma, on the 13th day of July, 2022.

Signature:  ATTEST: 
 THE ROADS SHALL NOT BE MAINTAINED BY THE COUNTY

COUNTY PLANNING COMMISSION APPROVAL

I, Charles J. DeFuria, Chairman of the Oklahoma County Planning Commission certify that the Commission duly approved this plat on the 19 day of May, 2022.


 CHAIRMAN, OKLAHOMA COUNTY PLANNING COMMISSION

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

1. 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.
2. 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"
3. Maintenance of common areas, private drainage easements and islands/medians in street rights-of-way shall be the responsibility of the Property Owners Association and/or Property Owners within all phases of ADDINGTON FARMS.
4. The roads and storm sewer are private and shall not be maintained by Oklahoma County.

FINAL PLAT
 ADDINGTON FARMS II, SECTION 2
 300 Pointe Parkway Blvd.
 Yukon, Oklahoma 73099



Crafton Tull
 architecture | engineering | surveying
 405.787.6270 | 405.787.6276 f
 www.craftontull.com

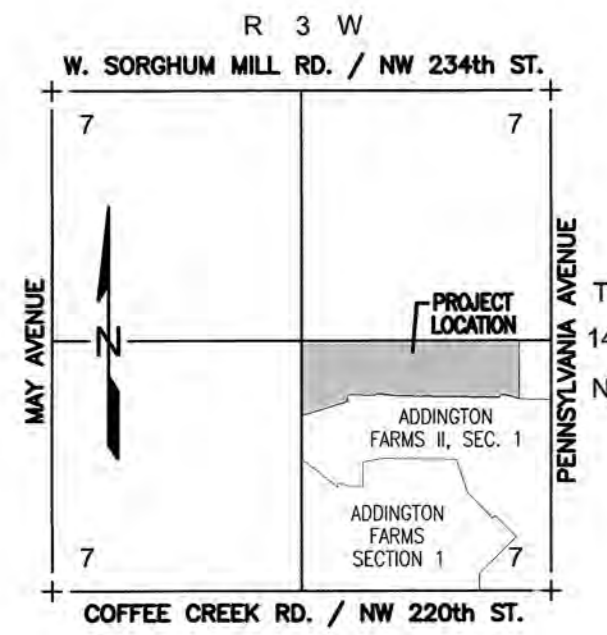
SHEET NO.: 1 OF 2
 DATE: 03/23/22
 PROJECT NO.: 21613700

CERTIFICATE OF AUTHORIZATION:
 CA 919 (P&S) EXPIRES 2/03/2022

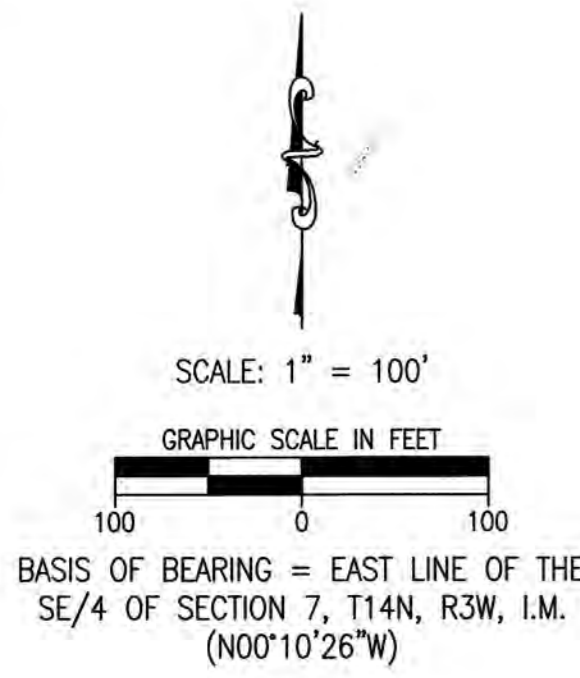
DRAWING COURTESY, JAMES HANCOCK ARCHITECTS, INC. (JHA) FOR THE DEVELOPMENT OF ADDINGTON FARMS II, SECTION 2

FINAL PLAT OF ADDINGTON FARMS II, SECTION 2

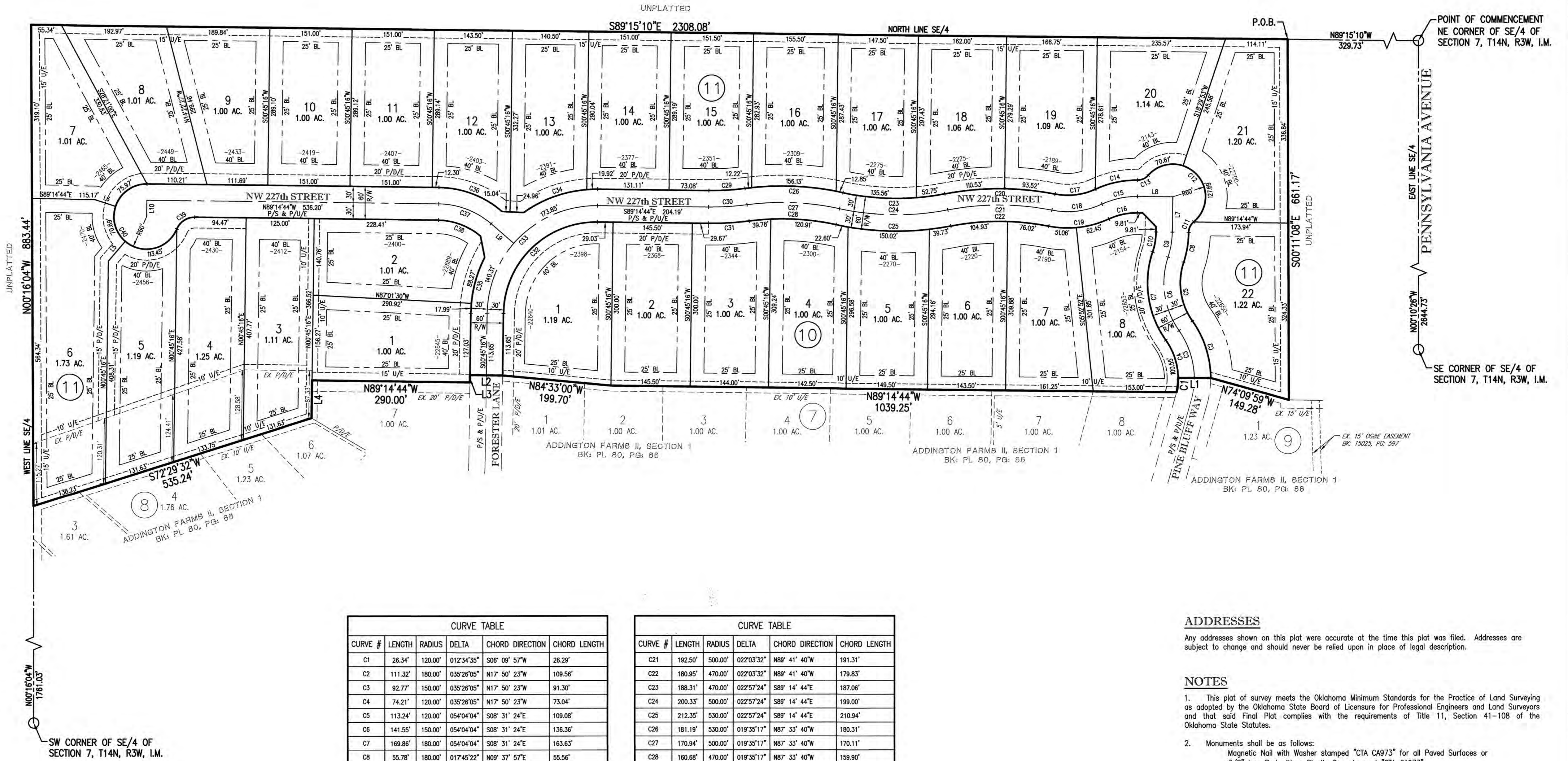
A PART OF THE SE/4 OF SECTION 7, T14N, R3W, I.M.
OKLAHOMA COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'



LINE #	LENGTH	DIRECTION
L1	60.00'	S89° 52' 39"W
L2	60.00'	N89° 14' 44"W
L3	13.38'	S00° 45' 16"W
L4	69.49'	S00° 45' 16"W
L5	47.79'	N40° 42' 39"E
L6	40.00'	S71° 47' 17"E
L7	64.81'	S00° 45' 16"W
L8	64.81'	S89° 14' 44"E
L9	55.00'	N49° 03' 00"W
L10	30.00'	S00° 45' 16"W



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	26.34'	120.00'	01°23'35"	S06° 09' 57"W	26.29'
C2	111.32'	180.00'	03°26'05"	N17° 50' 23"W	109.56'
C3	92.77'	150.00'	03°26'05"	N17° 50' 23"W	91.30'
C4	74.21'	120.00'	03°26'05"	N17° 50' 23"W	73.04'
C5	113.24'	120.00'	05°40'04"	S08° 31' 24"E	109.08'
C6	141.55'	150.00'	05°40'04"	S08° 31' 24"E	136.36'
C7	169.86'	180.00'	05°40'04"	S08° 31' 24"E	163.63'
C8	55.78'	180.00'	01°74'52"	N09° 37' 57"E	55.56'
C9	46.49'	150.00'	01°74'52"	N09° 37' 57"E	46.30'
C10	37.19'	120.00'	01°74'52"	N09° 37' 57"E	37.04'
C11	21.68'	25.00'	04°40'47"	S25° 35' 40"W	21.00'
C12	198.30'	60.00'	189°21'34"	N44° 14' 44"W	119.60'
C13	21.68'	25.00'	04°40'47"	N65° 54' 53"E	21.00'
C14	80.27'	180.00'	02°53'28"	S77° 58' 47"W	79.60'
C15	66.89'	150.00'	02°53'28"	S77° 58' 47"W	66.34'
C16	53.51'	120.00'	02°53'28"	S77° 58' 47"W	53.07'
C17	75.67'	120.00'	03°67'47"	N83° 16' 12"E	74.42'
C18	94.59'	150.00'	03°67'47"	N83° 16' 12"E	93.03'
C19	113.51'	180.00'	03°67'47"	N83° 16' 12"E	111.63'
C20	204.05'	530.00'	02°20'32"	N89° 41' 40"W	202.79'

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	192.50'	500.00'	02°20'32"	N89° 41' 40"W	191.31'
C22	180.95'	470.00'	02°20'32"	N89° 41' 40"W	179.83'
C23	188.31'	470.00'	02°25'24"	S89° 14' 44"E	187.06'
C24	200.33'	500.00'	02°25'24"	S89° 14' 44"E	199.00'
C25	212.35'	530.00'	02°25'24"	S89° 14' 44"E	210.94'
C26	181.19'	530.00'	01°93'51"	N87° 33' 40"W	180.31'
C27	170.94'	500.00'	01°93'51"	N87° 33' 40"W	170.11'
C28	160.88'	470.00'	01°93'51"	N87° 33' 40"W	159.90'
C29	66.52'	470.00'	00°06'35"	N86° 41' 59"E	66.47'
C30	70.77'	500.00'	00°06'35"	N86° 41' 59"E	70.71'
C31	75.02'	530.00'	00°06'35"	N86° 41' 59"E	74.95'
C32	267.04'	170.00'	09°00'00"	S45° 45' 16"W	240.42'
C33	514.16'	200.00'	09°00'00"	S45° 45' 16"W	282.84'
C34	144.83'	230.00'	03°64'44"	S72° 42' 54"W	142.45'
C35	106.26'	230.00'	02°28'12"	S13° 59' 22"W	105.32'
C36	126.28'	180.00'	04°01'14"	N69° 08' 52"W	123.70'
C37	105.23'	150.00'	04°01'14"	N69° 08' 52"W	103.09'
C38	84.19'	120.00'	04°01'14"	N69° 08' 52"W	82.47'
C39	41.77'	35.00'	08°22'54"	S56° 33' 49"W	39.34'
C40	260.10'	60.00'	248°22'54"	S33° 26' 11"E	99.26'

ADDRESSES

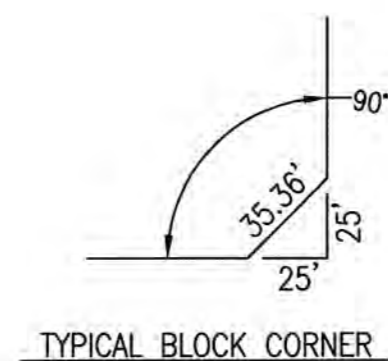
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LEGEND

- EX. EXISTING
- R/W RIGHT-OF-WAY
- BL. BUILDING LIMIT LINE
- U/E UTILITY EASEMENT
- P/D/E PRIVATE DRAINAGE EASEMENT
- P/S & P/U/E PRIVATE STREET AND PUBLIC UTILITY EASEMENT
- (NR) NONRADIAL LINE
- L.N.A. LIMITS OF NO ACCESS
- C/A COMMON AREA
- (ESMT.) EASEMENT



FINAL PLAT
ADDINGTON FARMS II, SECTION 2

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099



Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6271
www.craftontull.com

SHEET NO.: 2 OF 2
DATE: 03/23/22
PROJECT NO.: 21613700

DRAWING CRAFTON_TULL_ARCHITECTURE_ENGINEERING_SURVEYING_FINAL_PLAT_2022_03_23