



Maressa Treat, County Clerk
Oklahoma County - State of Oklahoma

**NOTICE OF ANNEXATION
OF
ROCKWELL PARK ADDITION SECTION 3**

ROCKWELL PARK, LLC, an Oklahoma limited liability company (herein "Declarant") is the Declarant in the Declaration of Covenants, Conditions and Restrictions for Rockwell Park Addition Section 1, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma (the "Original Declaration") dated October 1, 2014, and filed for record on October 17, 2014, in Book RE 12662 at Page 1240 in the office of the County Clerk of Oklahoma County State of Oklahoma. This Notice of Annexation and submission of Rockwell Park Addition Section 3 to the Original Declaration, ("the Annexation") referred to above, is made effective as of the 20th day of April 2022.

Declarant is the owner of the real Subdivision described in Exhibit A of the Declaration referred to as (the "Subdivision"). The Subdivision has been subdivided and platted into Rockwell Park Section 3, a part of the S.E. $\frac{1}{4}$ of Section 5 Township 13 North Range 4 West of the Indian Meridian, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat in Book 81, Page 64, thereof referred to herein as (the "Subdivision"). This Annexation and submission of the Subdivision is being made pursuant to Covenants, Conditions and Restrictions set forth in the Original Declaration. This Notice of Annexation imposes upon the Subdivision, the mutually beneficial Covenants, Conditions and Restrictions set forth in the Original Declaration under a general plan of improvement for the benefit of the owners of the Subdivision and establishes a flexible and reasonable procedure for the overall development, administration, maintenance and preservation of the Subdivision. An integral part of the development plan is the creation of the Rockwell Park Homeowners' Association, Inc. (the "Association"), an association comprised of all Lot Owners in the Subdivision, Rockwell Park Addition Section 1. Subsequent phases of development of the Subdivision shall be annexed into the Association by a Notice of Annexation and imposition of the Original Declaration, as may be amended from time to time, on each additional phase of development for the purposes stated in the Original Declaration and set forth herein.

**ANNEXATION AND SUBMISSION OF THE SUBDIVISION
TO
THE ORIGINAL DECLARATION**

1.1. Annexation and Submission. Declarant hereby declares that the Subdivision described on Exhibit "A" attached hereto shall be held, sold, used, and conveyed subject to the provisions of the Original Declaration referred to above. Amendments collectively referred to as the "Declaration". This Declaration shall run with the title to the Subdivision. The Declaration shall be binding on and shall inure to the benefit of all parties having any right, title, or interest in the Addition. Declarant intends to further subdivide the Subdivision into additional phases of Montage as provided herein and in the Original Declaration and impose the same on the Subdivision and future phases to be subdivided from the Subdivision described in Exhibit "A", thereby making the Owners of the Lots, Members of the Association.

1.2. Duration. Unless terminated as provided, this Notice of Annexation shall have perpetual duration. Unless otherwise provided by Oklahoma law, in which case such law shall control, the Declaration may not be terminated within 20 years of the date of recording without the consent of all Owners. After 20 years from the date of recording, this Declaration may be terminated only by an instrument in writing, signed by a majority of the then Owners and recorded in the Official Records, which specifies the termination of this Declaration.

1.3. Governing Documents. This Notice of Annexation and the Original Declaration, together with the Bylaws of the Association and the Certificate of Incorporation of the Association, Inc., (collectively, the "Governing Documents") shall be

the documents pursuant to which the Subdivision and the Association is operated. The Governing Documents shall be supplemented by the Use Restrictions and Rules, and Regulations of the Board of Directors.

IN WITNESS WHEREOF, the undersigned, has executed this Notice of Annexation on this 8th day of August 2023, to become effective on recording in the office of the County Clerk of Oklahoma County, Oklahoma.

ROCKWELL PARK, LLC, an Oklahoma limited liability company

By: *Jon Horn*
Jon Horn, Manager

STATE OF OKLAHOMA
COUNTY OF CANADIAN

The foregoing instrument was acknowledged before me this 8th day of August 2023, by Jon Horn, Manager of ROCKWELL PARK, LLC.

Commission Number 16011406
My Commission Expires 12/18/24

Lucinda L. Zapp
Notary Public

SEAL

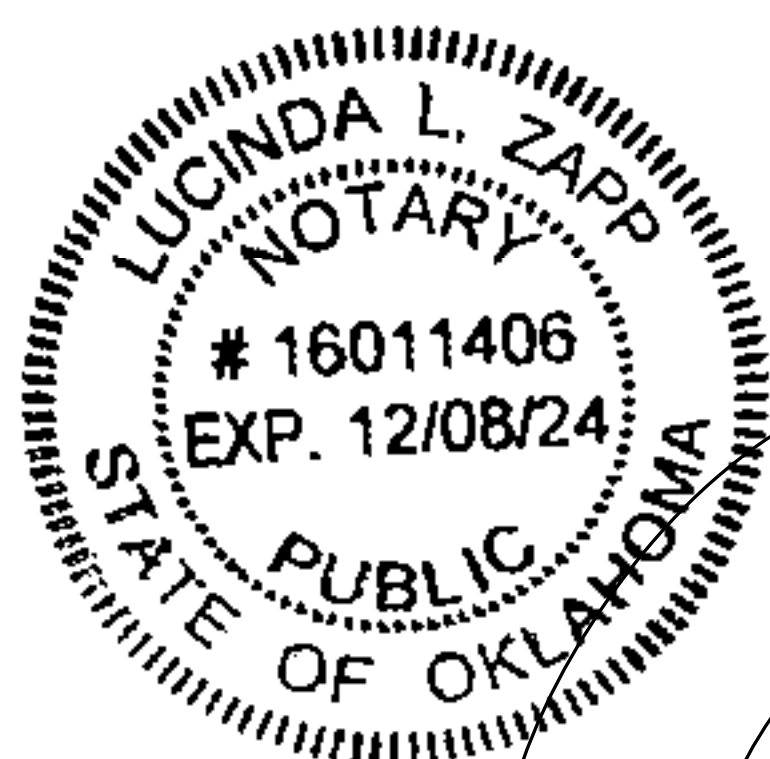


EXHIBIT "A"

Legal Description

LEGAL DESCRIPTION

A tract of land situate within the Southeast Quarter (SE/4) of Section Five (5), Township Thirteen North (T13N), Range Four West (R4W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows:

COMMENCING at the Northeast corner said SE/4; thence
S00°05'28"E along the East line of said SE/4 a distance of 494.88 feet to the POINT OF BEGINNING;
thence continuing

S00°05'28"E along said East line a distance of 825.01 feet; thence
N89°38'31"W a distance of 1096.24 feet; thence
N37°49'18"W a distance of 196.82 feet; thence
N00°21'10"E a distance of 410.38 feet; thence
N38°23'23"W a distance of 422.80 feet to a point on the exterior boundary line of Rockwell Park
Section 2, according to the recorded plat thereof; thence
N51°43'08"E along said exterior line a distance of 486.24 feet to a point on the exterior boundary
line of Rockwell Park Section 2, according to the recorded plat thereof; thence along said exterior
line of the following seven (7) courses:

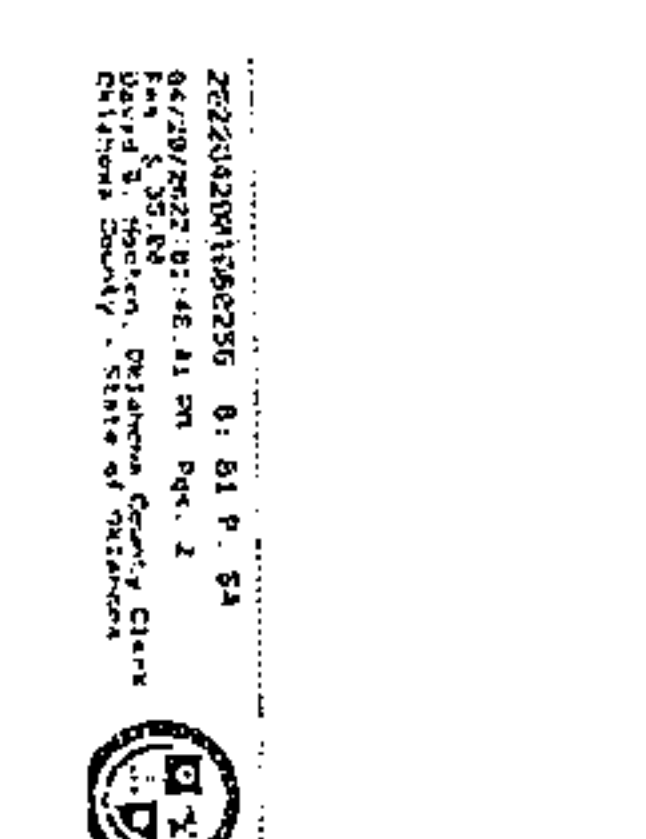
1. S38°16'52"E a distance of 190.00 feet; thence
2. S06°43'08"W a distance of 35.36 feet; thence
3. S51°43'08"W a distance of 85.00 feet; thence
4. S38°16'52"E a distance of 188.00 feet; thence
5. S89°38'31"E a distance of 714.89 feet; thence
6. N00°21'29"E a distance of 10.00 feet; thence
7. S89°38'31"E a distance of 218.31 feet to the POINT OF BEGINNING.

Said tract contains 1,127,261 Sq Ft or 25.88 Acres, more or less.

EXHIBIT "B"

An 8.5"x11" copy the recorded Final Plat of Rockwell Park Addition, Section 3

UNOFFICIAL



OWNER'S CERTIFICATE AND DEDICATION

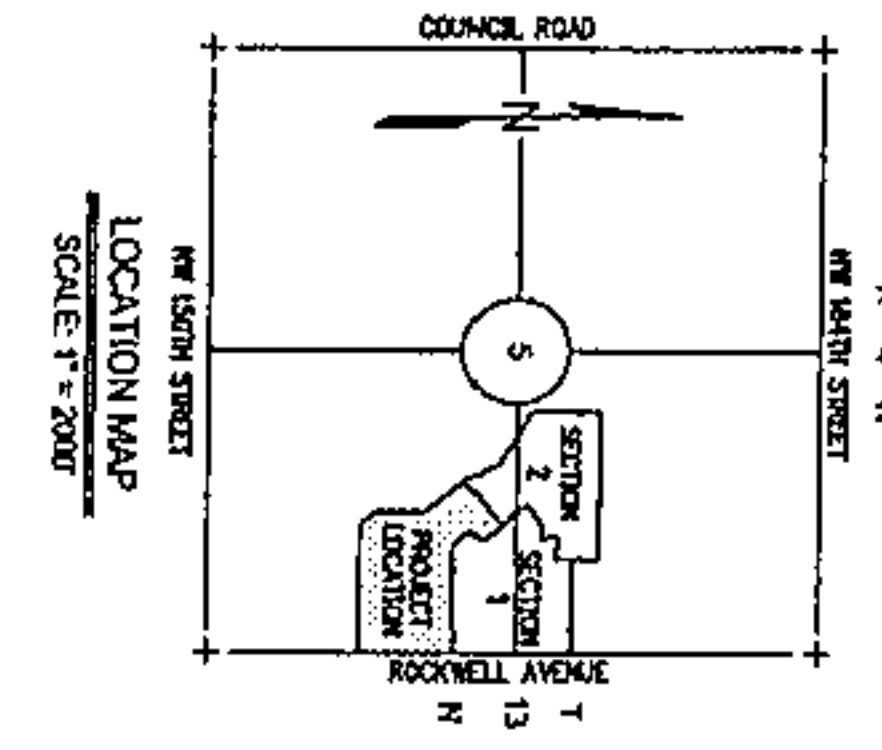
KNOW ALL MEN BY THESE PRESENTS, that ROCKWELL PARK, LLC, does hereby certify that they are the owners of and the only persons having or claiming an interest in the land shown on the enclosed plat of the ROCKWELL PARK, OKLAHOMA, and that they hereby dedicate, convey, assign, transfer, release, and relinquish all their right, title, and interest in the land shown on the enclosed plat to the City of Oklahoma City, Oklahoma County, Oklahoma, for the use and enjoyment of the public, and for the purpose of streets, alleys, and easements, for their own use and the use of their heirs, assigns, and assigns in fee simple, forever, and have caused the same to be returned to the office of the County Clerk of Oklahoma County, Oklahoma, for recording in a separate statement.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 20th day of August, 2023, at Oklahoma City, Oklahoma.

ROCKWELL PARK, LLC
ANTHONY DIGRIZALE
MANAGER

FINAL PLAT

ROCKWELL PARK SECTION 3
PART OF THE SE/4 OF SECTION 5, T33N, R4W, 1M,
OKLAHOMA COUNTY, OKLAHOMA



STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }
I, _____, do hereby certify that I am the duly elected qualified and acting County Treasurer of Oklahoma County, Oklahoma, that the records of said County show at least one full year and one day prior to the date hereof that the land shown on the enclosed plat was acquired by the County Treasurer, Oklahoma County, Oklahoma, for the purpose of streets, alleys, and easements, for their own use and the use of their heirs, assigns, and assigns in fee simple, forever, and have caused the same to be returned to the office of the County Clerk of Oklahoma County, Oklahoma, for recording in a separate statement.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed this 20th day of August, 2023, at Oklahoma City, Oklahoma.

JOINT TREASURER
DAVID SAMPSON
DAVID SAMPSON

LEGAL DESCRIPTION

A tract of land situated within the Southeast Quarter (SE 1/4) of Section Five (5), Township Thirtieth North (T30N), Range Four West (R4W), of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, and that being more particularly described as follows:
COMMENCING at the Northwest corner said SE 1/4; thence S60°05'28"E along the East line of said SE 1/4 a distance of 491.88 feet to the POINT OF BEGINNING, thence continuing:
S07°05'37"E along said East line a distance of 623.01 feet; thence N89°32'37"W a distance of 1396.24 feet; thence N47°49'18"W a distance of 1582.82 feet; thence N07°21'07"E a distance of 410.26 feet; thence N39°23'23"W a distance of 422.80 feet to a point on the exterior boundary line of Rockwell Park, thence along said exterior line a distance of 468.24 feet to a point on the exterior boundary line of Rockwell Park, thence along said exterior line a distance of 2183.31 feet to the POINT OF BEGINNING.
Said tract contains 1127.761 Sq Ft or 22.88 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

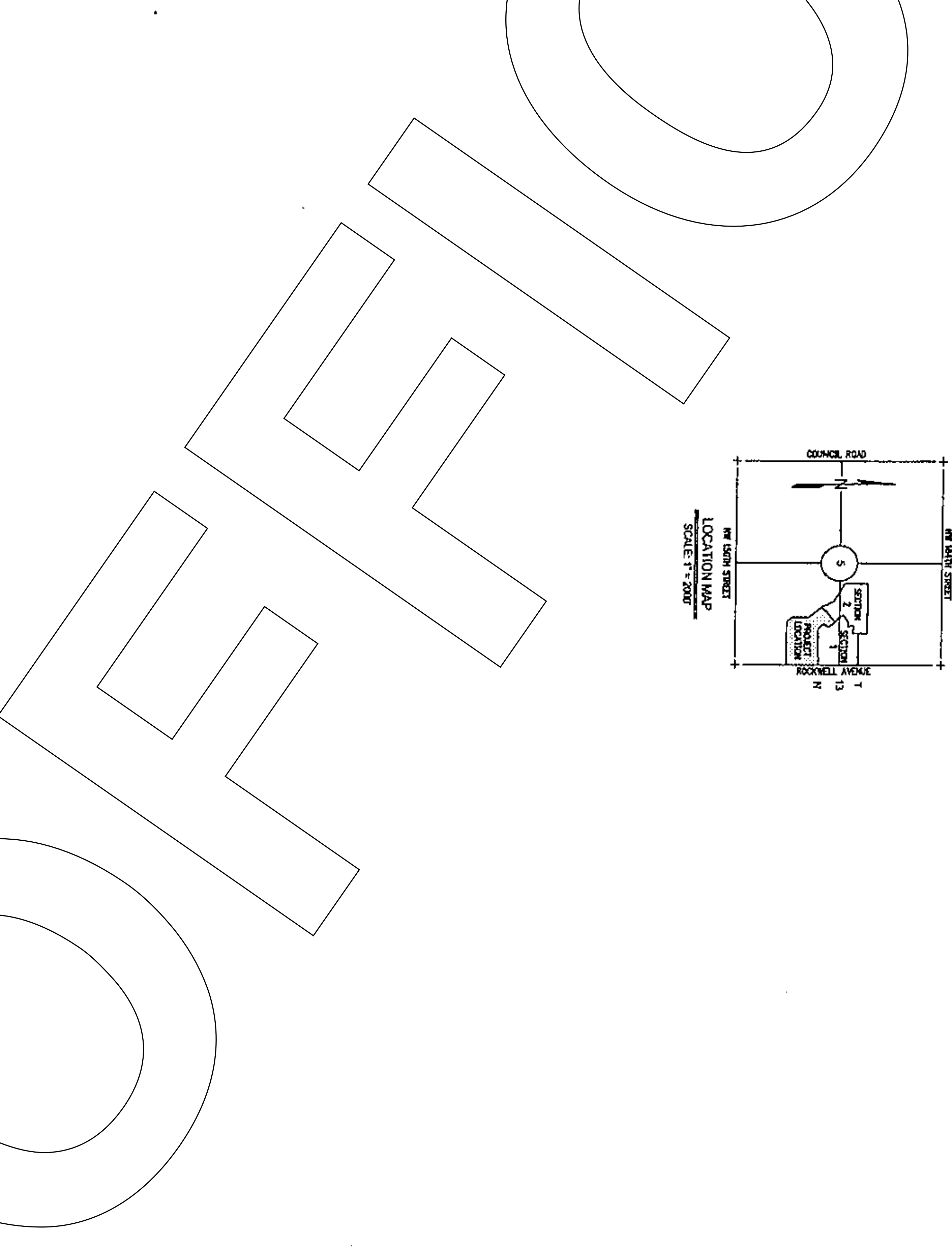
I, DENVER WINCHESTER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the enclosed plat represents a survey made by me, personally, and that the measurements recited herein actually exist and their positions are correctly shown.

DENVER WINCHESTER, P.L.S. 1932

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }
Before me, the undersigned, a Notary Public, in and for said County and State personally appeared _____, known to me to be the person named in the above instrument, and acknowledged to me that they executed the same as the act, deed, and voluntary act and deed of _____, the day of _____, 2023, at _____, Oklahoma.
MY COMMISSION EXPIRES March 28, 2023.

NOTARY PUBLIC
ROBERT B. MACK

CITY PLANNING COMMISSION APPROVAL
I, Heather Decker, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the _____ day of _____, 2023.
HEATHER DECKER
PLANNING DIRECTOR



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and bonded abstractor of title, in and for the County of Oklahoma County, Oklahoma, do hereby certify that the records of the Oklahoma County, Oklahoma, State of Oklahoma, that the land shown on the enclosed plat is within the ROCKWELL PARK, OKLAHOMA, and that they hereby dedicate, convey, assign, transfer, release, and relinquish all their right, title, and interest in the land shown on the enclosed plat to the City of Oklahoma City, Oklahoma County, Oklahoma, for the use and enjoyment of the public, and for the purpose of streets, alleys, and easements, for their own use and the use of their heirs, assigns, and assigns in fee simple, forever, and have caused the same to be returned to the office of the County Clerk of Oklahoma County, Oklahoma, for recording in a separate statement.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 20th day of August, 2023, at Oklahoma City, Oklahoma.

DAVID SAMPSON
DAVID SAMPSON

COUNTY TREASURER'S CERTIFICATE

I, David Sampson, do hereby certify that I am the duly elected qualified and acting County Treasurer of Oklahoma County, Oklahoma, that the records of said County show at least one full year and one day prior to the date hereof that the land shown on the enclosed plat was acquired by the County Treasurer, Oklahoma County, Oklahoma, for the purpose of streets, alleys, and easements, for their own use and the use of their heirs, assigns, and assigns in fee simple, forever, and have caused the same to be returned to the office of the County Clerk of Oklahoma County, Oklahoma, for recording in a separate statement.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed this 20th day of August, 2023, at Oklahoma City, Oklahoma.

JOINT TREASURER
DAVID SAMPSON
DAVID SAMPSON

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the City of Oklahoma City, Oklahoma, that the dedication shown on the enclosed plat is hereby accepted, ordered by the Council of the City of Oklahoma City, Oklahoma, this 20th day of August, 2023.

DAVID SAMPSON
CITY CLERK

DAVID SAMPSON
CITY CLERK

CERTIFICATE OF CITY CLERK

I, David Sampson, City Clerk of the City of Oklahoma City, State of Oklahoma, do hereby certify that I have examined the records of said City and find that there is no record of any pending proceedings in the records of said City and that there is no pending proceeding now pending against the land shown on the enclosed plat in the County of Oklahoma County, Oklahoma, that is the subject matter of the dedication shown on the enclosed plat.

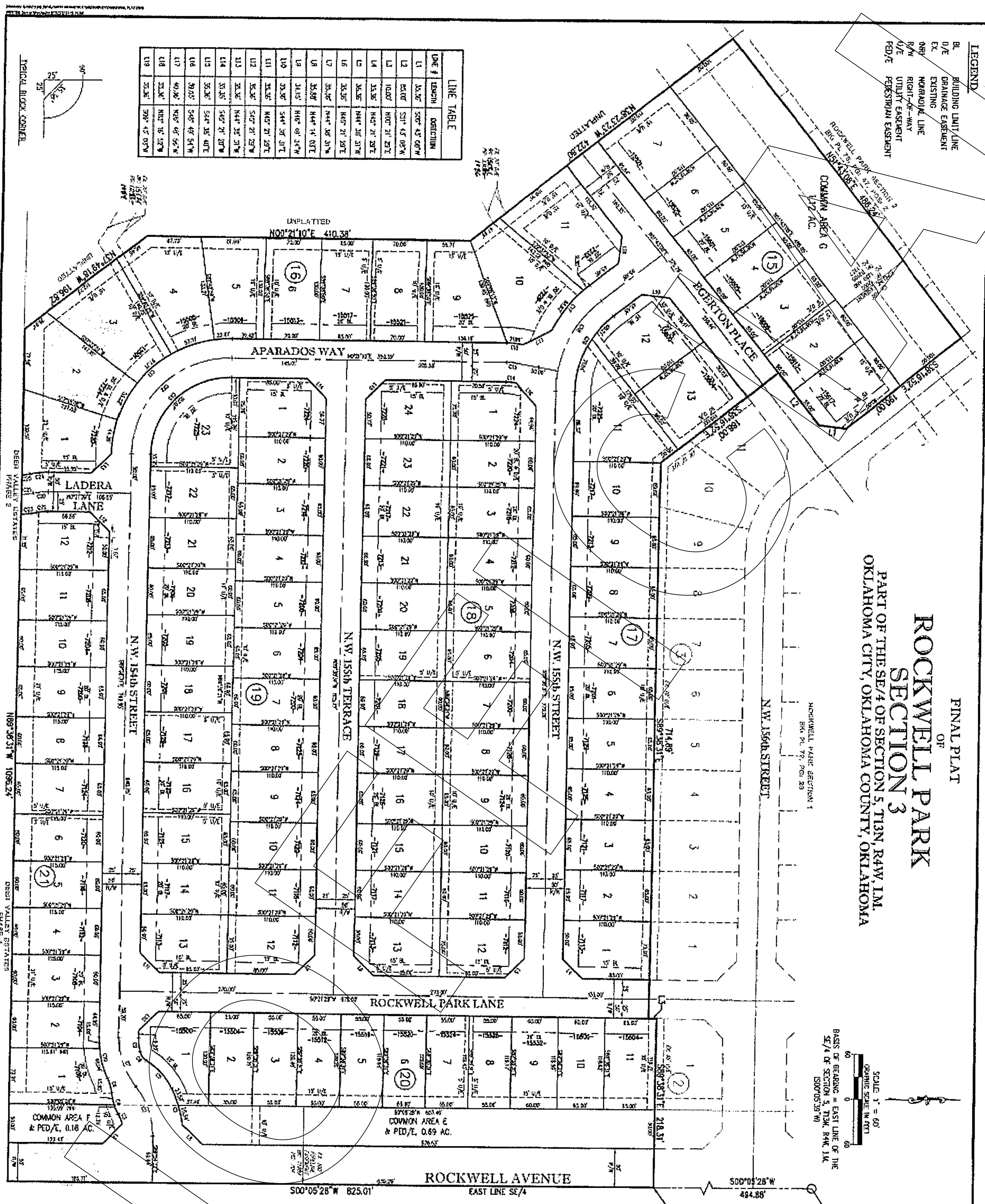
DAVID SAMPSON
CITY CLERK

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

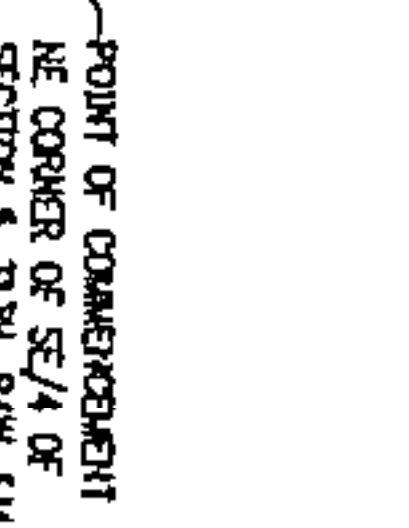
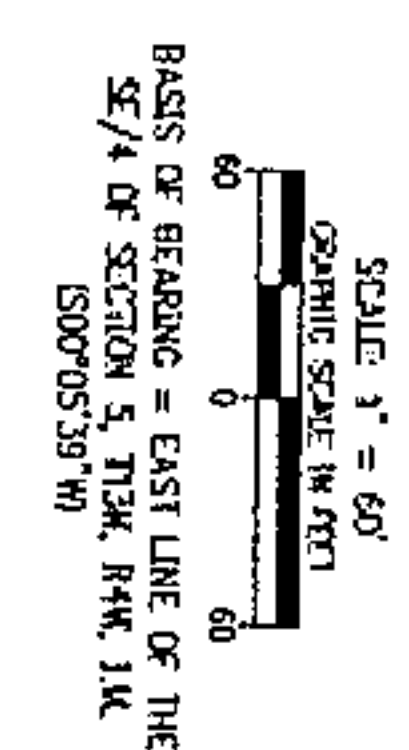
1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying and is in compliance with the Oklahoma State Board of Examiners for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Rule 11, Section 4-108 of the Oklahoma State Statutes.
 2. Monument shall be as follows:
3/8" Iron Rod with a Plastic Cap stamped "C.N. CO.017" for "End of Road" Surfaces or 3/8" Iron Rod with a Plastic Cap stamped "C.N. CO.019"
 3. Maintenance of the Common Areas and Islands/Atolls is Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of materials, grading, fill, or other obstructions, either temporary or permanent, shall be placed within the limits of the Common Areas and Islands/Atolls, except those specifically permitted in a separate resolution duly recorded in the public records.
 4. A sidewalk is required on each lot where it abuts a lead end-of-a collector street. The sidewalk is to be constructed to meet the Oklahoma State Board of Examiners for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Rule 11, Section 4-108 of the Oklahoma State Statutes.
 5. No 14 inch copper lines, or one 3-inch copper line, shall be plotted in the front part of of lots where the garage extends beyond the front end of a residence, towards the street Right-of-Way.
- Rockwell Park Section 3
FINAL PLAT
- Crafton Tull
3610 Parkview Drive
Oklahoma City, Oklahoma 73138
PROJECT NO. 200611300
- SHEET NO. 1 OF 2
DATE 01/10/22
PROJECT NO. 200611300



LINE TABLE

LINE #	SECTION	DIRECTION
L1	33.30'	S 89° 45' 00" W
L2	33.30'	S 11° 45' 00" W
L3	100.00'	N 00° 21' 21" E
L4	33.30'	N 42° 21' 21" E
L5	33.30'	N 44° 21' 21" E
L6	33.30'	N 44° 21' 21" E
L7	33.30'	N 44° 21' 21" E
L8	33.30'	N 44° 21' 21" E
L9	33.30'	N 44° 21' 21" E
L10	33.30'	N 44° 21' 21" E
L11	33.30'	N 44° 21' 21" E
L12	33.30'	N 44° 21' 21" E
L13	33.30'	N 44° 21' 21" E
L14	33.30'	N 44° 21' 21" E
L15	33.30'	N 44° 21' 21" E
L16	33.30'	N 44° 21' 21" E
L17	33.30'	N 44° 21' 21" E
L18	33.30'	N 44° 21' 21" E
L19	33.30'	N 44° 21' 21" E
L20	33.30'	N 44° 21' 21" E
L21	33.30'	N 44° 21' 21" E
L22	33.30'	N 44° 21' 21" E
L23	33.30'	N 44° 21' 21" E
L24	33.30'	N 44° 21' 21" E

FINAL PLAT
OF
ROCKWELL PARK
SECTION 3
 PART OF THE SE 1/4 OF SECTION 5, T13N, R4W, 11M,
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



CURVE TABLE

CURVE #	DATA	POINT OF BEGINNING	CHORD DIRECTION	CHORD LENGTH
C1	44.11'	138.00'	029°23'21"	575' 05" 47"
C2	68.38'	100.00'	038°02'23"	510' 31" 47"
C3	14.01'	42.00'	010°01'15"	510' 14" 47"
C4	28.14'	51.00'	018°25'23"	412' 11" 50"
C5	49.33'	81.00'	027°51'36"	347' 57" 05"
C6	19.31'	43.00'	017°54'04"	575' 05" 35"
C7	62.75'	100.00'	039°23'24"	610' 39" 47"
C8	14.01'	42.00'	018°25'23"	412' 11" 50"
C9	18.31'	51.00'	019°12'16"	457' 47" 48"
C10	28.14'	51.00'	018°25'23"	412' 11" 50"
C11	28.14'	100.00'	018°25'23"	412' 11" 50"
C12	19.31'	100.00'	017°54'04"	575' 05" 35"
C13	19.31'	100.00'	017°54'04"	575' 05" 35"
C14	11.10'	100.00'	010°04'41"	525' 23" 21"
C15	11.10'	100.00'	010°04'41"	525' 23" 21"
C16	21.00'	150.00'	010°04'41"	525' 23" 21"
C17	21.00'	150.00'	010°04'41"	525' 23" 21"
C18	11.10'	100.00'	010°04'41"	525' 23" 21"
C19	11.10'	100.00'	010°04'41"	525' 23" 21"
C20	11.10'	100.00'	010°04'41"	525' 23" 21"
C21	11.10'	100.00'	010°04'41"	525' 23" 21"
C22	11.10'	100.00'	010°04'41"	525' 23" 21"
C23	11.10'	100.00'	010°04'41"	525' 23" 21"
C24	11.10'	100.00'	010°04'41"	525' 23" 21"
C25	11.10'	100.00'	010°04'41"	525' 23" 21"

ADDRESSES

Any addresses shown on this plat were obtained at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal descriptions.

NOTES

- This plat of survey meets the Oklahoma Uniform Standards for the Practice of Land Surveying as required by the Oklahoma State Board of Land Surveyors for Registered Land Surveyors and Licensed Land Surveyors.
- Monuments used by or for:
 - Monuments that are visible and marked "T.M. CORNER" for all Points Surfaces or A.P. (see also a notice top stamped T.M. CORNER)
 - Monuments that are visible and marked "T.M. CORNER" for all Points Surfaces or A.P. (see also a notice top stamped T.M. CORNER)
- Monuments of the Dominion State and Landowners in Public Rights-of-Way and the responsibility of the Property Owners under Property Owners Association. The property owner, including the State of Oklahoma, shall be responsible for the maintenance of the monuments and the boundaries of the property. The property owner shall be responsible for the maintenance of the monuments and the boundaries of the property. The property owner shall be responsible for the maintenance of the monuments and the boundaries of the property.
- A standard is required to be used in the survey of a section of land. The standard is required to be used in the survey of a section of land. The standard is required to be used in the survey of a section of land.
- The plat is subject to the City of Oklahoma City for the applicable law.
- The plat is subject to the City of Oklahoma City for the applicable law.

Crefton Tull
 CREFTON TULL & ASSOCIATES
 4000 N.W. 100th Street, Oklahoma City, Oklahoma 73150
 TEL: 405.764.1234
 FAX: 405.764.1235
 www.creftontull.com

FINAL PLAT
 ROCKWELL PARK, SECTION 3
 SHEET NO. 2 OF 2
 DATE: 01/10/23
 PROJECT NO.: 20811300