

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That CURRY DEVELOPMENT, LP, does hereby certify that they are the owners of the only persons, firms or corporations 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 plotted, and that they hereby dedicate all the utility easements shown hereon to the public, for the purposes of utilities, for their heirs, executors, administrators, successors, and assigns 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.

The streets shown on this Plat are private streets and will not be maintained by the City of Mustang. The private streets shall be maintained by the owners of property within MAGNOLIA TRACE, and shall always be open to police, fire and other official vehicles of all State, Federal, County and City Agencies, and subject to all traffic regulations of these agencies.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 20th day of July, 2019. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

CURRY DEVELOPMENT, LP
ROBERT L. CROUT, PRESIDENT
CROUT DEVELOPMENT COMPANY
GENERAL PARTNER

STATE OF OKLAHOMA)
COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this 20th day of July, 2019, personally appeared ROBERT L. CROUT, PRESIDENT OF CROUT DEVELOPMENT COMPANY, GENERAL PARTNER OF CURRY DEVELOPMENT, LP, 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
May 02, 2019

June E. Young
NOTARY PUBLIC
#11004211

LEGAL DESCRIPTION

A tract of land allude within a portion of the Northeast Quarter (NE/4) of Section Twenty-nine (29), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said NE/4; thence
S00°13'40"E a distance of 604.51 feet to the Northeast corner of MAGNOLIA TRACE PHASE 5, according to the recorded plat thereof; along said plat boundary the following Seven (7) courses:
1.) S89°46'20"W a distance of 351.71; thence
2.) S58°09'20"W a distance of 614.51 feet; thence
3.) S26°32'33"W a distance of 22.66 feet; thence
4.) N02°09'33"W a distance of 208.26 feet to a point on a curve to the left; thence
5.) S4.28 feet along the arc of said curve having a radius of 375.00 feet, being subtended by a chord of 54.23 feet which bears S30°41'20"W; thence
6.) S28°32'33"W a distance of 11.51 feet; thence
7.) N63°22'27"W a distance of 190.42 feet to a point on the East line of MAGNOLIA TRACE PHASE 1, according to the recorded plat thereof; thence
N00°13'40"E along said East line a distance of 523.97 feet to a point on the North line of said NE/4; thence
N90°00'00"E along said North line a distance of 815.01 feet to the POINT OF BEGINNING.

Said tract contains 490,845 Square Feet, or 11.268 Acres, more or less.

TOGETHER WITH:

A tract of land allude within a portion of the Northeast Quarter (NE/4) of Section Twenty-nine (29), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Mustang, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4; thence
S90°00'00"W along the North line of said NE/4 a distance of 1312.81 feet; thence
S00°18'31"E a distance of 2303.87 feet to the Southeast corner of Lot 3 Block 11 of MAGNOLIA TRACE PHASE 5, according to the recorded plat thereof, same being the POINT OF BEGINNING; thence continuing
S00°18'31"E a distance of 360.96 feet to a point on the South line of said NE/4; thence
S89°47'07"W along said South line a distance of 1239.78 feet; thence
N2°16'14"E a distance of 233.77 feet; thence
N11°20'30"E a distance of 198.80 feet to a point on the South line of said MAGNOLIA TRACE PHASE 5; thence
along the Southerly lines of said plat the following Six (6) courses: thence
1.) N89°41'20"E a distance of 263.82 feet; thence
2.) N75°08'57"E a distance of 138.21 feet; thence
3.) N89°41'20"E a distance of 108.51 feet to a point on a curve to the right; thence
4.) 42.28 feet along the arc of said curve having a radius of 170.00 feet, being subtended by a chord of 42.47 feet which bears S30°40'38"W; thence
5.) S48°30'52"E a distance of 60.00 feet; thence
6.) N89°41'20"E a distance of 488.00 feet to the POINT OF BEGINNING.

Said tract contains 454,794 Square Feet, or 10.441 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, JENNIFER L. WHITEY, do hereby certify that I am a REGISTERED PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted herein actually exist and their positions are correctly shown.

JENNIFER L. WHITEY, R.P.L.S. 1517

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared JENNIFER L. WHITEY, to me known to be the identical person who executed the above instrument and acknowledged to me that she executed the same as her free and voluntary act and deed. Given under my hand and seal this 21st day of July, 2019.

MY COMMISSION EXPIRES:
March 28, 2019

Debra Mack
NOTARY PUBLIC
#03005138

FINAL PLAT OF MAGNOLIA TRACE PHASE 6 A PART OF THE NE/4 OF SECTION 29, T11N, R5W, I.M. CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA



Doc# P 2019 21
Mapping ID: P 040-458
Filed: 07-27-2019
09:40:40 AM
Canadian County, OK



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of title, in and for the County of CANADIAN, 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 CURRY DEVELOPMENT, LP, that on the 20th day of July, 2019, there are no actions pending or judgments of any nature in any court of law, with the clerk of any court in said county and rights against said land, or the owners thereof, and that the taxes are paid for the year 2018, 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 21st day of July, 2019.

OLD REPUBLIC TITLE OF OKLAHOMA
Donna R. Stahl
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, Carolyn M. Huff, do hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE OF OKLAHOMA, that the tax records of said County show at taxes are paid for the year 2018, 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 EL RENO, OKLAHOMA, this 21st day of July, 2019.

Carolyn M. Huff
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY OF MUSTANG, OKLAHOMA, that the dedications shown on the annexed plat and utility easements (but not drainage easements) are hereby accepted, adopted by the Council of the CITY OF MUSTANG, OKLAHOMA, this 21st day of July, 2019.

ATTEST:
Lisa Martin
CITY CLERK
James S. Sells
VICE MAYOR

CERTIFICATE OF CITY CLERK

I, Lisa Martin, City Clerk of the CITY OF MUSTANG, STATE OF OKLAHOMA, hereby certify that I have examined the records of said City and find that all delinquent payments or uncollected installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 21st day of July, 2019.

Lisa Martin
CITY CLERK

CITY PLANNING COMMISSION APPROVAL

I, B. J. M. M., Chairman of the City Planning Commission for the City of Mustang, State of Oklahoma hereby certify that the said commission duly approved the annexed plat on the 21st day of July, 2019.

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 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.

2. CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS

MAGNETIC NAIL WITH WASHER STAMPED "C1A C4873"

3. PROPERTY CORNER MONUMENTS SHALL BE:

3/4" IRON ROD WITH A PLASTIC CAP STAMPED "C1A C4873"

4. THIS PLAT SUBJECT TO COVENANTS AND RESTRICTIONS FILE OF RECORD AT CANADIAN COUNTY, OKLAHOMA.

5. PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH SUCH EASEMENTS ARE LOCATED IN A MANNER THAT ENSURES THAT SUCH EASEMENTS FUNCTION AS DESIGNED.

6. THE STREETS SHOWN ON THIS PLAT ARE PRIVATE STREETS AND WILL NOT BE MAINTAINED BY THE CITY OF MUSTANG. THE PRIVATE STREETS SHALL BE MAINTAINED BY THE OWNERS OF PROPERTY WITHIN MAGNOLIA TRACE, AND SHALL ALWAYS BE OPEN TO POLICE, FIRE AND OTHER OFFICIAL VEHICLES OF ALL STATE, FEDERAL, COUNTY AND CITY AGENCIES, AND SUBJECT TO ALL TRAFFIC REGULATIONS OF THESE AGENCIES.

FINAL PLAT TO SERVE MAGNOLIA TRACE PHASE 6



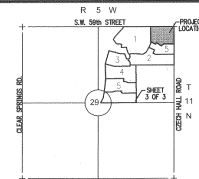
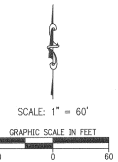
Crafter Tull
CORPORATE ENGINEERING & SURVEYING
401 N. W. 10th St., Suite 100
www.craftertull.com

SHEET NO: 1 OF 3
DATE: 07/16/19
PROJECT NO: 13611800



FINAL PLAT
OF
MAGNOLIA TRACE
PHASE 6

A PART OF THE NE/4 OF SECTION 29, T11N, R5W, I.M.
CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA



NW CORNER OF NE/4 OF
SECTION 29, T11N, R5W, I.M.

BASEIS OF BEARING - EAST LINE OF THE
NE/4 OF SECTION 29, T11N, R5W, I.M.
(S00°13'40"E)

LOCATION MAP
SCALE: 1" = 2000'

POINT OF BEGINNING
NE CORNER OF NE/4 OF
SECTION 29, T11N, R5W, I.M.
(FOUND MAG NAIL)

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	54.28'	375.00'	008°17'34"	S30°41'20"W
C2	12.45'	375.00'	001°54'10"	N35°47'12"E
C3	330.80'	345.00'	054°56'13"	S62°18'14"W
C4	302.03'	315.00'	054°56'13"	S62°18'14"W
C5	212.04'	375.00'	032°23'53"	S69°45'13"W
C6	155.77'	200.00'	044°37'33"	S22°32'27"E
C7	132.41'	170.00'	044°37'33"	S22°32'27"E
C8	109.04'	140.00'	044°37'33"	S22°32'27"E
C9	28.27'	34.50'	046°57'27"	N23°42'24"W
C10	28.27'	34.50'	046°57'27"	S23°15'04"W
C11	286.84'	60.00'	273°54'55"	S89°46'20"W
C12	28.27'	34.50'	046°57'27"	N23°42'24"W
C13	28.27'	34.50'	046°57'27"	S23°15'04"W
C14	286.84'	60.00'	273°54'55"	S89°46'20"W
C15	62.09'	345.00'	010°18'39"	S39°59'27"W
C16	268.71'	345.00'	044°37'33"	S67°27'33"W

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 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.

2. CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:

MAGNETIC NAIL WITH WASHER STAMPED "CTA CA937"

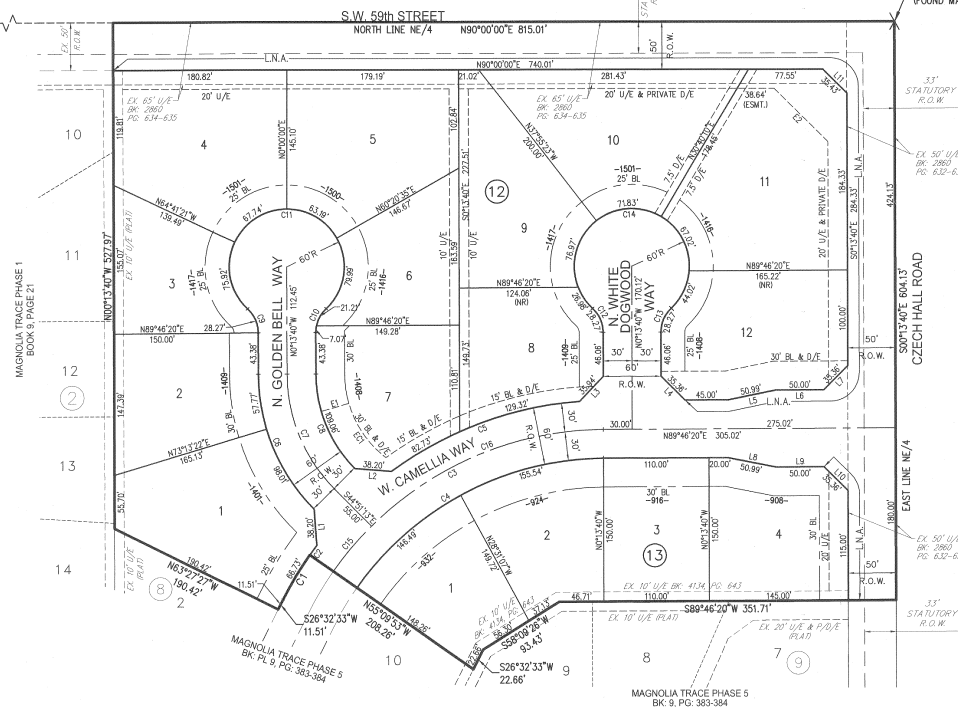
3. PROPERTY CORNER MONUMENTS SHALL BE:

3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA937"

4. THIS PLAT SUBJECT TO COVENANTS AND RESTRICTIONS FILE OF RECORDED AT CANADIAN COUNTY, OKLAHOMA.

5. PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH SUCH EASEMENTS ARE LOCATED IN A MANNER THAT ENSURES THAT SUCH EASEMENTS FUNCTION AS DESIGNED.

6. THE STREETS SHOWN ON THIS PLAT ARE PRIVATE STREETS AND WILL NOT BE MAINTAINED BY THE CITY OF MUSTANG. THE PRIVATE STREETS SHALL BE MAINTAINED BY THE OWNERS OF PROPERTY WITHIN MAGNOLIA TRACE, AND SHALL ALWAYS BE OPEN TO POLICE, FIRE AND OTHER OFFICIAL VEHICLES OF ALL STATE, FEDERAL, COUNTY AND CITY AGENCIES, AND SUBJECT TO ALL TRAFFIC REGULATIONS OF THESE AGENCIES.

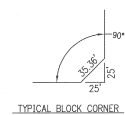


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	38.20'	N04°18'29"W
L2	38.20'	S85°23'58"E
L3	35.94'	N43°48'44"E
L4	35.94'	S45°13'40"E
L5	50.99'	N78°27'44"E
L6	50.00'	N89°46'20"E
L7	35.94'	N44°46'20"E
L8	50.99'	N78°55'04"W
L9	50.00'	S89°46'20"W
L10	35.94'	N45°13'40"W
L11	35.43'	N45°06'50"W

EASEMENT TABLE		
LINE #	LENGTH	DIRECTION
E1	79.83'	S73°36'13"W
E2	79.14'	S45°06'50"E

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
EC1	69.54'	110.00'	036°13'23"	N34°28'28"W

LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
L.N.A.	LIMITS OF NO ACCESS
NR	NONRADIAL LINE
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT



FINAL PLAT TO SERVE
MAGNOLIA TRACE PHASE 6

214 E. MAIN
OKLAHOMA CITY, OKLAHOMA 73104

Crafton Tull
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405.787.8270 | 405.787.8271
www.craftontull.com

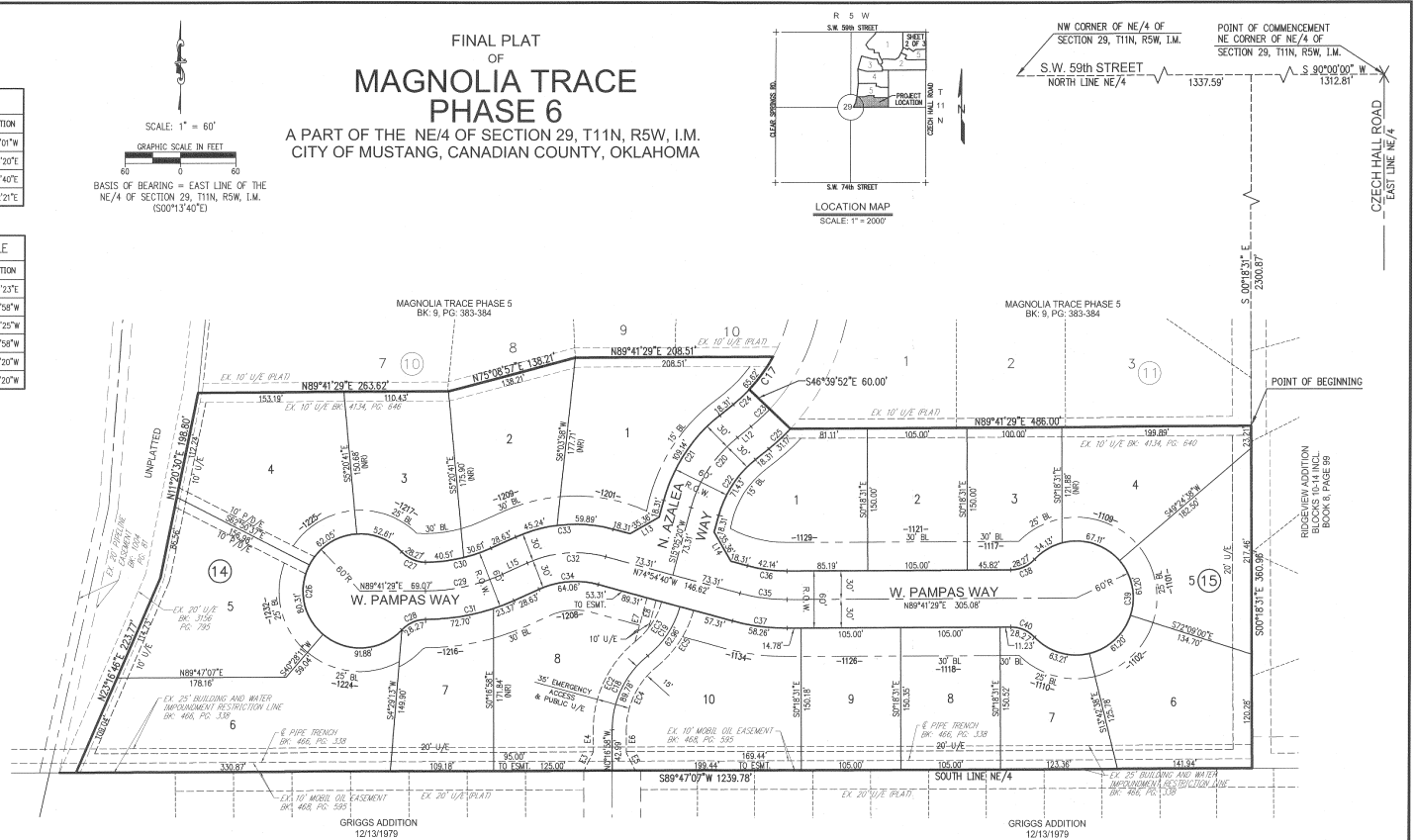
SHEET NO.: 2 OF 3
DATE: 07/16/15
PROJECT NO.: 13611800

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C17	42.58'	170.00'	014°21'00"	S36°09'38"W	42.47'
C18	89.78'	100.00'	051°28'33"	N25°26'18"E	86.80'
C19	62.96'	100.00'	036°04'14"	N33°07'28"E	61.82'
C20	90.29'	143.65'	036°00'41"	S33°05'41"W	88.81'
C21	109.14'	173.65'	036°00'41"	S33°05'41"W	107.36'
C22	71.43'	113.65'	036°00'41"	S33°05'41"W	70.28'
C23	27.10'	200.00'	007°45'53"	N47°13'05"E	27.08'
C24	23.04'	170.00'	007°45'53"	N47°13'05"E	23.02'
C25	31.17'	230.00'	007°45'53"	N47°13'05"E	31.15'
C26	286.84'	60.00'	273°54'50"	S00°18'31"E	81.90'
C27	28.27'	34.50'	046°57'27"	S66°49'47"E	27.49'
C28	28.27'	34.50'	046°57'27"	S66°12'45"W	27.49'
C29	83.60'	201.08'	023°49'08"	N77°46'55"E	83.00'
C30	71.12'	171.09'	023°49'08"	N77°46'55"E	70.61'
C31	96.07'	231.09'	023°49'08"	N77°46'55"E	95.38'
C32	84.59'	123.59'	039°13'00"	S85°28'50"W	82.90'
C33	105.13'	153.59'	039°13'00"	S85°28'50"W	103.09'
C34	64.06'	93.59'	039°13'00"	S85°28'50"W	62.82'
C35	50.20'	186.80'	015°23'51"	S82°36'35"E	50.00'
C36	42.14'	156.80'	015°23'51"	S82°36'35"E	42.01'
C37	58.26'	216.80'	015°23'51"	S82°36'35"E	58.09'
C38	28.27'	34.50'	046°57'27"	N66°12'45"E	27.49'
C39	286.84'	60.00'	273°54'50"	N00°18'31"W	81.90'
C40	28.27'	34.50'	046°57'27"	N66°49'47"W	27.49'

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
EC2	107.74'	120.00'	051°28'33"	S25°26'18"W	104.16'
EC3	50.36'	80.00'	036°04'14"	N33°07'28"E	49.54'
EC4	76.32'	85.00'	051°28'33"	S25°26'18"W	73.78'
EC5	72.40'	115.00'	036°04'14"	N33°07'28"E	71.21'

LINE #	LENGTH	DIRECTION
L12	16.31'	S51°06'01"W
L13	35.36'	N60°05'20"E
L14	35.36'	S29°54'40"E
L15	28.63'	N65°52'21"E

LINE #	LENGTH	DIRECTION
E3	22.33'	N26°19'23"E
E4	22.99'	N00°16'58"W
E5	21.07'	N26°48'22"W
E6	24.17'	N00°16'58"W
E7	48.02'	S15°05'20"W
E8	30.40'	S15°05'20"W



- NOTES
- 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, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
 - CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973"
 - PROPERTY CORNER MONUMENTS SHALL BE:
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BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
L.N.A.	LIMITS OF NO ACCESS
(NR)	NONRADIAL LINE
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
P/D/E	PRIVATE DRAINAGE EASEMENT

FINAL PLAT TO SERVE
MAGNOLIA TRACE PHASE 6

214 E. Main
Oklahoma City, Oklahoma 73104

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SHEET NO.: 3 OF 3
DATE: 07/16/15
PROJECT NO.: 13611800