

FINAL PLAT
of
LEXFORD PARK PHASE 1

BEING A PART OF THE SE/4, SEC. 16, T12N, R3W, I.M.,
AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That COLONY PARTNERS, INC., hereby certifies that they are the owner of, and the only persons, firms or corporations having title or interest in and to the land shown on the Final Plat of LEXFORD PARK PHASE 1, an addition to the City of Oklahoma City, Oklahoma 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 LEXFORD PARK PHASE 1, an addition to the City of Oklahoma City, being a part of the Southeast Quarter (SE/4), Section Sixteen (16), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma 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 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 ____ day of _____, 2024.

Signed by the President this ____ day of _____, 2024.

COLONY PARTNERS, INC.

By: _____
Ron Bradshaw, President

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2024, personally appeared Ron Bradshaw, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President, 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 ____ day of _____, 2024.

My Commission Expires: _____
My Commission No.: _____
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, _____, Planning Director for the City of Oklahoma City, hereby certify that the City of Oklahoma City Planning Commission duly approved the Final Plat of LEXFORD PARK PHASE 1, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma at a meeting the ____ day of _____, 2024.

Planning Director

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Oklahoma City, Oklahoma 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 LEXFORD PARK PHASE 1, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma.

Signed by the City Clerk this ____ day of _____, 2024.

City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Oklahoma City that the dedication shown on the Final Plat of LEXFORD PARK PHASE 1, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Oklahoma City this ____ day of _____, 2024.

City Clerk Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma 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 LEXFORD PARK PHASE 1, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma is vested in COLONY PARTNERS, INC., on the ____ day of _____, 2024, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2023 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 ____ day of _____, 2024.

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2024, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____, 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 ____ day of _____, 2024.

My Commission Expires: _____
My Commission No.: _____
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County and that the tax records of said county show that all taxes for the year 2023 and prior years are paid on the Final Plat of LEXFORD PARK PHASE 1, an addition to the City of Oklahoma City, Oklahoma 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 ____ day of _____, 2024.

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 LEXFORD PARK PHASE 1, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the ____ day of _____, 2024, 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 ____ day of _____, 2024.

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 ____ day of _____, 2024.

My Commission Expires: _____
My Commission No.: _____
Notary Public

PROPERTY DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE North 89°31'35" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 30.00 feet to the POINT OF BEGINNING;

THENCE North 00°15'40" West, parallel with and 30.00 feet East of the West line of said Southeast Quarter (SE/4), a distance of 842.76 feet to a point on the South line of the recorded plat EDGEMERE HEIGHTS ADDITION;

THENCE along and with the South line of said EDGEMERE HEIGHTS ADDITION the following eight (8) calls:

1. North 66°21'20" East (North 66°37' East record), a distance of 120.72 feet;
2. North 42°08'20" East (North 42°24' East record), a distance of 60.00 feet;
3. South 74°22'40" East (South 74°07' East record), a distance of 37.00 feet;
4. South 32°27'40" East (South 32°12' East record), a distance of 52.00 feet;
5. South 89°14'40" East (South 88°59' East record), a distance of 90.00 feet;
6. South 34°41'40" East (South 34°26' East record), a distance of 129.00 feet;
7. North 30°09'20" East (North 30°25' East record), a distance of 129.80 feet;
8. North 89°58'20" East (South 89°46' East record), a distance of 106.27 feet;

THENCE South 00°28'25" East, departing said South line, a distance of 267.94 feet;

THENCE on a non-tangent curve to the left having a radius of 530.00 feet, a chord bearing of North 68°46'22" East, a chord length of 78.28 feet and an arc length of 78.35 feet;

THENCE South 25°27'45" East, a distance of 40.00 feet;

THENCE South 88°42'24" East, a distance of 144.97 feet;

THENCE South 13°06'32" East, a distance of 315.37 feet;

THENCE South 12°28'30" West, a distance of 250.01 feet;

THENCE South 00°28'25" East, a distance of 50.00 feet to a point on the south line of said Southeast Quarter (SE/4);

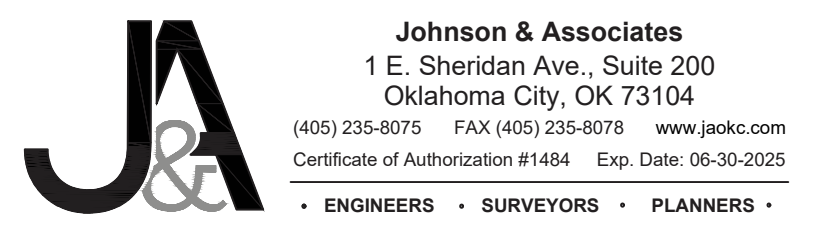
THENCE South 89°31'35" West, a distance of 800.71 feet to the POINT OF BEGINNING.

Containing 645,044 square feet or 14.8082 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The South line of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West having a bearing of North 89°31'35" East.

This property description was prepared on the ____ day of _____, 2024, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

FINAL PLAT
of
LEXFORD PARK PHASE 1

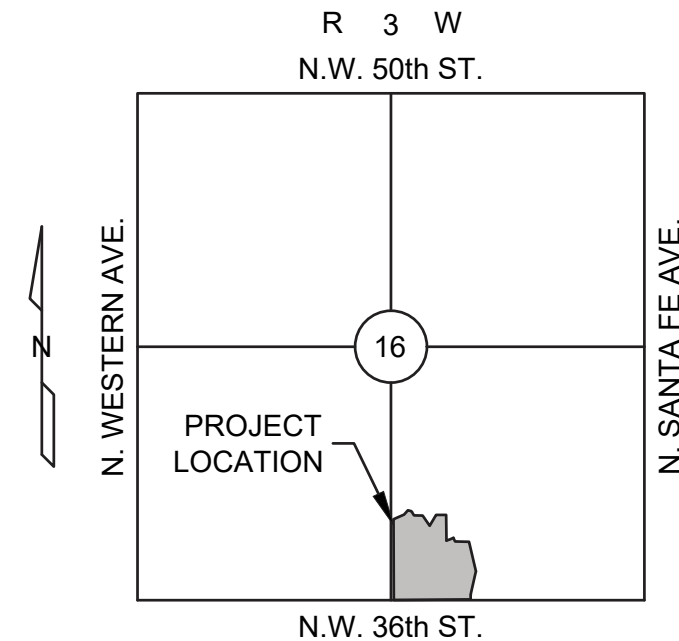


| | | | | | | |
|----------------|------------|------------|---------------------|------------------|--------------|-------------------|
| OWNER'S NOTARY | CITY CLERK | ABSTRACTOR | ABSTRACTOR'S NOTARY | COUNTY TREASURER | SURVEYOR | SURVEYOR'S NOTARY |
|----------------|------------|------------|---------------------|------------------|--------------|-------------------|

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BASIS OF BEARING
Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The South line of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West having a bearing of North 89°31'35" East.



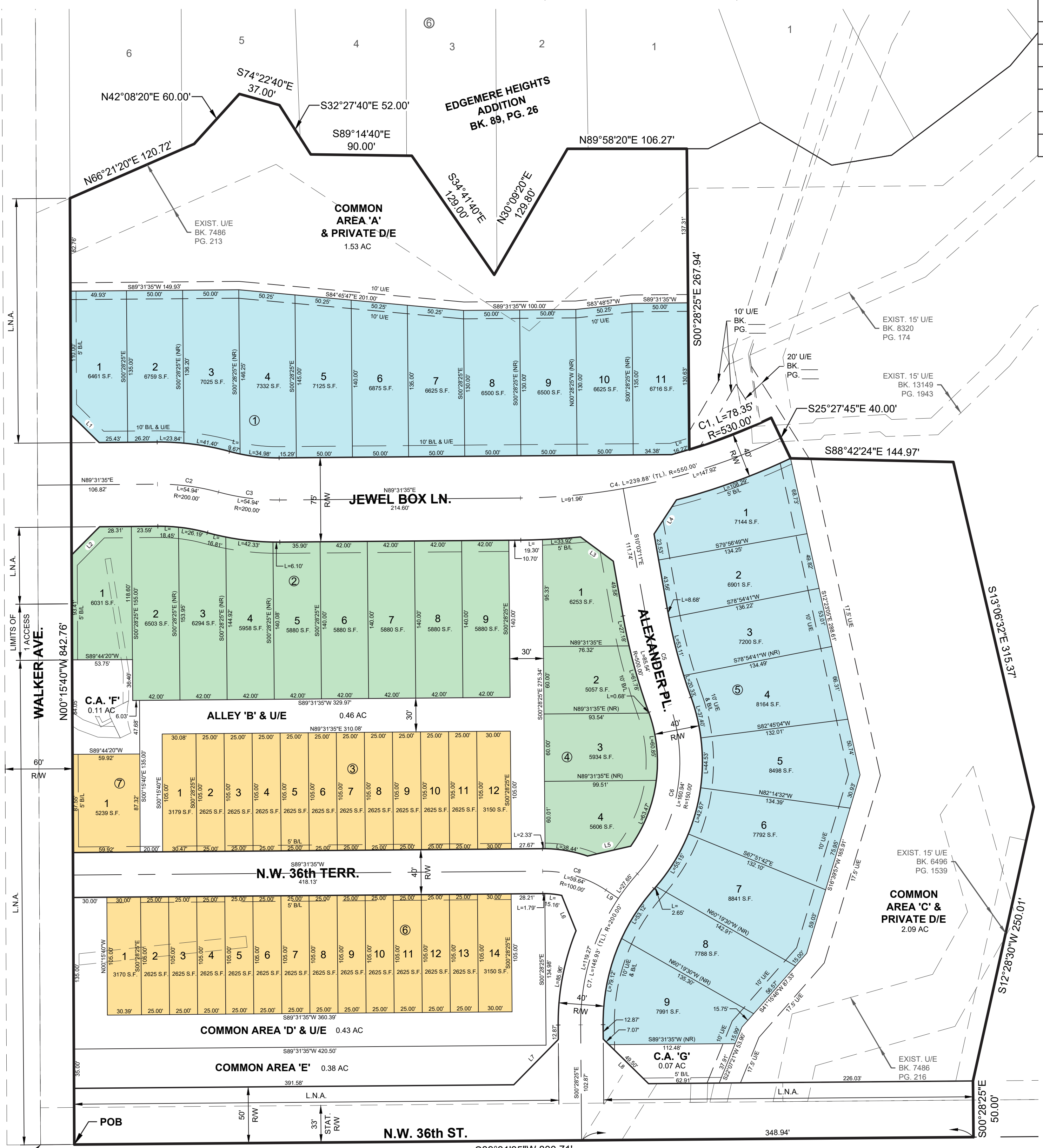
LOCATION MAP
SCALE: 1"=2000'

******* 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.

LEGEND:
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
STAT. R/W = STATUTORY RIGHT OF WAY
LNA = LIMITS OF NO ACCESS
CA = COMMON AREA
NR = NOT RADIAL
TL = TOTAL LENGTH
B/L = BUILDING LIMIT LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D & U/E = DRAINAGE & UTILITY EASEMENT

- 20 Front Garage Lots
- 13 Rear Garage Lots
- 27 Townhome Lots
Rear Garage

POC SW CORNER, SE/4, SEC 16, T12N, R3W, IM
N89°31'35"E 30'
N.W. 36th ST.
S89°31'35"W 800.71'

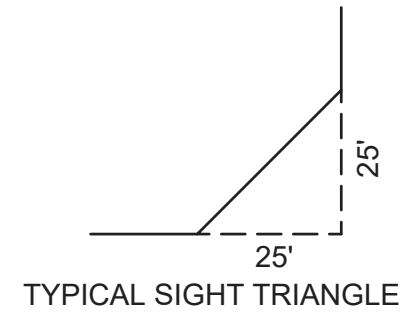


| Curve Table | | | | | | |
|-------------|---------|---------|---------|--------------|-----------------|------------|
| Curve # | Length | Radius | Tangent | Chord Length | Chord Direction | Delta |
| C1 | 78.35' | 530.00' | 39.25' | 78.28' | N68°46'22"E | 008°28'14" |
| C2 | 54.94' | 200.00' | 27.65' | 54.77' | S82°36'12"E | 015°44'26" |
| C3 | 54.94' | 200.00' | 27.65' | 54.77' | S82°36'12"E | 015°44'26" |
| C4 | 239.88' | 550.00' | 121.88' | 237.98' | N77°01'55"E | 024°59'20" |
| C5 | 85.54' | 500.00' | 42.87' | 85.44' | S14°57'15"E | 009°48'08" |
| C6 | 160.94' | 150.00' | 89.19' | 153.33' | S10°52'53"W | 061°28'25" |
| C7 | 146.93' | 200.00' | 76.96' | 143.65' | S20°34'20"W | 042°05'31" |
| C8 | 59.64' | 100.00' | 30.73' | 58.76' | N73°23'20"W | 034°10'10" |

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L1 | 35.29' | S45°22'02"E |
| L2 | 35.42' | N44°37'58"E |
| L3 | 36.32' | N53°28'05"W |
| L4 | 36.35' | S33°18'47"W |
| L5 | 39.51' | N77°09'00"E |
| L6 | 33.94' | N22°05'09"W |
| L7 | 56.57' | N44°31'35"E |
| L8 | 56.57' | N45°28'25"W |
| L9 | 13.42' | N56°18'15"W |

- NOTES:**
- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within LEXFORD PARK PHASE 1.
 - Maintenance of all common areas and private drainage easements within LEXFORD PARK PHASE 1 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.

- 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 NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED



TOTAL NUMBER OF LOTS = 60
TOTAL COMMON AREA ACRES = 5.07 AC

FINAL PLAT of LEXFORD PARK PHASE 1

J&A
Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaokc.com
Certificate of Authorization #1484 Exp. Date: 06-30-2025
• ENGINEERS • SURVEYORS • PLANNERS •

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