

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Owner, an Oklahoma Limited Liability Company, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of LEXFORD PARK PHASE 2, 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 2, 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 Owner Title this ____ day of _____, 2024.

Owner

By: _____
Owner Name, Owner Title

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 Owner Name, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Owner Title, 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 company 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: _____
Notary Public

My Commission No.: _____

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 2, 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 unmatresd installations 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 2, 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 2, 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

FINAL PLAT
of

LEXFORD PARK PHASE 2

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

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 2, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma is vested in Owner, 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: _____
Notary Public

My Commission No.: _____

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 2, 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 2, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, consisting of 3 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: _____
Notary Public

My Commission No.: _____

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 830.71 feet to the POINT OF BEGINNING;

THENCE North 00°28'25" West, departing said South line, a distance of 50.00 feet;

THENCE North 12°28'30" East, a distance of 250.01 feet;

THENCE North 13°06'32" West, a distance of 315.37 feet;

THENCE North 88°42'24" West, a distance of 144.97 feet;

THENCE North 25°27'45" West, a distance of 40.00 feet;

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

THENCE North 00°28'25" West, a distance of 267.94 feet to a point on the South line of the recorded plat EDGEMERE HEIGHTS ADDITION;

THENCE along and with the South and East lines of said EDGEMERE HEIGHTS ADDITION the following seven (7) calls:

- 1. North 89°58'20" East (South 89°46' East record), a distance of 19.03 feet;
- 2. North 63°15'20" East (North 63°31' East record), a distance of 52.00 feet;
- 3. South 59°04'40" East (South 58°49' East record), a distance of 74.07 feet (73 feet record);
- 4. North 80°33'59" East (North 80°45' East record), a distance of 54.06 feet (56 feet record);
- 5. North 52°57'59" East (North 53°09' East record), a distance of 132.30 feet;
- 6. North 40°04'59" East (North 40°16' East record), a distance of 185.70 feet;
- 7. North 21°37'59" East (North 21°49' East record), a distance of 50.80 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13672, Page 1798;

THENCE North 25°46'59" East (North 25°57'59" East record), along and with the East line of said tract of land recorded in Book 13672, Page 1798, a distance of 153.04 feet to the Northeast (NE) Corner of said tract of land, said corner lying on the East line of said EDGEMERE HEIGHTS ADDITION;

PROPERTY DESCRIPTION (CONT.)

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

- 1. South 76°48'01" East (South 76°37' East record), a distance of 62.47 feet;
- 2. North 01°02'28" West (North 0°51' East record), a distance of 124.14 feet (123 feet record);
- 3. North 44°20'28" West (North 44°09' West record), a distance of 113.60 feet;
- 4. North 48°25'32" East (North 48°37' East record), a distance of 62.70 feet;
- 5. North 81°51'32" East (North 82°03' East record), a distance of 132.60 feet;
- 6. North 14°54'21" East (North 20°26' East record), a distance of 62.83 feet (63.9 feet record);
- 7. North 35°08'55" East (North 36°30' East record), a distance of 161.50 feet;
- 8. South 87°56'05" East (South 86°35' East record), a distance of 55.00 feet to a point on the current West right-of-way line of Interstate 235 as described in Book 3087, Page 468;

THENCE along and with the current West right-of-way line of Interstate 235 as described in Book 3087, Page 468 and Book 10987, Page 595 the following five (5) calls:

- 1. South 19°30'00" East, a distance of 60.00 feet;
- 2. North 74°44'15" East, a distance of 107.64 feet;
- 3. South 15°39'55" East, a distance of 22.73 feet;
- 4. South 11°37'28" East, a distance of 146.06 feet;
- 5. on a non-tangent curve to the right having a radius of 1,819.36 feet, a chord bearing of South 01°28'02" East, a chord length of 194.07 feet and an arc length of 194.16 feet;

THENCE along and with the proposed West right-of-way line of Interstate 235 the following thirteen (13) calls:

- 1. South 70°56'01" East, departing said current West right-of-way, a distance of 24.43 feet;
- 2. South 04°52'40" West, a distance of 45.37 feet;
- 3. along a curve to the right having a radius of 310.00 feet, a chord bearing of South 06°55'44" West, a chord distance of 22.19 feet and an arc length of 22.20 feet;
- 4. South 08°58'49" West, a distance of 61.06 feet;
- 5. along a curve to the right having a radius of 310.00 feet, a chord bearing of South 10°59'33" West, a chord distance of 21.77 feet and an arc length of 21.77 feet;
- 6. South 13°00'17" West, a distance of 57.11 feet;
- 7. along a curve to the right having a radius of 310.00 feet, a chord bearing of South 15°03'16" West, a chord distance of 22.17 feet and an arc length of 22.18 feet;
- 8. South 17°06'14" West, a distance of 22.99 feet;
- 9. along a curve to the right having a radius of 310.00 feet, a chord bearing of South 19°44'41" West, a chord distance of 28.57 feet and an arc length of 28.58 feet;
- 10. South 22°23'08" West, a distance of 57.88 feet;
- 11. along a curve to the right having a radius of 310.00 feet, a chord bearing of South 24°06'43" West, a chord distance of 18.68 feet and an arc length of 18.68 feet;
- 12. South 25°50'18" West, a distance of 103.91 feet;
- 13. South 28°54'26" West, a distance of 504.23 feet to a point on the current West right-of-way line of Interstate 235 as described in Book 10215, Page 1232;

THENCE along and with the current West right-of-way line of Interstate 235 as described in Book 10215, Page 1232 and Book 3087, Page 231 the following five (5) calls:

- 1. South 05°00'17" West, a distance of 109.39 feet;
- 2. South 18°53'53" East, a distance of 104.38 feet;
- 3. South 33°22'38" West, a distance of 21.44 feet;
- 4. on a curve to the right having a radius of 381.97 feet, a chord bearing of South 61°30'27" West, a chord length of 360.18 feet and an arc length of 375.07 feet;
- 5. 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, along and with the South line of said Southwest Quarter (SW/4), a distance of 68.89 feet to the POINT OF BEGINNING.

Containing 794,341 square feet or 18.2356 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.

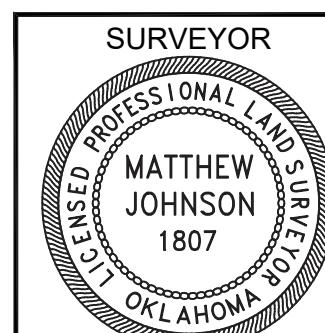
This property description was prepared on the ____ day of _____, 2024, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

FINAL PLAT
of

LEXFORD PARK PHASE 2



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 •

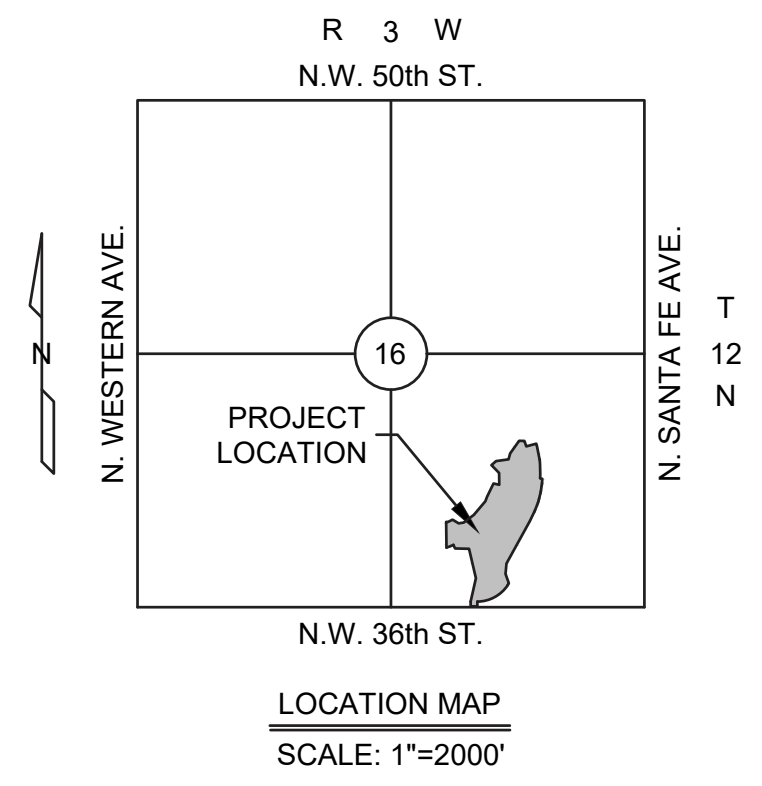


OWNER'S NOTARY	CITY CLERK	ABSTRACTOR	ABSTRACTOR'S NOTARY	COUNTY TREASURER	SURVEYOR	SURVEYOR'S NOTARY
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FINAL PLAT of LEXFORD PARK PHASE 2

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

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.



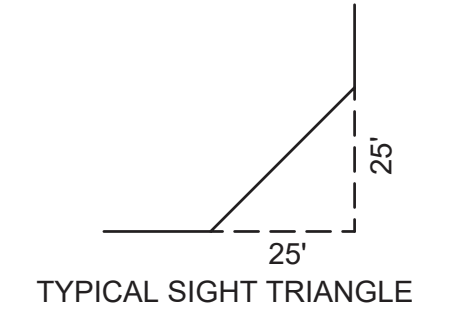
******* NOTE *******

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.

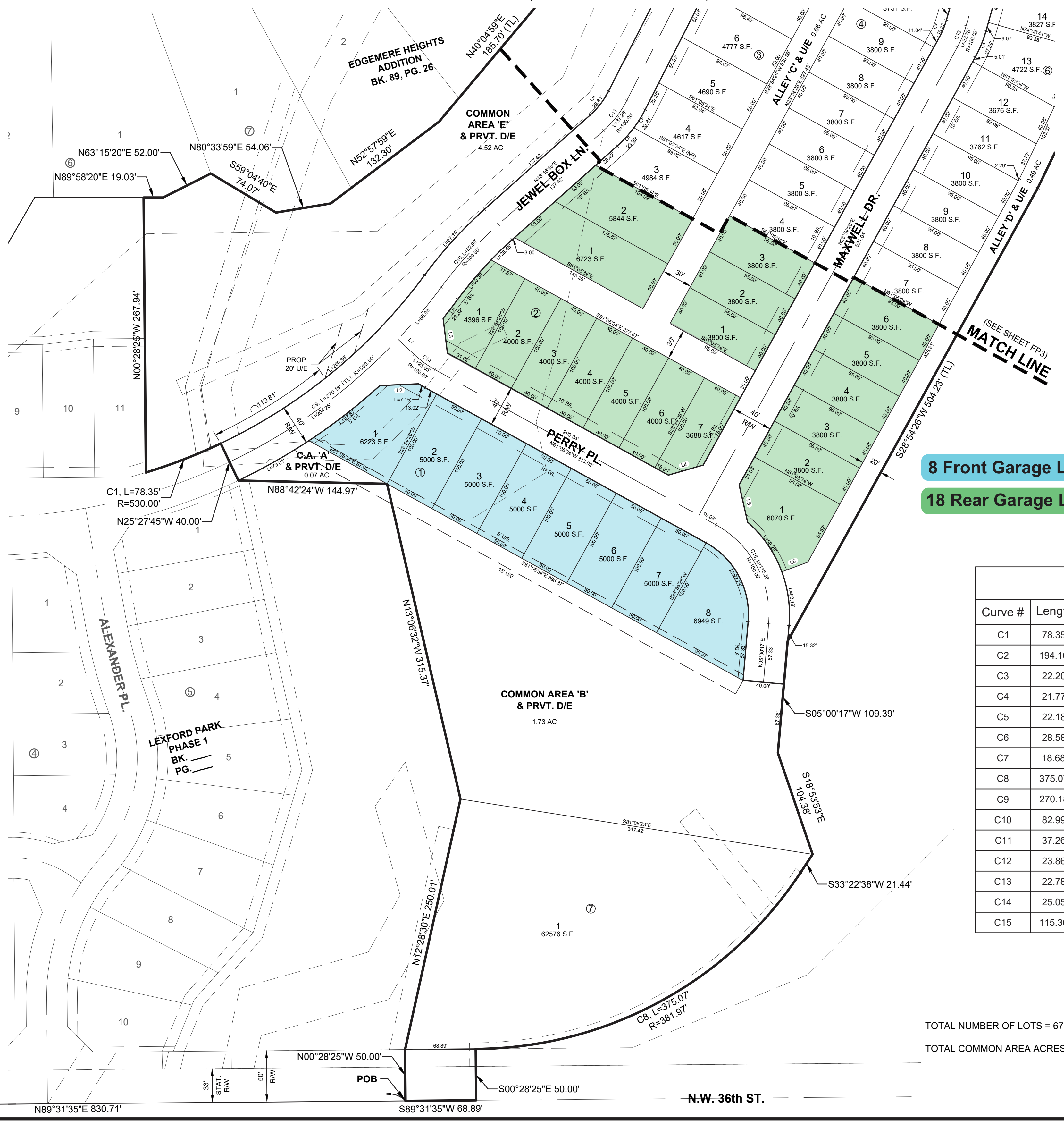
LEGEND:

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
RW = RIGHT OF WAY
STAT. RW = 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

● 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



POC
SW CORNER, SE/4,
SEC 16, T12N, R3W, IM



- 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 2.
 - Maintenance of all common areas and private drainage easements within LEXFORD PARK PHASE 2 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.

Line Table		
Line #	Length	Direction
L1	21.78'	N46°44'25"W
L2	37.81'	S87°23'32"W
L3	34.06'	S07°04'26"E
L4	35.36'	N73°54'26"E
L5	37.28'	S12°52'50"E
L6	27.08'	N69°36'35"E

8 Front Garage Lots

18 Rear Garage Lots

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	78.35'	530.00'	39.25'	78.28'	S68°46'22"W	008°28'14"
C2	194.16'	1819.36'	97.17'	194.07'	S01°28'02"E	006°06'53"
C3	22.20'	310.00'	11.10'	22.19'	S06°55'44"W	004°06'10"
C4	21.77'	310.00'	10.89'	21.77'	S10°59'33"W	004°01'28"
C5	22.18'	310.00'	11.09'	22.17'	S15°03'16"W	004°05'56"
C6	28.58'	310.00'	14.30'	28.57'	S19°44'41"W	005°16'54"
C7	18.68'	310.00'	9.34'	18.68'	S24°06'43"W	003°27'10"
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C10	82.99'	400.00'	41.65'	82.85'	S42°20'08"W	011°53'17"
C11	37.26'	100.00'	18.85'	37.05'	S37°36'19"W	021°20'55"
C12	23.86'	100.00'	11.99'	23.80'	S33°45'55"W	013°40'08"
C13	22.78'	100.00'	11.44'	22.73'	N22°22'53"E	013°03'07"
C14	25.05'	100.00'	12.59'	24.98'	N53°54'59"W	014°21'09"
C15	115.36'	100.00'	65.06'	109.07'	N28°02'38"W	066°05'51"

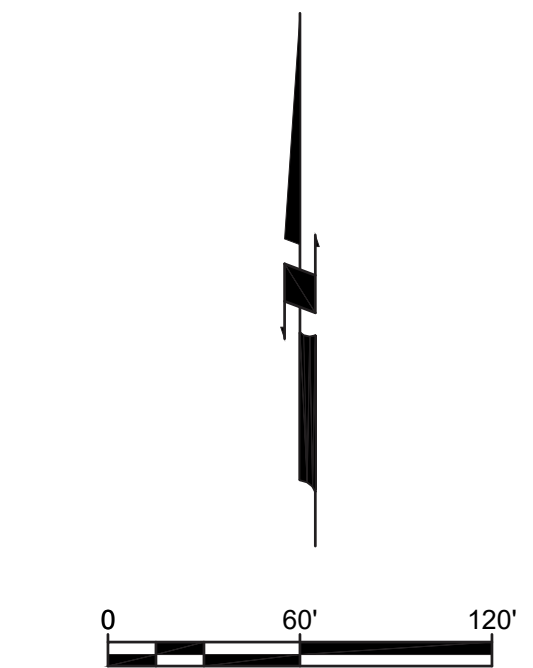
TOTAL NUMBER OF LOTS = 67
TOTAL COMMON AREA ACRES = 7.53 AC

FINAL PLAT of LEXFORD PARK PHASE 2

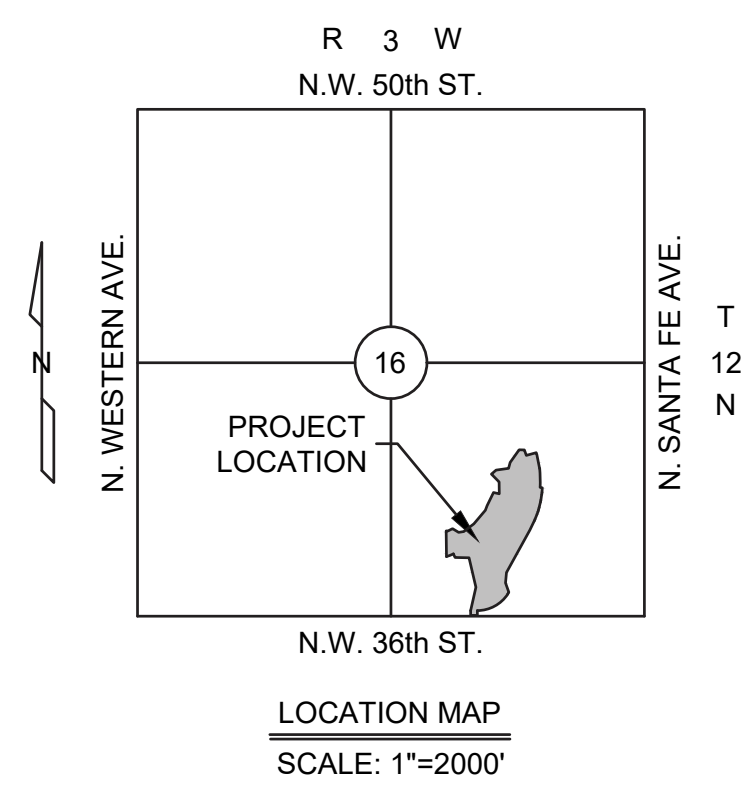
J&A
Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaok.com
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ENGINEERS SURVEYORS PLANNERS

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BEING A PART OF THE SE/4, SEC. 16, T12N, R3W, I.M.,
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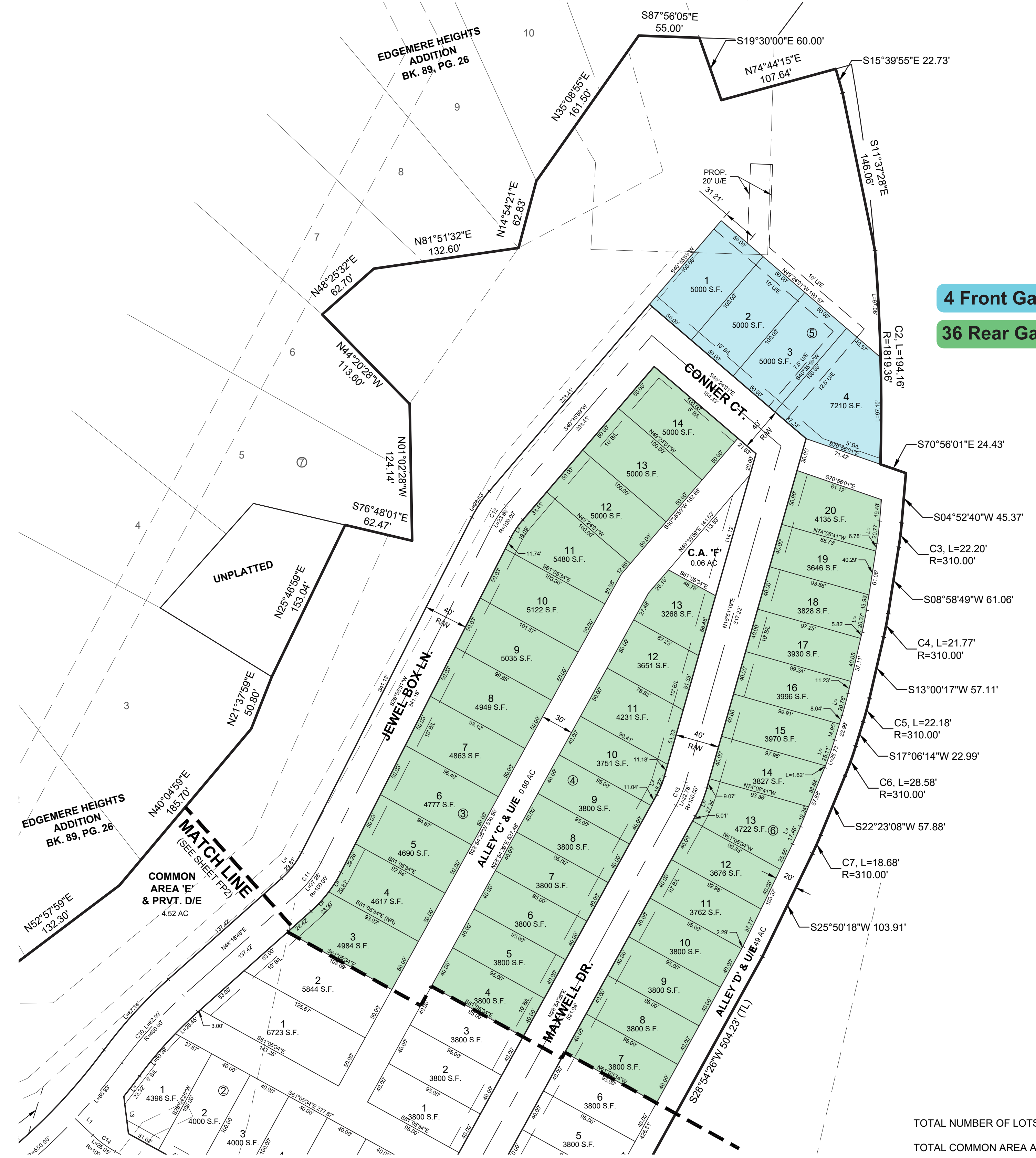
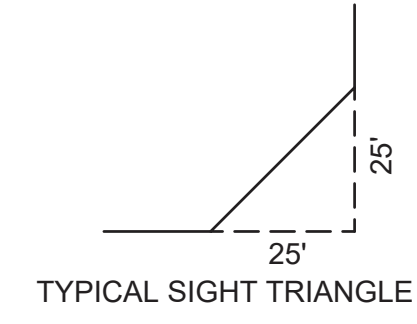
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4 Front Garage Lots

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TOTAL NUMBER OF LOTS = 67
TOTAL COMMON AREA ACRES = 7.53 AC

FINAL PLAT of LEXFORD PARK PHASE 2

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