

FINAL PLAT
of
SAVANNAH ESTATES SECTION 3

BEING A PART OF THE SE/4, SECTION 12, T13N, R5W, I.M.
AN ADDITION TO CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Penn109, LLC, 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 SAVANNAH ESTATES SECTION 3, an addition to the City of Oklahoma City, Canadian 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 SAVANNAH ESTATES SECTION 3, an addition to the City of Oklahoma City, being a part of the Southeast Quarter (SE/4), Section Twelve (12), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian 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 use of 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 _____, 2017.

Signed by the Manager this ____ day of _____, 2017.

Penn109, LLC

By: _____
Tracy Williams, Manager

STATE OF OKLAHOMA
COUNTY OF _____

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2017, personally appeared Tracy Williams, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, 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 _____, 2017.

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 SAVANNAH ESTATES SECTION 3, an addition to the City of Oklahoma City, Canadian County, Oklahoma at a meeting the ____ day of _____, 2017.

Planning Director

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Oklahoma City, Canadian 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 SAVANNAH ESTATES SECTION 3, an addition to the City of Oklahoma City, Canadian County, Oklahoma.

Signed by the City Clerk this ____ day of _____, 2017.

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 SAVANNAH ESTATES SECTION 3, an addition to the City of Oklahoma City, Canadian County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Oklahoma City this ____ day of _____, 2017.

City Clerk

Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian 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 SAVANNAH ESTATES SECTION 3, an addition to the City of Oklahoma City, Canadian County, Oklahoma is vested in Penn109, LLC, on the ____ day of _____, 2017, 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 2016 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 _____, 2017.

STATE OF OKLAHOMA
COUNTY OF CANADIAN

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2017, 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 _____, 2017.

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 Canadian County and that the tax records of said county show that all taxes for the year 2016 and prior years are paid on the Final Plat of SAVANNAH ESTATES SECTION 3, an addition to the City of Oklahoma City, Canadian 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 _____, 2017.

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 SAVANNAH ESTATES SECTION 3, an addition to the City of Oklahoma City, Canadian County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the ____ day of _____, 2017, 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 _____, 2017.

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 _____, 2017.

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

PROPERTY DESCRIPTION

Part of the Southeast Quarter (SE/4) of Section Twelve (12), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

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

THENCE North 00°00'00" East, along and with the East line of said Southeast Quarter (SE/4), a distance of 1,892.94 feet to the Northeast (NE) Corner of the recorded plat SAVANNAH ESTATES SECTION 1, said point being the POINT OF BEGINNING;

THENCE along and with the North line of said plat SAVANNAH ESTATES SECTION 1 the following three (3) calls:

1. South 90°00'00" West, a distance of 50.00 feet;
2. South 58°19'01" West, a distance of 1,178.72 feet;
3. South 75°25'03" West, a distance of 50.00 feet;

THENCE North 14°34'57" West, a distance of 132.93 feet;

THENCE on a curve to the right having a radius of 125.00 feet, a chord bearing of North 09°56'10" East, a chord length of 103.75 feet and an arc length of 106.98 feet;

THENCE North 06°44'23" West, a distance of 130.25 feet;

THENCE North 58°19'01" East, a distance of 49.12 feet;

THENCE North 18°19'56" East, a distance of 500.58 feet;

THENCE North 22°23'58" West, a distance of 114.12 feet;

THENCE North 66°58'33" West, a distance of 83.94 feet;

THENCE North 41°23'39" West, a distance of 218.65 feet;

THENCE North 00°09'47" West, a distance of 221.28 feet to a point on the North line of said Southeast Quarter (SE/4);

THENCE North 89°46'18" East, along and with the North line of said Southeast Quarter (SE/4), a distance of 1,199.00 feet to the Northeast (NE) Corner of said Southeast Quarter (SE/4);

THENCE South 00°00'00" East, along and with the East line of said Southeast Quarter (SE/4), a distance of 757.91 feet to the POINT OF BEGINNING.

Containing 1,146,491 square feet or 26.3198 acres, more or less.

Basis of Bearing: The East line of the Southeast Quarter (SE/4) of Section Twelve (12), Township Thirteen (13) North, Range Five (5) West having an assumed bearing of North 00°00'00" East.

This property description was prepared on the ____ day of _____, 2016, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

OWNER'S NOTARY	CITY CLERK	ABSTRACTOR	ABSTRACTOR'S NOTARY	COUNTY TREASURER	SURVEYOR	SURVEYOR'S NOTARY
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FINAL PLAT
of
**SAVANNAH ESTATES
SECTION 3**



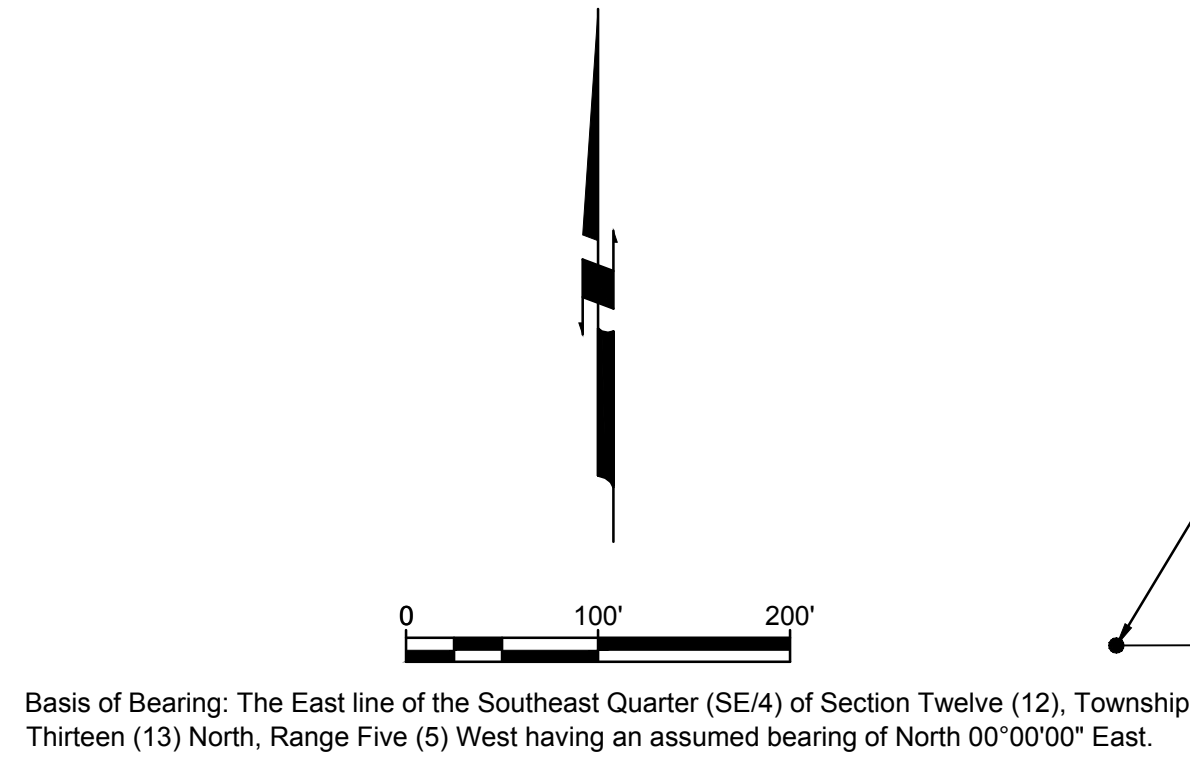
Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
Certificate of Authorization #1484 Exp. Date: 06-30-2019
• ENGINEERS • SURVEYORS • PLANNERS •

FINAL PLAT of SAVANNAH ESTATES SECTION 3

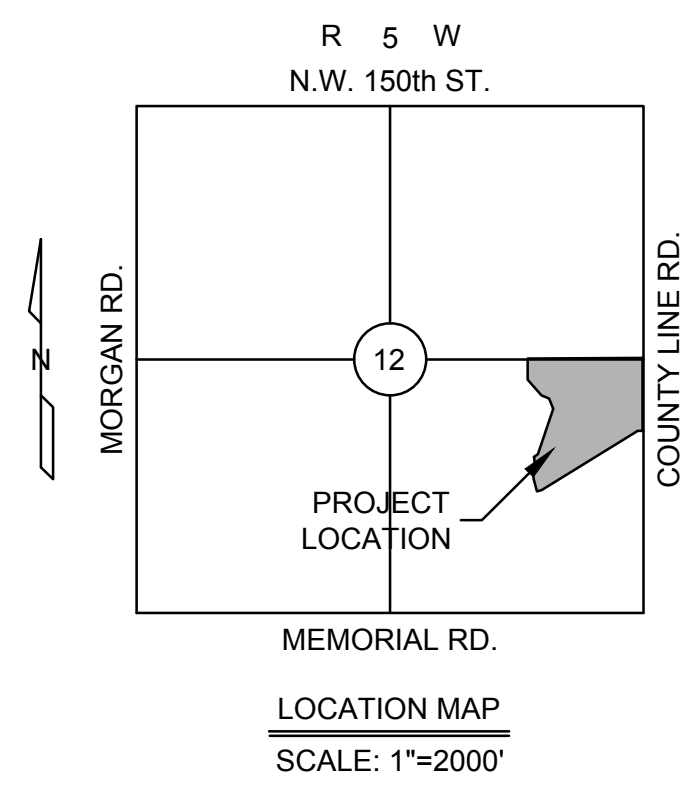
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Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	127.23'	100.00'	73.86'	118.82'	S21°52'02"W	072°53'58"
C2	101.78'	100.00'	55.79'	97.45'	N29°09'30"E	058°19'01"
C3	87.29'	100.00'	46.65'	84.55'	S06°40'32"E	050°00'55"
C4	24.45'	100.00'	12.29'	24.39'	S25°20'14"W	014°00'37"
C5	71.12'	100.00'	37.14'	69.63'	N52°03'32"W	040°45'05"
C6	32.24'	125.00'	16.21'	32.15'	S65°02'46"E	014°46'37"
C7	250.58'	250.00'	136.95'	240.22'	S28°56'35"E	057°25'45"
C8	21.03'	25.00'	11.18'	20.41'	S66°08'00"E	048°11'23"
C9	34.44'	50.00'	17.94'	33.76'	N61°46'18"W	039°27'57"
C10	40.97'	50.00'	21.72'	39.84'	S75°01'08"W	046°57'12"
C11	40.99'	50.00'	21.72'	39.85'	S28°03'26"W	046°58'12"
C12	41.27'	50.00'	21.89'	40.11'	S19°04'29"E	047°17'38"
C13	41.46'	50.00'	22.00'	40.28'	S66°28'30"E	047°30'24"
C14	42.05'	50.00'	22.36'	40.82'	N65°40'37"E	048°11'23"
C15	21.03'	25.00'	11.18'	20.41'	S65°40'37"W	048°11'23"
C16	106.98'	125.00'	57.01'	103.75'	N09°56'10"E	049°02'14"

Line Table		
Line #	Length	Direction
L1	37.94'	S31°40'59"E
L2	41.52'	S72°26'04"E
L3	35.43'	S44°53'09"W
L4	35.28'	N45°06'51"W
L5	35.36'	N45°13'42"W
L6	35.36'	N44°46'18"E
L7	35.36'	N12°39'27"W
L8	35.36'	S77°20'33"W
L9	35.77'	N13°58'38"E
L10	34.67'	S75°32'34"E
L11	35.36'	N13°19'01"E
L12	35.36'	N76°40'59"W
L13	35.28'	N45°06'51"W
L14	35.43'	N44°53'09"E
L15	24.94'	S40°53'12"W
L16	20.00'	S00°13'42"E



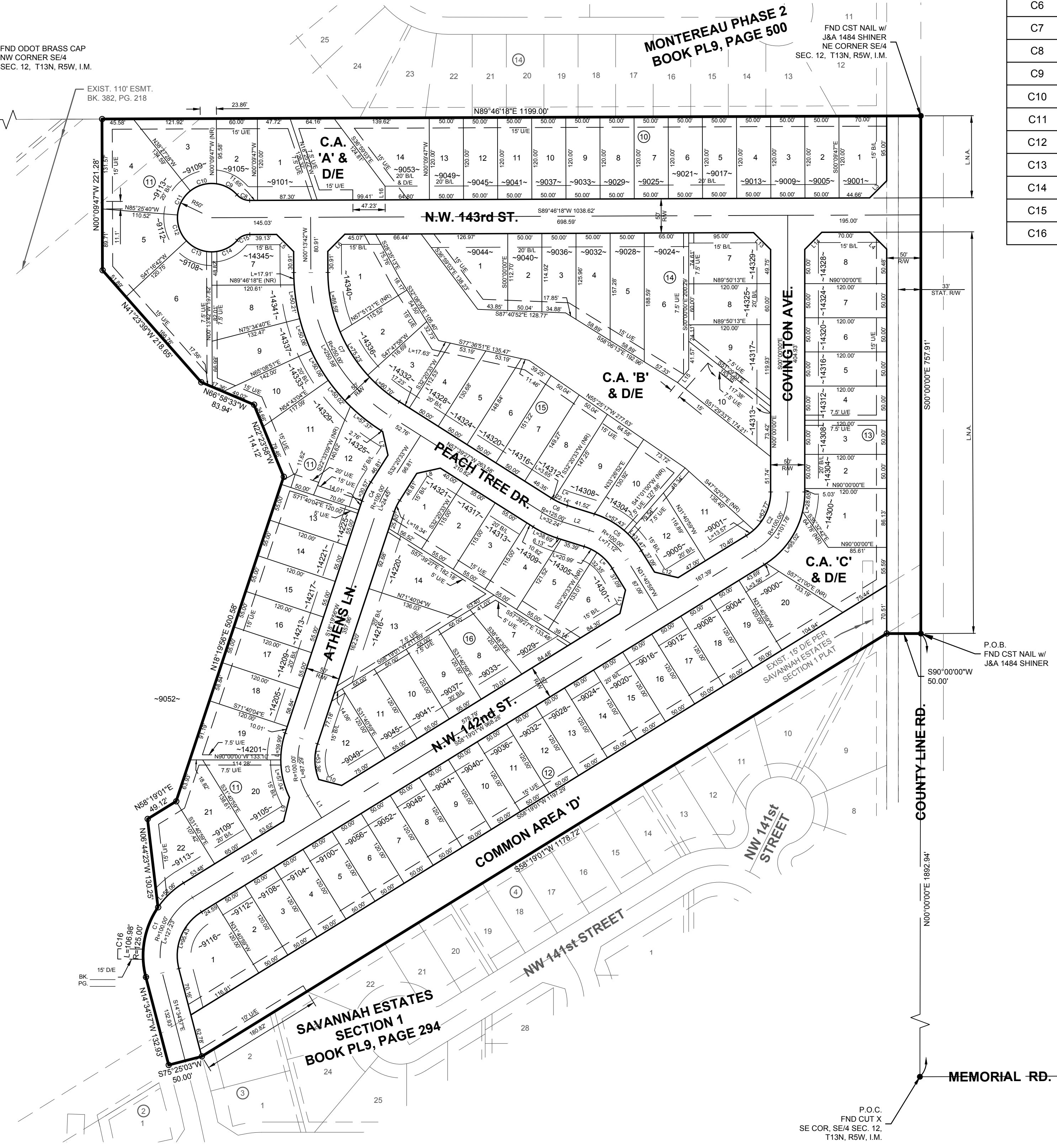
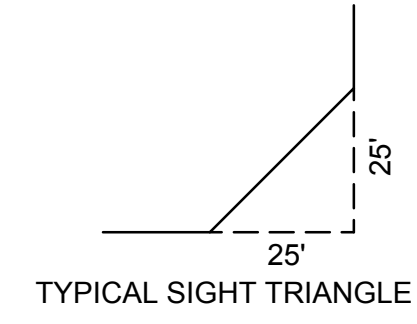
Basis of Bearing: The East line of the Southeast Quarter (SE/4) of Section Twelve (12), Township Thirteen (13) North, Range Five (5) West having an assumed bearing of North 00°00'00" East.



******* 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.
CERT-NR REV 12-2007

- LEGEND:**
- P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - NR = NOT RADIAL
 - BL = BUILDING LIMIT LINE
 - D & U/E = DRAINAGE & UTILITY EASEMENT
 - U/E = UTILITY EASEMENT
 - D/E = DRAINAGE EASEMENT
 - L.N.A. = LIMITS OF NO ACCESS
 - C.A. = COMMON AREA

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



- 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 SAVANNAH ESTATES SECTION 3.
 - Maintenance of all common areas and private drainage easements within SAVANNAH ESTATES SECTION 3 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.
 - Existing easements that will no longer be in use will be vacated.

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of
SAVANNAH ESTATES SECTION 3

Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
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