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Cleveland County, OK

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FINAL PLAT
of
SENDERA LAKES
SECTION 1

BEING A PART OF THE NW/4, SECTION 34, T10N, R3W OF THE I.M.
AN ADDITION TO THE CITY OF MOORE, CLEVELAND COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That ODOM NORTHWEST L.L.C., 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 SENDERA LAKES SECTION 1, an addition to the City of Moore, Cleveland 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 SENDERA LAKES SECTION 1, an addition to the City of Moore, being a part of the Northwest Quarter (NW/4), Section Thirty-Four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or corporations 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 5 day of March, 2013.

Signed by the Manager this 5 day of March, 2013.

ODOM NORTHWEST L.L.C., an Oklahoma Limited Liability Company

By: David Odom, Manager

STATE OF OKLAHOMA
SS
COUNTY OF CLEVELAND

Before me, the undersigned, a notary public in and for said county and state on this 5 day of March, 2013, personally appeared David Odom, 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 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 5 day of March, 2013.

My Commission Expires: 6/11/14
Notary Public
My Commission No.: 10004716

CERTIFICATE OF PLANNING COMMISSION

I, Ralph Sherrard, Chairman, Planning Director for the City of Moore, hereby certify that the City of Moore Planning Commission duly approved the Final Plat of SENDERA LAKES SECTION 1, an addition to the City of Moore, Cleveland County, Oklahoma at a meeting the 11th day of March, 2013.

Planning Director Chairman

CERTIFICATE OF CITY CLERK

I, Jim Corbett, City Clerk of the City of Moore, Cleveland 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 SENDERA LAKES SECTION 1, an addition to the City of Moore, Cleveland County, Oklahoma.

Signed by the City Clerk this 12th day of March, 2013.

City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Moore, that the dedication shown on the Final Plat of SENDERA LAKES SECTION 1, an addition to the City of Moore, Cleveland County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Moore this 7th day of April, 2013.

City Clerk
Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland 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 SENDERA LAKES SECTION 1, an addition to the City of Moore, Cleveland County, Oklahoma is vested in ODOM NORTHWEST L.L.C., an Oklahoma Limited Liability Company, on the 1st day of MARCH 2013, 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 2012 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 8th day of MARCH, 2013.

First American Title and Trust, Co.

Pamela Shillerio
Vice President

STATE OF OKLAHOMA
SS
COUNTY OF CLEVELAND

Before me, the undersigned, a notary public in and for said county and state on this 8th day of March, 2013, personally appeared Pamela Shillerio to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice 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 8th day of March, 2013.

My Commission Expires: 11-12-14
Notary Public
My Commission No.: 02008936

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Cleveland County and that the tax records of said county show that all taxes for the year 2012 and prior years are paid on the Final Plat of SENDERA LAKES SECTION 1, an addition to the City of Moore, Cleveland 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 _____, 2013.

County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Robert R. Hume, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of SENDERA LAKES SECTION 1, an addition to the City of Moore, Cleveland County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 26 day of February, 2013, 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 28 day of February, 2013.

Robert R. Hume
Robert R. Hume, P.L.S. No. 1531

STATE OF OKLAHOMA
SS
COUNTY OF CLEVELAND

Before me, the undersigned, a notary public within and for said county and state, personally appeared Robert R. Hume, 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 28 day of February, 2013.

My Commission Expires: 2/25/15
Notary Public
My Commission No.: 10001735

PROPERTY DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Ten (10) North, Range Three (3) West of the Indian Meridian, City of Moore, Cleveland County, Oklahoma, and being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE South 89°41'58" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 2,436.03 feet to the POINT OF BEGINNING;

THENCE continuing South 89°41'58" East along and with said North line, a distance of 190.00 feet to the Northeast (NE) Corner of said Northwest Quarter (NW/4);

THENCE South 00°01'04" West, along and with the East line of said Northwest Quarter (NW/4), a distance of 1,968.32 feet;

THENCE North 89°58'56" West, departing said East line, a distance of 130.00 feet;

THENCE South 00°01'04" West, a distance of 14.72 feet;

THENCE North 89°58'56" West, a distance of 50.00 feet;

THENCE North 44°58'56" West, a distance of 35.36 feet;

THENCE North 00°01'04" East, a distance of 60.00 feet;

THENCE North 89°58'56" West, a distance of 95.00 feet;

THENCE North 00°01'04" East, a distance of 408.71 feet;

THENCE North 50°00'00" West, a distance of 502.36 feet;

THENCE South 70°00'00" West, a distance of 265.32 feet;

THENCE North 19°59'41" West, a distance of 105.00 feet;

THENCE South 70°00'00" West, a distance of 50.00 feet;

THENCE North 64°59'51" West, a distance of 35.35 feet;

THENCE North 19°59'41" West, a distance of 50.00 feet;

THENCE North 70°00'00" East, a distance of 75.00 feet;

THENCE North 19°59'41" West, a distance of 301.40 feet;

THENCE North 66°10'43" East, a distance of 179.17 feet;

THENCE North 64°23'31" East, a distance of 663.62 feet;

THENCE on a non-tangent curve to the right, having a radius of 330.00 feet, a chord bearing of North 24°55'14" East, a chord length of 97.20 feet and an arc length of 97.56 feet;

THENCE on a reverse curve to the left, having a radius of 170.00 feet, a chord bearing of North 19°10'58" East, a chord length of 61.83 feet and an arc length of 62.33 feet;

THENCE North 43°58'12" West, a distance of 34.66 feet;

THENCE North 00°18'02" East, a distance of 50.00 feet to the POINT OF BEGINNING.

Containing 1,100,378 square feet or 25.26ac. acres, more or less.

This property description was prepared on the 26 day of February, 2013, by Robert R. Hume, Licensed Professional Surveyor, No. 1531.

OWNER'S NOTARY	COUNTY CLERK	COUNTY TREASURER	SURVEYOR	SURVEYOR'S NOTARY	ABSTRACTOR	ABSTRACTOR'S NOTARY	CITY CLERK
ANGELA L. BRYAN NOTARY PUBLIC # 10004716 EXP. 06/11/14 STATE OF OKLAHOMA			REGISTERED PROFESSIONAL LAND SURVEYOR ROBERT R. HUME 1531 OKLAHOMA	MICHEL WHITCOMB NOTARY PUBLIC STATE OF CALIFORNIA Commission # 1929122 Expires 5/1/2015	AMERICAN TITLE & TRUST CORPORATION SEAL OKLAHOMA	DEBRAH WINTER NOTARY PUBLIC # 02008936 EXP. 11/12/2014 STATE OF OKLAHOMA	CITY OF MOORE CORPORATE SEAL MOORE, OKLAHOMA

FINAL PLAT
of
SENDERA LAKES
SECTION 1

Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 236-8672 FAX (405) 236-8628
Certificate of Authorization 2101 Exp. Date: 06-30-2013
• ENGINEERS • SURVEYORS • PLANNERS •

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FINAL PLAT

of

SENDERA LAKES

SECTION 1

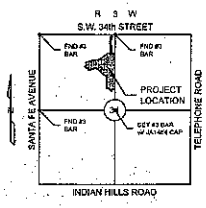
BEING A PART OF THE NW/4, SECTION 34, T10N, R3W OF THE I.M.

AN ADDITION TO THE CITY OF MOORE, CLEVELAND COUNTY, OKLAHOMA

LEGEND:

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

● 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



LOCATION MAP
SCALE: 1"=2000'

TYPICAL SIGHT TRIANGLE

********* 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.

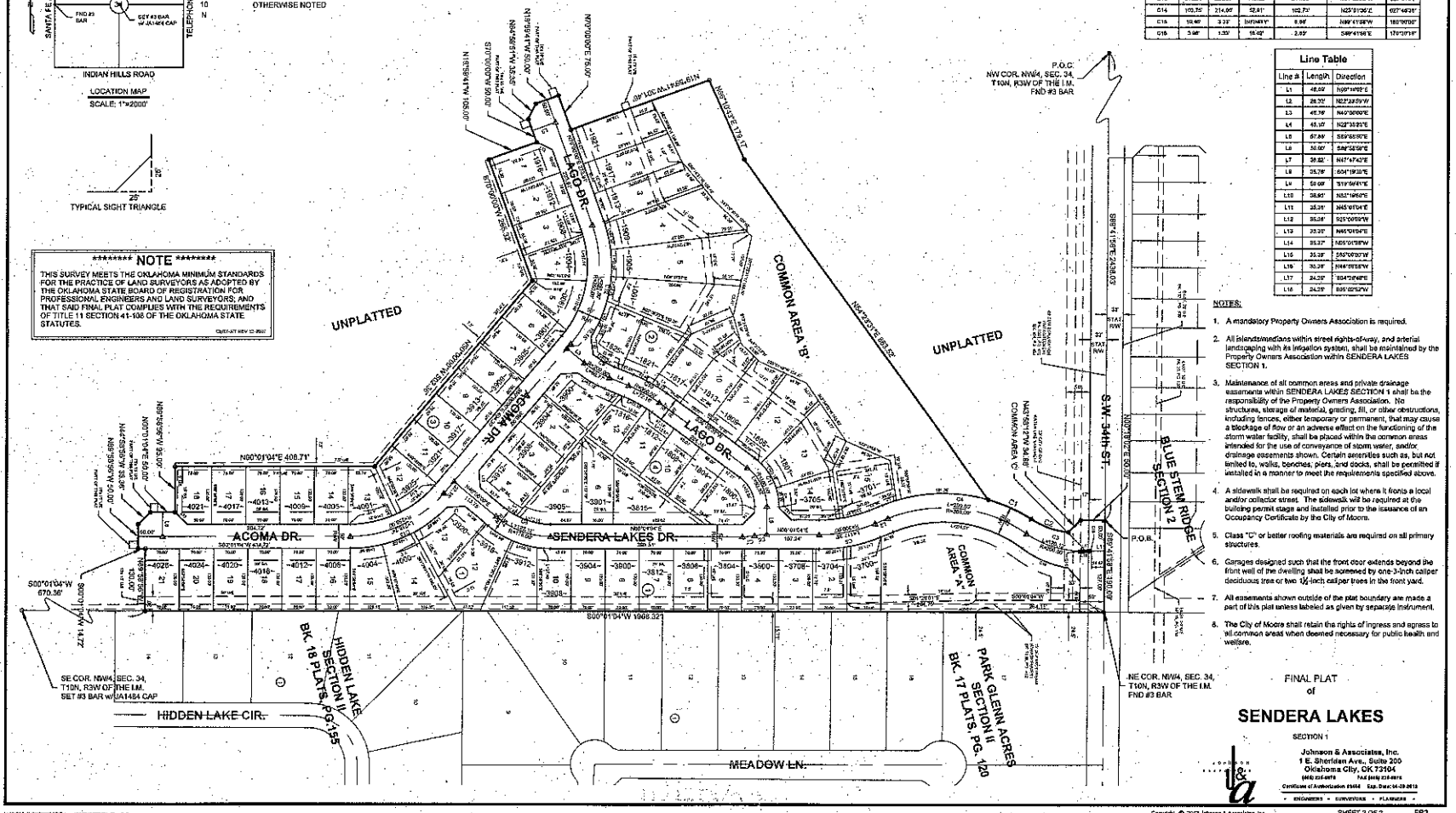
Curt Hatt REV 12-2012

Curve Table

Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	87.98'	330.00'	46.14'	87.72'	N34°35'14"E	015°58'19"
C2	82.23'	170.00'	41.98'	81.43'	N19°49'56"E	027°44'32"
C3	155.13'	900.00'	61.84'	154.93'	N17°59'36"E	009°34'46"
C4	299.95'	300.00'	163.27'	288.02'	S50°09'20"W	057°08'49"
C5	117.23'	300.00'	59.47'	116.53'	N11°11'28"W	022°23'03"
C6	25.07'	125.00'	12.54'	24.96'	S05°43'20"E	011°27'38"
C7	25.00'	125.00'	12.54'	24.96'	N05°43'48"W	011°27'38"
C8	123.12'	175.00'	63.66'	119.96'	N20°08'32"E	050°18'56"
C9	66.77'	200.00'	33.62'	66.54'	N34°37'42"E	019°12'27"
C10	72.16'	300.00'	36.27'	72.01'	S38°28'38"W	013°47'09"
C11	83.62'	100.00'	50.56'	80.24'	S53°11'44"W	053°35'32"
C12	261.80'	250.00'	144.34'	250.00'	N90°00'00"W	060°00'00"
C13	219.24'	250.00'	118.62'	211.18'	N34°58'08"W	050°16'04"
C14	103.75'	214.00'	52.81'	102.73'	N23°31'36"E	027°46'25"
C15	18.40'	3.33'	N77°44'11"	6.66'	N89°41'38"W	180°00'00"
C16	3.98'	1.33'	18.02'	2.65'	S49°41'38"E	170°37'31"

Line Table

Line #	Length	Direction
L1	48.69'	N00°14'55"E
L2	26.32'	N22°23'25"W
L3	46.79'	N40°00'00"E
L4	45.10'	N22°33'23"E
L5	67.89'	S89°55'55"E
L6	50.00'	S88°53'59"E
L7	38.82'	N47°47'43"E
L8	35.78'	S04°19'28"E
L9	50.00'	S19°54'41"E
L10	38.95'	N52°14'55"E
L11	35.39'	N45°01'04"E
L12	35.36'	S25°05'55"W
L13	35.39'	N45°01'04"E
L14	35.37'	N55°01'55"W
L15	35.39'	S55°01'07"W
L16	35.39'	N44°01'53"W
L17	24.39'	S54°24'48"E
L18	24.39'	S35°02'52"W



NOTES:

1. A mandatory Property Owners Association is required.
2. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within SENDERA LAKES SECTION 1.
3. Maintenance of all common areas and private drainage easements within SENDERA LAKES SECTION 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.
4. A sidewalk shall be required on each lot where it fronts a local and/or collector street. The sidewalk will be required at the building permit stage and installed prior to the issuance of an Occupancy Certificate by the City of Moore.
5. Class "C" or better roofing materials are required on all primary structures.
6. Garages designed such that the front door extends beyond the front wall of the dwelling shall be screened by one 3-inch caliper deciduous tree or two 1½-inch caliper trees in the front yard.
7. All easements shown outside of the plat boundary are made a part of this plat unless labeled as given by separate instrument.
8. The City of Moore shall retain the rights of ingress and egress to all common areas when deemed necessary for public health and welfare.

FINAL PLAT
of
SENDERA LAKES
SECTION 1

Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 Fax (405) 235-8076
Certificate of Authorization #1484 Exp. Date: 06-30-2013
• ENGINEERS • SURVEYORS • PLANNERS •

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