



STATE OF OKLAHOMA
LOGAN COUNTY SS
FILED FOR RECORD ON
ON 11/01/2019
2019 NOV 27 AM 9:13
BK 21 PG 16
TROY COLE
COUNTY CLERK

FINAL PLAT
of
FOX LAIR ESTATES
BEING A PART OF THE SE/4, SEC. 31, T15N, R3W, I.M.
AN ADDITION TO LOGAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That SONOMA PARK INVESTMENTS, 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 FOX LAIR ESTATES, an addition to the County of Logan 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 FOX LAIR ESTATES, an addition to the County of Logan County, being a part of the Southeast Quarter (SE/4), Section Thirty-One (31), Township Fifteen (15) North, Range Three (3) West of the Indian Meridian, Logan 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 utility easements as shown on said Final Plat to the use of the public, 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 11 day of November, 2019.

They further certify that said streets designated as private streets on said plat are not dedicated to the public as public streets and said streets will be maintained by the private property owners within the subdivision, but said streets shall always remain accessible to police, fire, and other official vehicles of all state, federal, county and city agencies and for maintenance and repair of public utilities. Every deed shall clearly acknowledge said roadways are private and not maintained by the County of Logan County.

Signed by the Manager this 11 day of November, 2019.

SONOMA PARK INVESTMENTS, LLC

By: Michael Love
Michael Love, Manager

STATE OF OKLAHOMA
COUNTY OF Oklahoma SS

Before me, the undersigned, a notary public in and for said county and state on this 11 day of November, 2019, personally appeared Michael Love, 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 11 day of November, 2019.

My Commission Expires: 2/28/23
My Commission No.: 11001735
Rachel Whitcomb
Notary Public

DEPARTMENT OF ENVIRONMENTAL QUALITY

The Oklahoma City Office of the Department of Environmental Quality has approved this plat for the use of individual water systems and individual on-site sewer systems on the 14th day of November, 2019.

David D'Amico
Department of Environmental Quality

BOARD OF COUNTY COMMISSIONER'S APPROVAL

I, Marken Cochran, Chairperson of the Board of County Commissioners of Logan County, Oklahoma, hereby certify that the said County Commissioners duly approved this plat in Logan County, Oklahoma, on the 27 day of Nov, 2019.

Signature: Marken Cochran
Chairperson
Michael Love
Vice-Chair
Marken Cochran
Member

ATTEST:
Sandy Stout
County Clerk

The roads in FOX LAIR ESTATES will be private and not maintained by the county. The roads will maintained by the Home Owners Association of FOX LAIR ESTATES.

COUNTY TREASURER'S CERTIFICATE

I, Sandy Stout, do hereby certify that I am the duly qualified and acting County Treasurer of Logan County and that the tax records of said county show that all taxes for the year 2018 and prior years are paid on the Final Plat of FOX LAIR ESTATES, an addition to the County of Logan 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 18 day of Nov, 2019.

Sandy Stout
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 FOX LAIR ESTATES, an addition to the County of Logan County, Oklahoma, consisting of 3 sheets, represents a careful survey made under my supervision on the 8 day of November, 2019, 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 8 day of November, 2019.

Matthew Johnson
Matthew Johnson, P.L.S. No. 1807

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA SS

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 8 day of November, 2019.

My Commission Expires: 2/28/23
My Commission No.: 11001735
Rachel Whitcomb
Notary Public

PROPERTY DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Fifteen (15) North, Range Three (3) West of the Indian Meridian, Logan County, Oklahoma, being more particularly described as follows:

Beginning at the Southeast (SE) Corner of said Southeast Quarter (SE/4), said point being the POINT OF BEGINNING;

THENCE North 89°59'53" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 1,121.39 feet;

THENCE North 00°00'07" East, departing said South line, a distance of 50.00 feet;

THENCE North 08°11'19" East, a distance of 768.61 feet;

THENCE North 42°45'18" West, a distance of 416.66 feet;

THENCE North 89°59'53" West, a distance of 277.95 feet;

THENCE South 00°00'07" West, a distance of 220.66 feet;

THENCE South 10°05'26" East, a distance of 910.12 feet to a point on the South line of said Southeast Quarter (SE/4);

THENCE North 89°59'53" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 1,233.90 feet to the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE North 00°18'30" West, along and with the West line of said Southeast Quarter (SE/4), a distance of 1,659.24 feet;

THENCE North 90°00'00" East, departing said West line, a distance of 2,644.98 feet to a point on the East line of said Southeast Quarter (SE/4);

THENCE South 00°23'01" East, along and with the East line of said Southeast Quarter (SE/4), a distance of 1,659.34 feet to the POINT OF BEGINNING.

Containing 3,926,074 square feet or 90.1303, more or less.

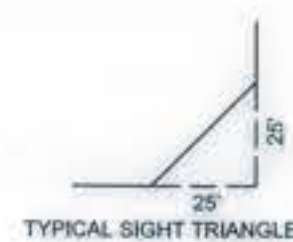
Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The South line of the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Fifteen (15) North, Range Three (3) West having a bearing of North 89°59'53" West.

This property description was prepared on the 8 day of November, 2019, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

FINAL PLAT
of
FOX LAIR ESTATES

JA
Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaok.com
Certificate of Authorization #1484 Exp. Date: 06-30-2021
• ENGINEERS • SURVEYORS • PLANNERS •

OWNER'S NOTARY RACHEL WHITCOMB Notary Public State of Oklahoma Commission #11001735, Exp. 02/28/23	STATE OF OKLAHOMA APPROVED NOV 14 2019 AD DEPARTMENT OF ENVIRONMENTAL QUALITY	COUNTY CLERK SEAL COUNTY CLERK LOGAN COUNTY, OK	COUNTY TREASURER COUNTY TREASURER LOGAN COUNTY, OK	SURVEYOR MATTHEW JOHNSON 1807 PROFESSIONAL LAND SURVEYOR OKLAHOMA	SURVEYOR'S NOTARY RACHEL WHITCOMB Notary Public State of Oklahoma Commission #11001735, Exp. 02/28/23
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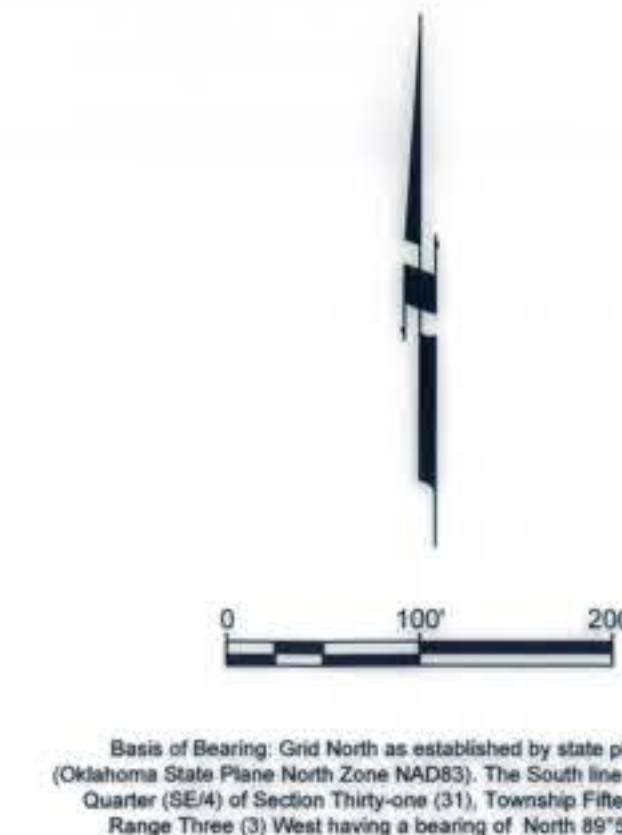


***** NOTE *****
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

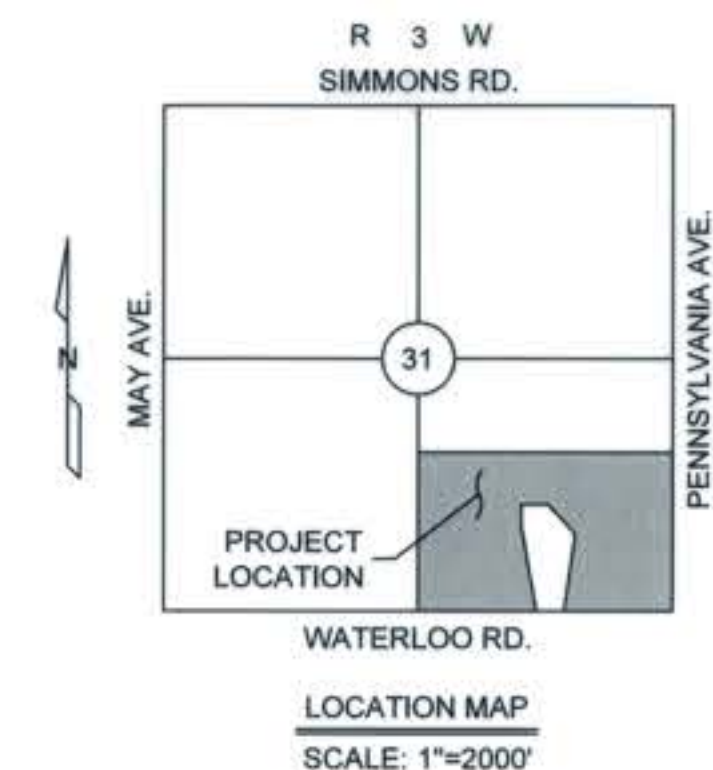
FINAL PLAT of FOX LAIR ESTATES BEING A PART OF THE SE/4, SEC. 31, T15N, R3W, I.M. AN ADDITION TO LOGAN COUNTY, OKLAHOMA

Easement Table		
Line #	Length	Direction
E1	210.71'	S26°03'00"W
E2	202.77'	S26°03'00"W
E3	399.64'	N80°53'17"E
E4	100.76'	N80°34'28"E
E5	112.92'	N27°26'44"W
E6	139.95'	N48°57'31"W
E7	118.85'	N81°00'31"E
E8	187.90'	N45°35'41"E
E9	193.00'	S89°59'53"E
E10	93.01'	N71°59'52"E
E11	150.87'	N66°28'04"W
E12	176.75'	N50°20'56"W
E13	85.54'	S12°58'00"W
E14	185.97'	N32°50'51"E
E15	852.91'	N11°24'49"W

Line Table		
Line #	Length	Direction
L1	35.24'	S44°48'33"W
L2	35.47'	S45°11'27"E
L3	35.24'	S44°48'33"W
L4	35.36'	N44°59'53"W
L5	35.36'	N45°00'07"E
L6	35.36'	S45°00'07"W
L7	35.36'	S44°59'53"E
L8	35.36'	S45°00'07"W
L9	35.36'	S44°59'53"E
L10	2.60'	S00°46'38"E
L11	35.36'	N44°59'53"W
L12	35.36'	S44°59'53"E
L13	35.36'	S45°00'07"W
L14	35.36'	N45°00'07"E
L15	35.36'	N44°59'53"W
L16	35.36'	S45°00'07"W



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 Thirty-one (31), Township Fifteen (15) North, Range Three (3) West having a bearing of North 89°59'53" West



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 FOX LAIR ESTATES.
- Maintenance of all common areas and private drainage easements within FOX LAIR ESTATES 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, picnic, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- All streets are private and shall be maintained by the Property Owners Association.

- 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

LEGEND:

- P.O.B. = POINT OF BEGINNING
- L.N.A. = LIMITS OF NO ACCESS
- SF = SQUARE FEET
- AC = ACRES
- NR = NOT RADIAL
- RW = RIGHT OF WAY
- BL = BUILDING LIMIT LINE
- DIE = PRIVATE DRAINAGE EASEMENT
- P.S.P.U.E. = PRIVATE STREET & PUBLIC UTILITY EASEMENT

FINAL PLAT of FOX LAIR ESTATES

J&A
Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8076 www.jackco.com
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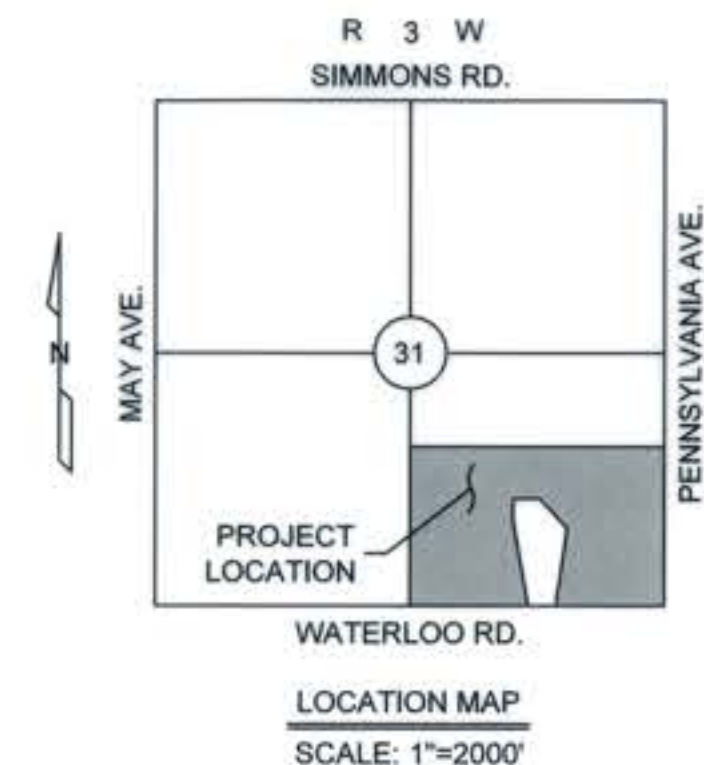
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