

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Ashton Court II, LLC, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this ____ day of _____, _____. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Ashton Court II, LLC

Tracy Williams, Manager

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this ____ day of _____, personally appeared Tracy Williams, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

February 06, 2027

NOTARY PUBLIC, #23001735

LEGAL DESCRIPTION

A tract of land situate within a portion of the Southwest Quarter (SW/4) of Section Twenty (20), Township Twelve North (T12N), Range Two West (R2W) of the Indian Meridian (I.M.) in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; thence N89°42'50"E along the South line of said SW/4 (being the basis of bearing for this description) a distance of 1396.34 feet to the POINT OF BEGINNING; thence N00°17'10"W a distance of 74.85 feet; thence N44°42'38"E a distance of 35.36 feet; thence N00°17'10"W a distance of 246.40 feet; thence S89°42'50"W a distance of 469.60 feet; thence N00°33'57"W and parallel to the West line of said SW/4 a distance of 925.44 feet to a point marked by a 3/8" Iron Pin found in place; thence N89°41'26"E a distance of 993.85 feet; thence S00°17'10"E a distance of 91.82 feet to a point on a non-tangent curve to the left; thence 28.51 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 28.49 feet which bears N62°21'40"E to a point of reverse curvature; thence 148.71 feet along the arc of said curve having a radius of 275.00 feet, subtended by a chord of 146.90 feet which bears N74°13'21"E to a point of tangency; thence N89°42'50"E a distance of 432.40 feet; thence N44°42'49"E a distance of 35.35 feet; thence N89°42'47"E a distance of 50.00 feet to a point on the East line of said SW/4; thence S00°28'50"E along said line a distance of 185.00 feet to a point marked by a MAG Nail with shiner stamped "SRB CA3949"; thence S89°42'50"W and Parallel to the South line of said SW/4 a distance of 694.51 feet to a point marked by a 3/8" Iron Pin found in place; thence S00°28'50"E and parallel to the East line of said SW/4 a distance of 726.34; thence S89°42'50"W a distance of 452.58 feet; thence S00°17'10"E a distance of 246.39 feet; thence S45°17'22"E a distance of 35.35 feet; thence S00°17'10"E a distance of 74.87 feet to a point on the South line of said SW/4; thence S89°42'50"W along said line a distance of 100.00 feet to the POINT OF BEGINNING.

Said tract contains 1,032,723 Sq Ft or 23.71 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, LEE ALLEN SCHROEDER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

LEE ALLEN SCHROEDER, PLS 1502

STATE OF OKLAHOMA)
)SS:
COUNTY OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this ____ day of _____, personally appeared LEE ALLEN SCHROEDER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

March 28, 2027

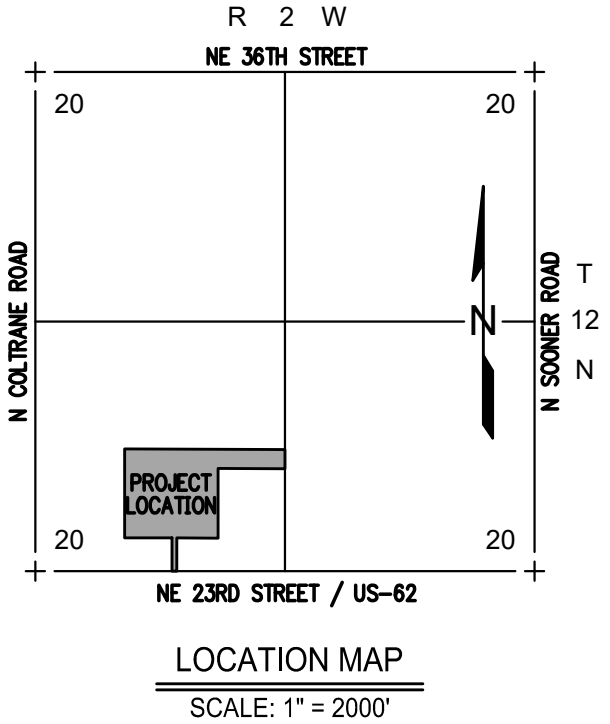
NOTARY PUBLIC, #03005138

CITY PLANNING COMMISSION APPROVAL

I, _____, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the ____ day of _____.

PLANNING DIRECTOR

FINAL PLAT
OF
RENAISSANCE PARK
A PART OF THE SW/4 OF SECTION 20, T12N, R2W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of OKLAHOMA, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in Ashton Court II, LLC, that on the ____ day of _____, _____ there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year _____, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this ____ day of _____.

FIRST AMERICAN TITLE INSURANCE COMPANY

AUTHORIZED SIGNER

STATE OF OKLAHOMA)
)SS:
COUNTY OF)

Before me, the undersigned Notary Public, in and for said County and State on this ____ day of _____, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, #

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, this ____ day of _____.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the CITY of OKLAHOMA CITY, STATE of OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured instalments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this ____ day of _____.

CITY CLERK

NOTES

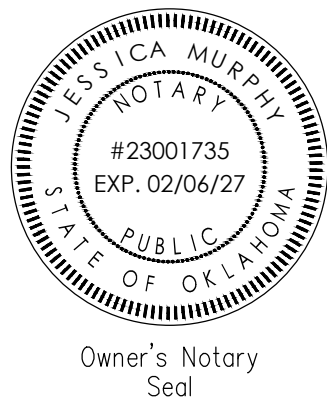
- This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
- Monuments shall be as follows:
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or 3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
- Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas 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.
- A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Oklahoma City for the applicable lot.
- Two 1½ inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.
- Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

COUNTY TREASURER'S CERTIFICATE

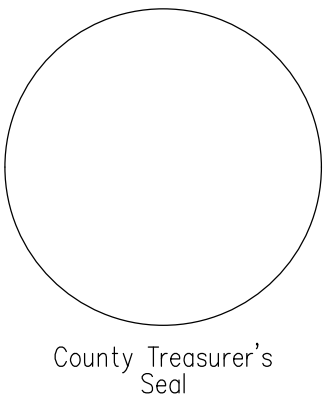
I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of OKLAHOMA COUNTY, STATE of OKLAHOMA, that the tax records of said County show all taxes are paid for the year _____, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of OKLAHOMA CITY, OKLAHOMA, this ____ day of _____.

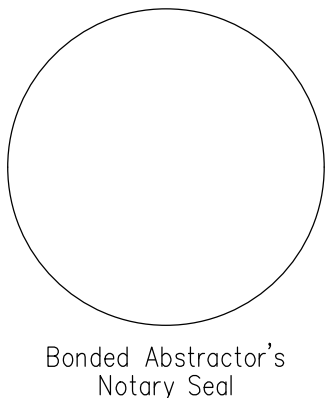
COUNTY TREASURER



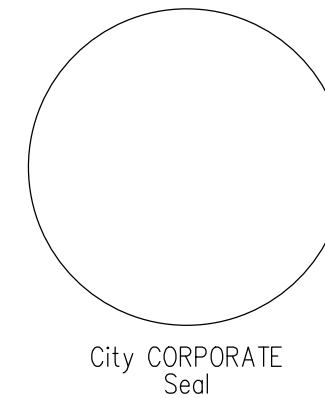
Owner's Notary Seal



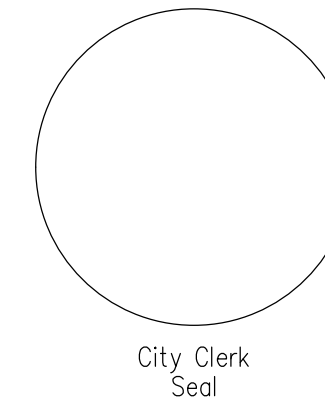
County Treasurer's Seal



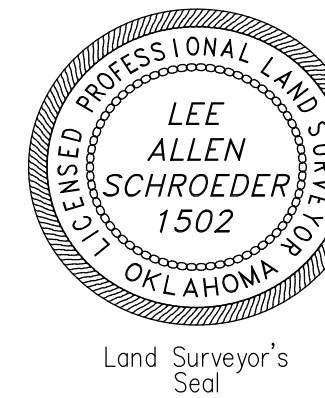
Bonded Abstractor's Notary Seal



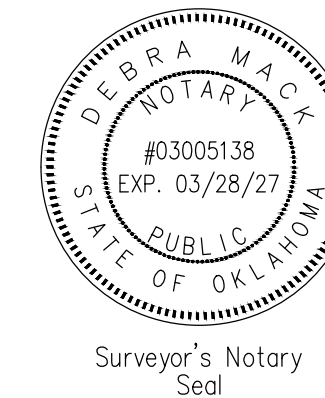
City CORPORATE Seal



City Clerk Seal



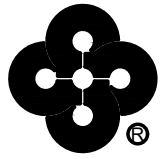
Land Surveyor's Seal



Surveyor's Notary Seal

FINAL PLAT
RENAISSANCE PARK

300 Points Parkway Blvd.
Yukon, Oklahoma 73099

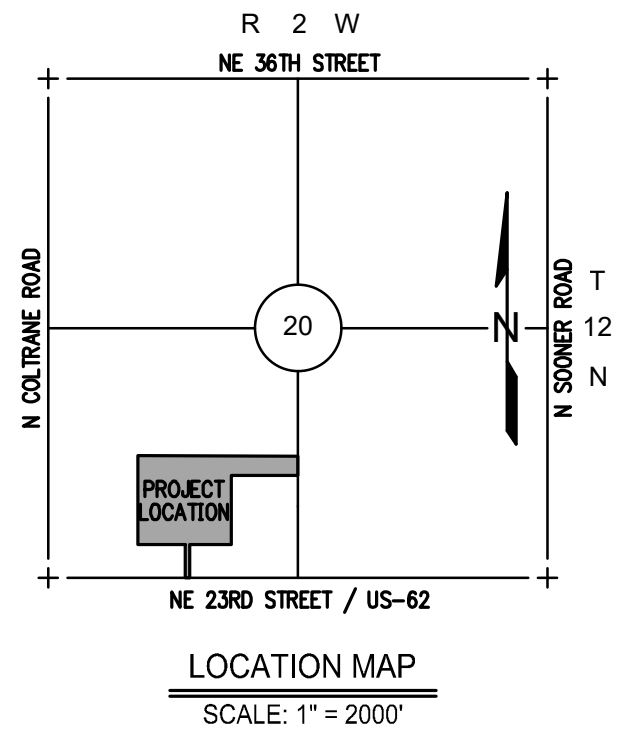


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SHEET NO.: 1 OF 2
DATE: 06/12/24
PROJECT NO.: 24603400

CERTIFICATE OF AUTHORIZATION
CA 973 (PESS) EXPIRES 6/30/2024

FINAL PLAT
OF
RENAISSANCE PARK
A PART OF THE SW/4 OF SECTION 20, T12N, R2W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



SCALE: 1" = 80'
GRAPHIC SCALE IN FEET
BASIS OF BEARING = SOUTH LINE OF THE
SW/4 OF SECTION 20, T12N, R2W, I.M.
(N89°42'50"E)

SAUBAN A. HANIF AND SARA
DUGAN
Bk. 14409 Pg. 1993

Pipeline Right of Way Easement in favor of
Midstates Pipeline Company,
filed 8/30/1983, in Book 5812, Page 123

Right of Way Agreement in favor of
Continental Pipe Line Company,
filed 5/27/1988, in Book 5774, Page 1944.

SAUBAN A. HANIF AND SARA
DUGAN
Bk. 14409 Pg. 1993

Right of Way Easement in
favor of Diamond A. Inc.,
filed 1/23/1992, in Book 6249,
Page 138.

CHRISTIAN LIFE MISSIONARY
BAPTIST CHURCH
Bk. 5683 Pg. 159

Easement in favor of
the City of Oklahoma City,
filed 9/20/1983, in Book 5064, Page 681.

Easement in favor of Oklahoma County,
filed 4/24/1950, in Book 1328, Page 568;
Refined 5/5/1950, in Book 1334, Page 20.

Right of Way Contract in favor of Empire Pipe Line Co.,
filed 1/12/1918, in Book 19, Page 251;
Partial Release, filed 8/22/1950, in Book 1331, Page 329,
Assignment, filed 9/11/1974, in Book 4185, Page 364.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	28.51'	225.00'	007°15'32"	N62° 21' 40"E
C2	148.71'	275.00'	030°58'58"	N74° 13' 21"E
C3	135.19'	250.00'	030°58'58"	S74° 13' 21"W
C4	121.67'	225.00'	030°58'58"	S74° 13' 21"W
C5	135.20'	250.00'	030°59'05"	N74° 13' 26"E
C6	148.72'	275.00'	030°59'05"	N74° 13' 26"E
C7	121.68'	225.00'	030°59'05"	N74° 13' 26"E
C8	22.25'	35.00'	036°25'43"	S18° 30' 01"E
C9	147.80'	52.00'	162°51'26"	N44° 42' 50"E
C10	22.25'	35.00'	036°25'43"	N72° 04' 18"W
C11	22.25'	35.00'	036°25'43"	S18° 30' 01"E
C12	147.80'	52.00'	162°51'26"	N44° 42' 50"E
C13	22.25'	35.00'	036°25'43"	N72° 04' 18"W

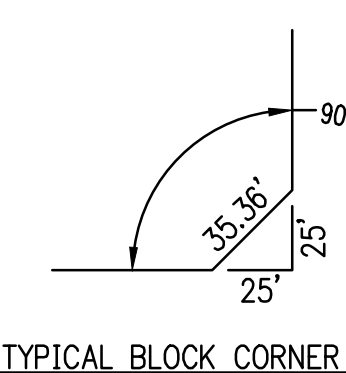
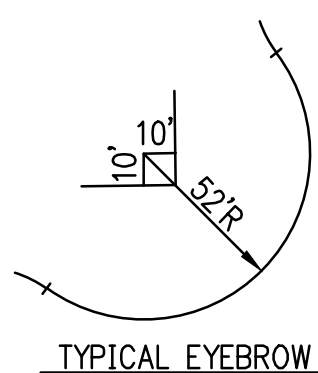
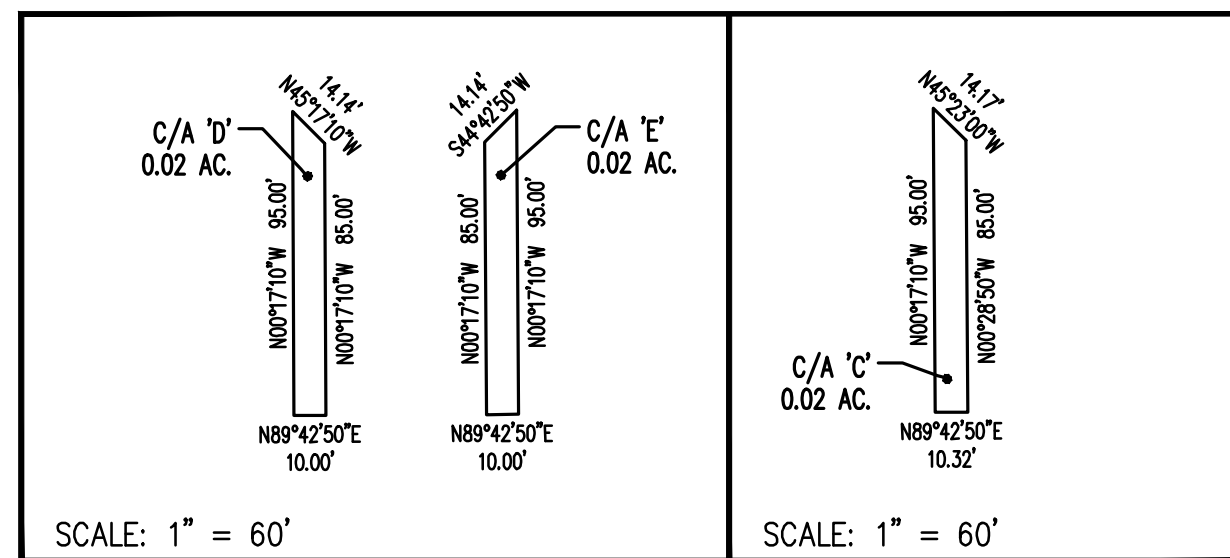
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.36'	N44° 42' 38"E
L2	35.35'	N44° 42' 49"E
L3	50.00'	N89° 42' 47"E
L4	35.35'	S45° 17' 22"E
L5	35.42'	N45° 23' 00"W
L6	47.92'	N00° 28' 50"W
L7	35.36'	N44° 42' 50"E
L8	35.36'	N45° 17' 10"W
L9	35.36'	S44° 42' 50"W
L10	35.36'	N45° 17' 10"W
L11	35.36'	N45° 17' 10"W
L12	35.36'	N44° 42' 50"E
L13	35.36'	N44° 42' 50"E
L14	35.36'	N45° 17' 10"W
L15	35.36'	S44° 42' 50"W
L16	35.36'	N44° 42' 50"E
L17	35.36'	S44° 42' 50"W
L18	35.36'	S45° 17' 10"E
L19	35.36'	N45° 17' 10"W
L20	35.36'	N44° 42' 50"E

LEGEND

P.O.B. POINT OF BEGINNING
R/W RIGHT-OF-WAY
BL BUILDING LIMIT LINE
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
PDE PRIVATE DRAINAGE EASEMENT
(NR) NONRADIAL LINE
C/A COMMON AREA
G/E GRADING EASEMENT

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**FINAL PLAT
RENAISSANCE PARK**

300 Points Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
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SHEET NO.: 2 OF 2
DATE: 06/12/24
PROJECT NO.: 24603400