

FINAL PLAT of CAMBRIA HEIGHTS

BEING A PART OF THE NW/4, SEC. 7, T13N, R1W, I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That KS130, 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 CAMBRIA HEIGHTS, 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 CAMBRIA HEIGHTS, an addition to the City of Oklahoma City, being a part of the Northwest Quarter (NW/4), Section Seven (7), Township Thirteen (13) North, Range One (1) 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 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 20th day of January, 2017.

Signed by the MANAGER this 20th day of January, 2017.

KS130, LLC
By: Tracy Williams
TRACY WILLIAMS, MANAGER

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 20th day of January, 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 20th day of January, 2017.

My Commission Expires: 06-13-19
My Commission No.: 11005330
Tracy L. Williams
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, Aubrey McDermid, Planning Director for the City of Oklahoma City, hereby certify that the City of Oklahoma City Planning Commission duly approved the Final Plat of CAMBRIA HEIGHTS, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma at a meeting the 13th day of August, 2017.

Aubrey McDermid
Planning Director

CERTIFICATE OF CITY CLERK

I, Frances Kersey, 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 unamortized 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 CAMBRIA HEIGHTS, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma.

Signed by the City Clerk this 14th day of March, 2017.

Frances Kersey
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 CAMBRIA HEIGHTS, 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 14th day of March, 2017.

Michael Curran
Mayor
Tracy Williams
City Clerk

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 CAMBRIA HEIGHTS, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma is vested in KS130, LLC, on the day of January 23rd, 2017, that there are no actions pending or judgments 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 21st day of January, 2017. First American Title & Trust Co

Jean Williams
Vice President

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 31st day of January, 2017, personally appeared Jean Williams 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 31st day of January, 2017.

My Commission Expires: 11-9-18
My Commission No.: 14010415
Steve Klausner
Notary Public

COUNTY TREASURER'S CERTIFICATE

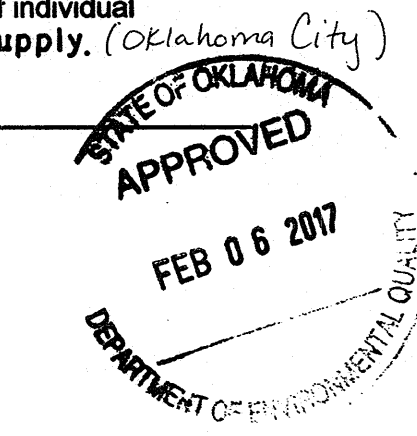
I, Jerry Stone, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County and that the tax records of said county show that all taxes for the year 2016 and prior years are paid on the Final Plat of CAMBRIA HEIGHTS, an addition to the City of Oklahoma City, Oklahoma 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 21st day of March, 2017.

Jerry Stone
County Treasurer - Chief Deputy

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

The Oklahoma Department of Environmental Quality certifies that this plat of an addition in Oklahoma County, Oklahoma, is approved for construction of individual disposal systems. Each lot will be served with public water supply. (Oklahoma City)
Camade Jones
Department of Environmental Quality
Date: 2/7/17



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 CAMBRIA HEIGHTS, 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 18 day of January, 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 18th day of January, 2017.

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

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

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 18th day of January, 2017.

My Commission Expires: 2/28/19
My Commission No.: 11001735
Robert R. Hume
Notary Public

PROPERTY DESCRIPTION

A tract of land being all of the East Half (E/2) of the Northwest Quarter (NW/4) of Section Seven (7), Township Thirteen (13) North, Range One (1) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

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

THENCE South 89°52'40" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 1,356.99 feet to the Northwest (NW) Corner of the East Half (E/2) of said Northwest Quarter (NW/4), said point being the POINT OF BEGINNING;

THENCE continuing South 89°52'40" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 1,334.31 feet to the Northeast (NE) Corner of said Northwest Quarter (NW/4);

THENCE South 00°17'57" East, along and with the East line of said Northwest Quarter (NW/4), a distance of 2,643.61 feet to the Southeast (SE) Corner of said Northwest Quarter (NW/4);

THENCE North 89°57'43" West, along and with the South line of said Northwest Quarter (NW/4), a distance of 1,330.87 feet to the Southwest (SW) Corner of the East Half (E/2) of said Northwest Quarter (NW/4);

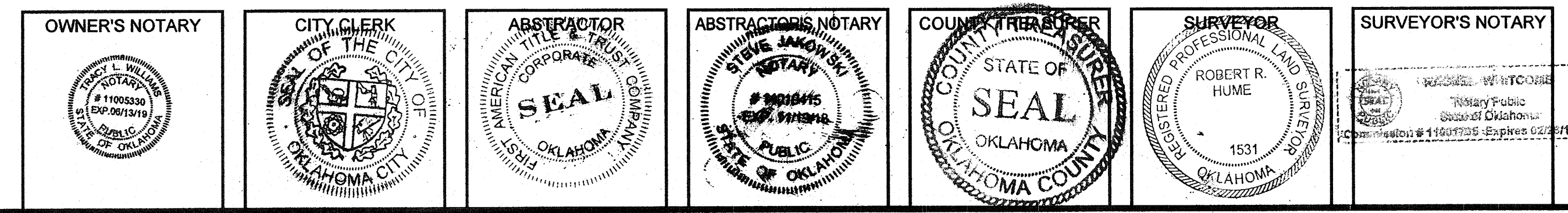
THENCE North 00°22'25" West, along and with the West line of the East Half (E/2) of said Northwest Quarter (NW/4), a distance of 2,645.59 feet to the POINT OF BEGINNING.

Containing 3,524,068 square feet or 80.9014 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83) The North line of the NW/4 having a bearing of S89°52'40"E

This property description was prepared on the 18 day of January, 2017, by Robert R. Hume, Licensed Professional Surveyor, No. 1531.

FINAL PLAT of CAMBRIA HEIGHTS



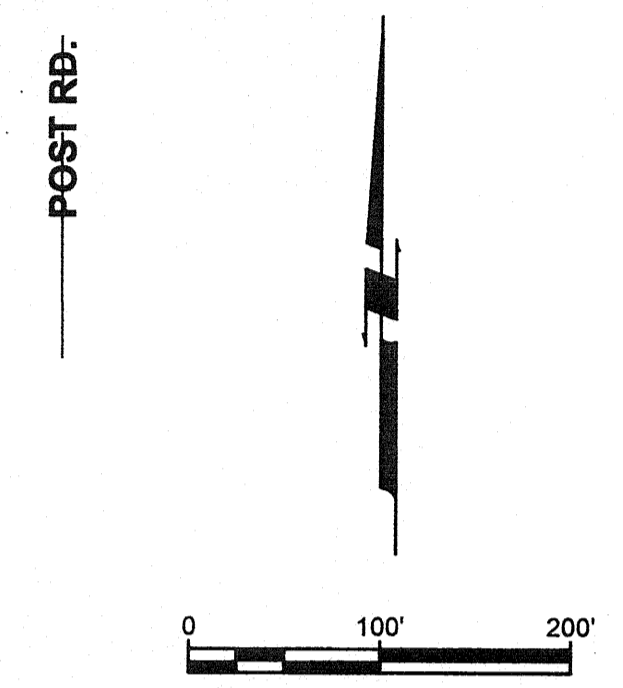
Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-0075 FAX (405) 235-0078
Certificate of Authorization #1484 Exp. Date: 06-30-2017
ENGINEERS • SURVEYORS • PLANNERS

FINAL PLAT of CAMBRIA HEIGHTS

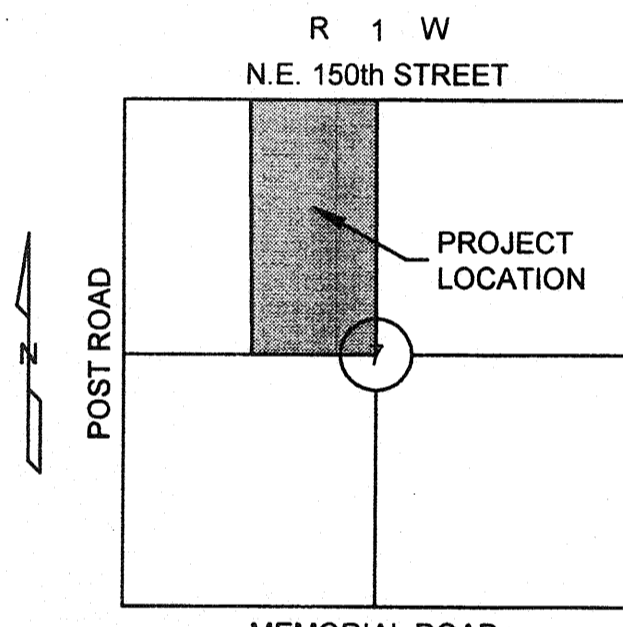
BEING A PART OF THE NW/4, SEC. 7, T13N, R1W, I.M.

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

P.O.C.
FND. #3 BAR
NW COR, NW/4 SEC. 7,
T13N, R1W, I.M.
S89°52'40"E 1356.99'



Basis of Bearing: Grid North as established by state
plane datum (Oklahoma State Plane North Zone NAD83)
The North line of the NW/4 having a bearing of S89°52'40"E



LOCATION MAP
SCALE: 1"=2000'

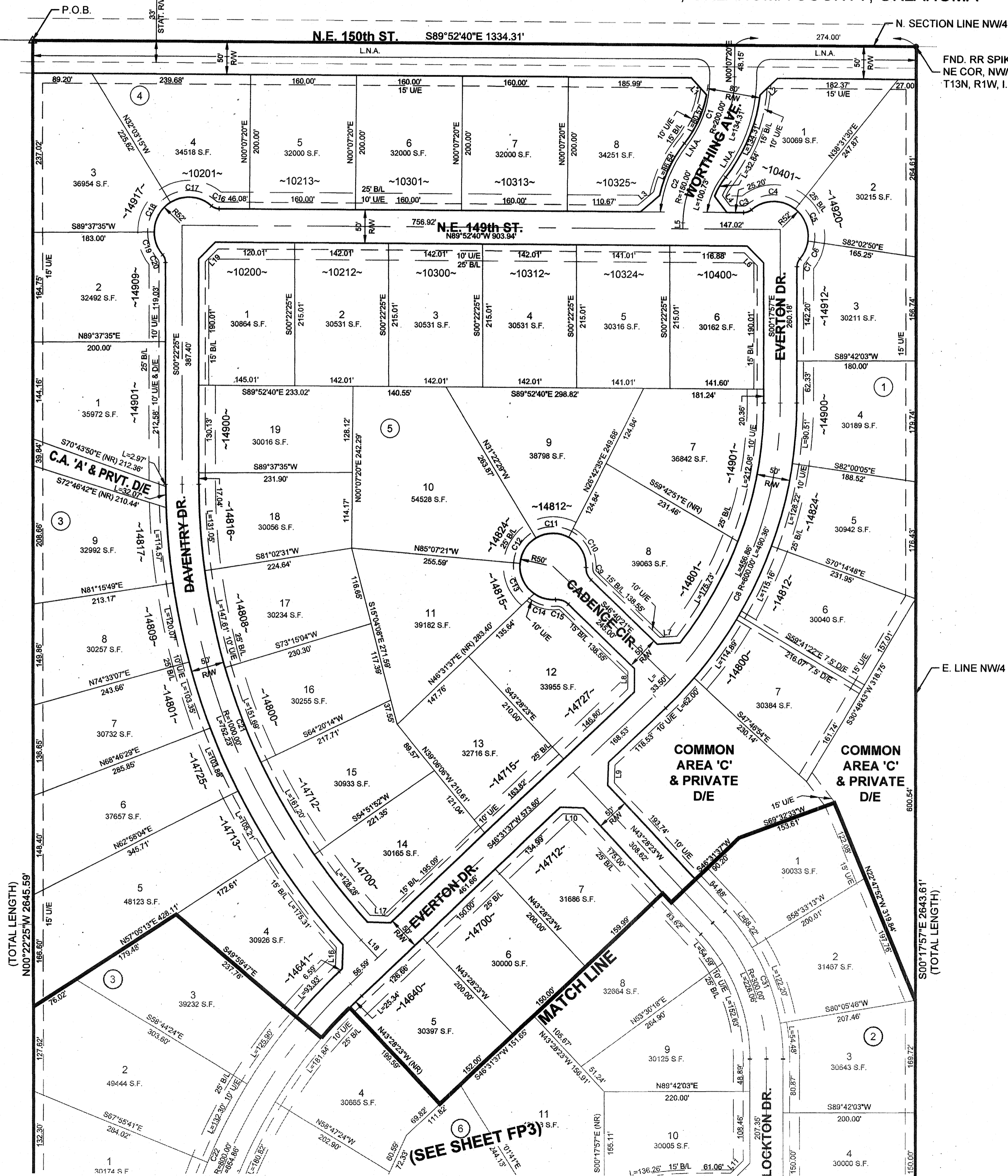
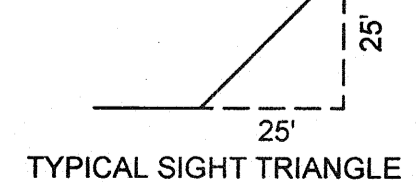
NOTE

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:

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

- 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



Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	134.31'	200.00'	69.80'	131.80'	N19°21'38"E	038°28'37"
C2	100.73'	150.00'	52.35'	98.85'	N19°21'38"E	038°28'37"
C3	12.81'	18.00'	6.69'	12.54'	N69°43'42"E	040°47'15"
C4	71.87'	52.00'	43.01'	66.29'	S88°55'47"W	079°11'25"
C5	53.94'	52.00'	29.68'	51.55'	N21°45'40"W	059°25'40"
C6	29.53'	52.00'	15.17'	29.13'	N24°13'14"E	032°32'07"
C7	12.81'	18.00'	6.69'	12.54'	S20°05'40"W	040°47'14"
C8	490.36'	600.00'	259.81'	476.83'	S23°06'50"W	046°49'35"
C9	21.03'	25.00'	11.18'	20.41'	S22°34'40"E	048°11'23"
C10	55.76'	50.00'	31.18'	52.91'	N30°25'50"W	063°53'43"
C11	51.48'	50.00'	28.29'	49.24'	S88°07'24"W	058°59'48"
C12	46.90'	50.00'	25.34'	45.20'	S31°45'05"W	053°44'52"
C13	52.83'	50.00'	29.18'	50.40'	S25°23'25"E	060°32'07"
C14	34.21'	50.00'	17.81'	33.55'	S75°15'36"E	039°12'16"
C15	21.03'	25.00'	11.18'	20.41'	N70°46'03"W	048°11'23"
C16	12.82'	18.00'	6.70'	12.55'	S69°28'15"E	040°48'51"
C17	66.24'	52.00'	38.47'	61.85'	N85°33'32"W	072°59'26"
C18	52.93'	52.00'	29.01'	50.67'	S28°47'10"W	058°19'10"
C19	37.02'	52.00'	19.33'	36.24'	S20°46'02"E	040°47'14"
C20	12.81'	18.00'	6.69'	12.54'	N20°46'02"W	040°47'14"
C21	752.23'	1000.00'	394.91'	734.62'	S21°55'24"E	043°05'58"
C22	654.86'	800.00'	347.02'	636.73'	S23°04'36"W	046°54'02"
C23	12.81'	18.00'	6.69'	12.54'	N20°01'13"E	040°47'13"
C24	37.02'	52.00'	19.33'	36.24'	S20°01'12"W	040°47'14"
C25	47.85'	52.00'	25.77'	46.18'	S26°44'09"E	052°43'28"
C26	70.47'	52.00'	41.84'	65.20'	N88°04'50"E	077°38'36"
C27	12.81'	18.00'	6.69'	12.54'	S69°38'54"W	040°46'45"
C28	591.26'	375.00'	377.21'	531.89'	N44°52'10"E	090°20'14"
C29	235.91'	300.00'	124.43'	229.88'	N67°05'55"E	045°03'19"
C30	315.06'	400.00'	166.22'	306.98'	N67°08'09"E	045°07'47"
C31	226.06'	300.00'	118.70'	220.75'	N21°53'10"W	043°10'25"

Line Table		
Line #	Length	Direction
L1	33.73'	S42°18'22"E
L2	36.40'	N46°50'09"E
L3	37.90'	N49°24'41"E
L4	30.49'	N37°27'17"W
L5	9.08'	N00°07'20"E
L6	35.49'	S45°05'19"E
L7	34.18'	N86°27'31"E
L8	34.39'	N00°07'23"W
L9	35.36'	N01°31'37"E
L10	35.36'	S88°28'23"E
L11	35.36'	N44°42'03"E
L12	35.36'	S45°17'57"E
L13	35.48'	S45°10'04"E
L14	35.36'	N44°37'35"E
L15	35.36'	S45°22'25"E
L16	35.42'	N01°37'49"E
L17	35.29'	S88°21'52"E
L18	36.40'	S43°28'23"E
L19	35.20'	N44°52'27"E

NOTES:

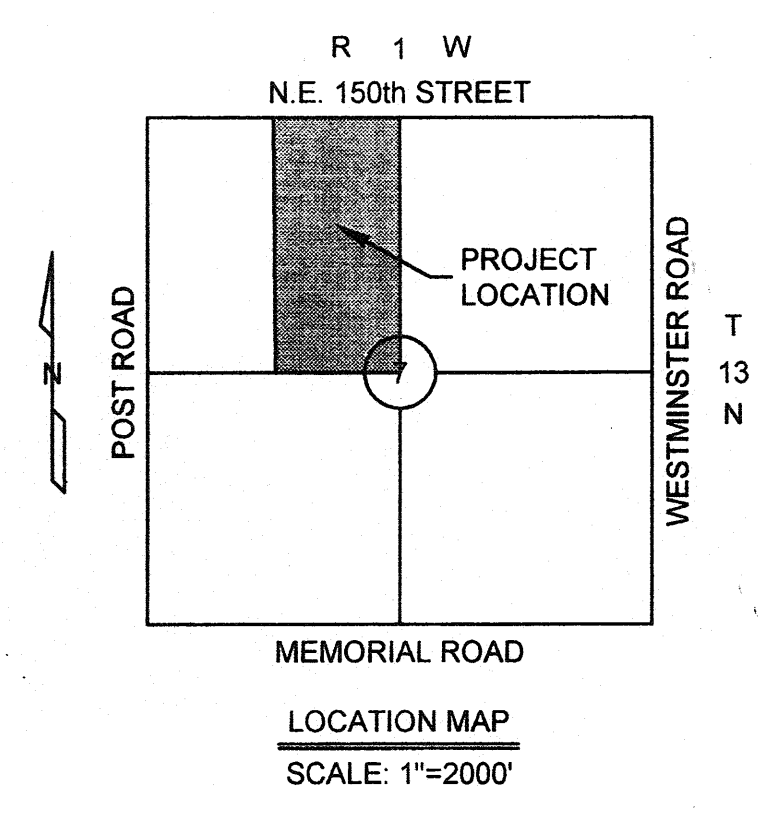
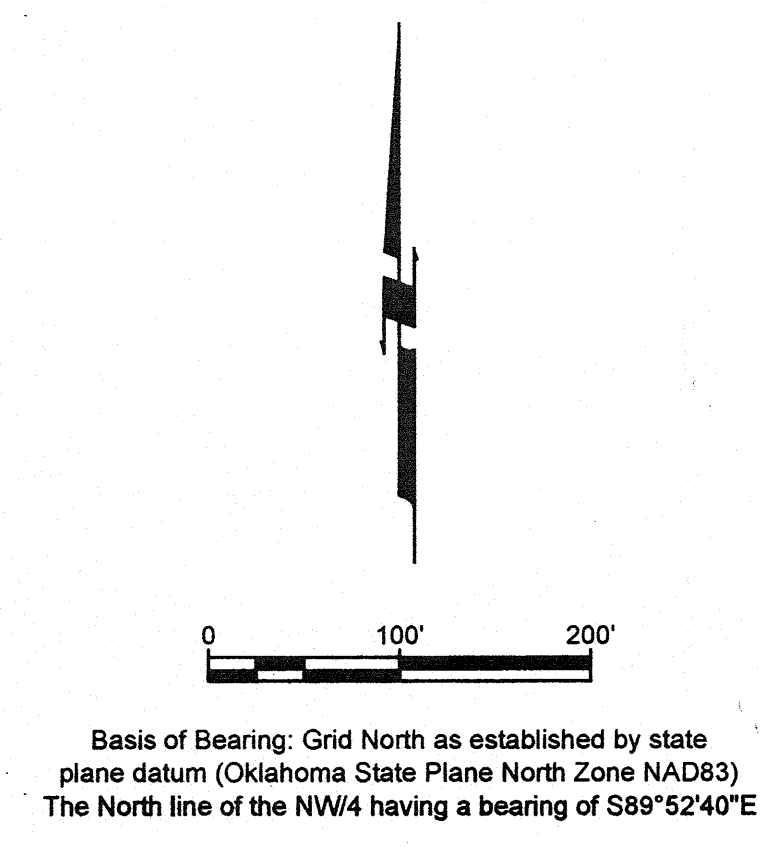
1. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association and/or property owners within CAMBRIA HEIGHTS.
2. Maintenance of all common areas and private drainage easements within CAMBRIA HEIGHTS shall be the responsibility of the Property Owners Association and/or property owners. 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.
3. Each lot will be served with a Public Water Supply.
(Oklahoma City)

FINAL PLAT
of
CAMBRIA HEIGHTS

Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-9075 FAX (405) 235-9079
Certificate of Authorization #1484 Exp. Date: 06-30-2017
ENGINEERS • SURVEYORS • PLANNERS

FINAL PLAT of CAMBRIA HEIGHTS

BEING A PART OF THE NW/4, SEC. 7, T13N, R1W, I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



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

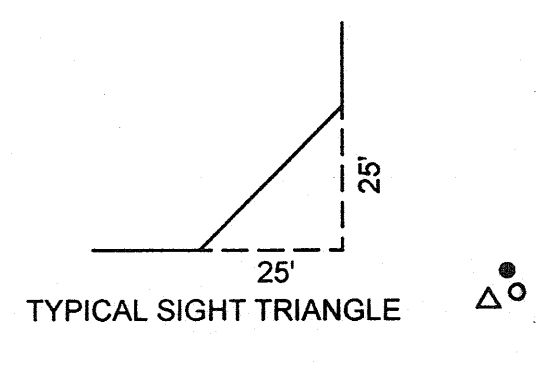
THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

CERT-NY REV 12-2007

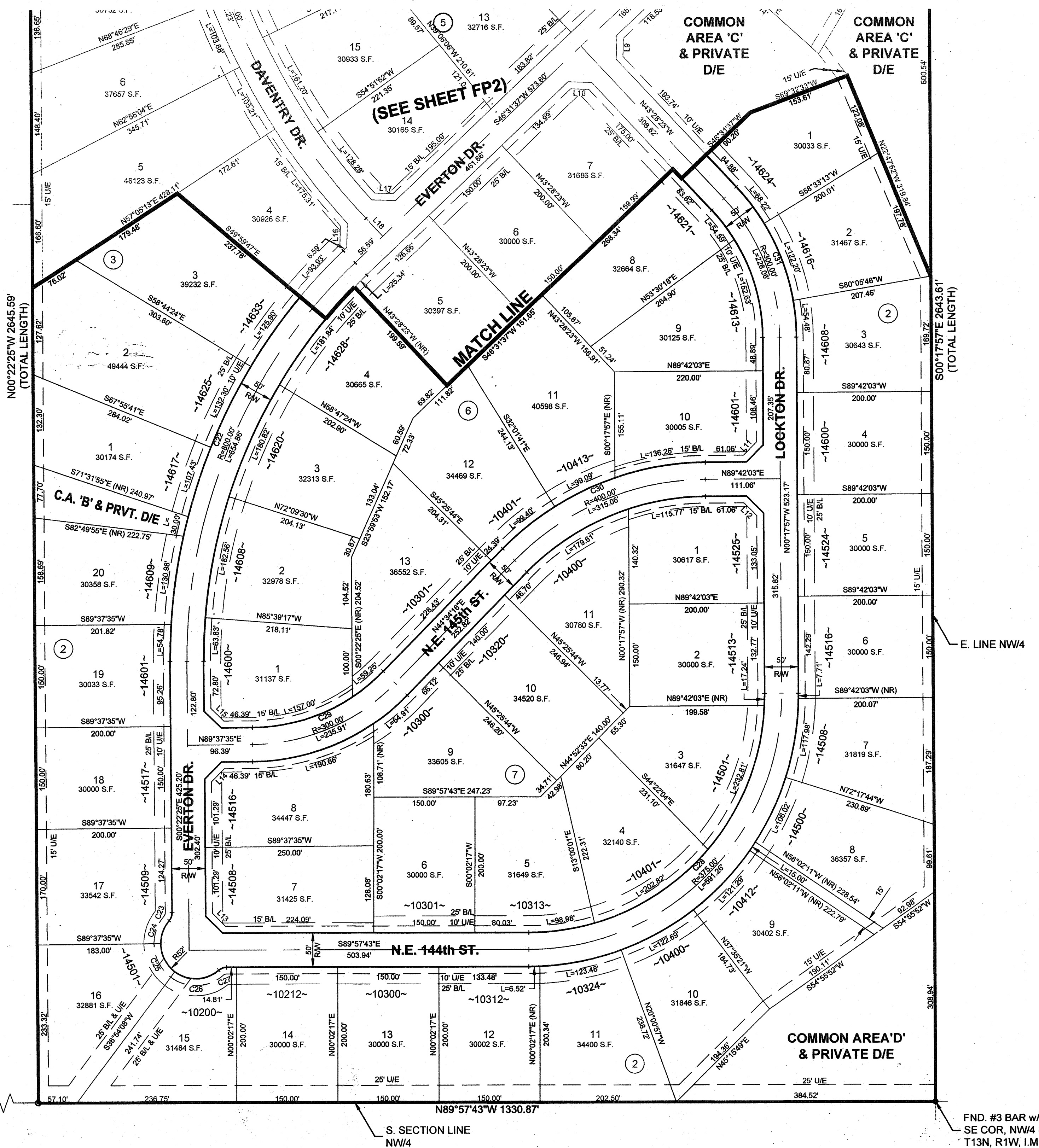
LEGEND:

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



FND. #3 BAR
SW COR, NW/4 SEC. 7,
T13N, R1W, I.M.



Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	134.31'	200.00'	69.80'	131.80'	N19°21'38"E	038°28'37"
C2	100.73'	150.00'	52.35'	98.85'	N19°21'38"E	038°28'37"
C3	12.81'	18.00'	6.69'	12.54'	N69°43'42"E	040°47'15"
C4	71.87'	52.00'	43.01'	66.29'	S88°55'47"W	079°11'25"
C5	53.94'	52.00'	29.68'	51.55'	N21°45'40"W	059°25'40"
C6	29.53'	52.00'	15.17'	29.13'	N24°13'14"E	032°32'07"
C7	12.81'	18.00'	6.69'	12.54'	S20°05'40"W	040°47'14"
C8	490.36'	600.00'	259.81'	476.83'	S23°06'50"W	046°49'35"
C9	21.03'	25.00'	11.18'	20.41'	S22°34'40"E	048°11'23"
C10	55.76'	50.00'	31.18'	52.91'	N30°25'50"W	063°53'43"
C11	51.48'	50.00'	28.29'	49.24'	S88°07'24"W	058°59'48"
C12	46.90'	50.00'	25.34'	45.20'	S31°45'05"W	053°44'52"
C13	52.83'	50.00'	29.18'	50.40'	S25°23'25"E	060°32'07"
C14	34.21'	50.00'	17.81'	33.55'	S75°15'36"E	039°12'16"
C15	21.03'	25.00'	11.18'	20.41'	N70°46'03"W	048°11'23"
C16	12.82'	18.00'	6.70'	12.55'	S69°28'15"E	040°48'51"
C17	66.24'	52.00'	38.47'	61.85'	N85°33'32"W	072°59'26"
C18	52.93'	52.00'	29.01'	50.67'	S28°47'10"W	058°19'10"
C19	37.02'	52.00'	19.33'	36.24'	S20°46'02"E	040°47'14"
C20	12.81'	18.00'	6.69'	12.54'	N20°46'02"W	040°47'14"
C21	752.23'	1000.00'	394.91'	734.62'	S21°55'24"E	043°05'58"
C22	654.86'	800.00'	347.02'	636.73'	S23°04'36"W	046°54'02"
C23	12.81'	18.00'	6.69'	12.54'	N20°01'13"E	040°47'13"
C24	37.02'	52.00'	19.33'	36.24'	S20°01'12"W	040°47'14"
C25	47.85'	52.00'	25.77'	46.18'	S26°44'09"E	052°43'28"
C26	70.47'	52.00'	41.84'	65.20'	N88°04'50"E	077°38'36"
C27	12.81'	18.00'	6.69'	12.54'	S69°38'54"W	040°46'45"
C28	591.26'	375.00'	377.21'	531.89'	N44°52'10"E	090°20'14"
C29	235.91'	300.00'	124.43'	229.88'	N67°05'55"E	045°03'19"
C30	315.06'	400.00'	166.22'	306.98'	N67°08'09"E	045°07'47"
C31	226.06'	300.00'	118.70'	220.75'	N21°53'10"W	043°10'25"

Line Table		
Line #	Length	Direction
L1	33.73'	S42°18'22"E
L2	36.40'	N46°50'09"E
L3	37.90'	N49°24'41"E
L4	30.49'	N37°27'17"W
L5	9.08'	N00°07'20"E
L6	35.49'	S45°05'19"E
L7	34.18'	N86°27'31"E
L8	34.39'	N00°07'23"W
L9	35.36'	N01°31'37"E
L10	35.36'	S88°28'23"E
L11	35.36'	N44°42'03"E
L12	35.36'	S45°17'57"E
L13	35.48'	S45°10'04"E
L14	35.36'	N44°37'35"E
L15	35.36'	S45°22'25"E
L16	35.42'	N01°37'49"E
L17	35.29'	S88°21'52"E
L18	36.40'	S43°28'23"E
L19	35.20'	N44°52'27"E

NOTES:

- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association and/or property owners within CAMBRIA HEIGHTS.
- Maintenance of all common areas and private drainage easements within CAMBRIA HEIGHTS shall be the responsibility of the Property Owners Association and/or property owners. 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.
- Each lot will be served with a Public Water Supply (Oklahoma City)

FINAL PLAT of CAMBRIA HEIGHTS

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: 06-30-2017
ENGINEERS • SURVEYORS • PLANNERS