

FINAL PLAT  
of  
**SPLIT TREE**

BEING A REPLAT OF LOT 19 AND THE WEST 5' OF LOTS 20 AND 21, BLOCK 5 MEADOWBROOK ACRES  
BEING A PART OF THE NE/4, SEC. 8, T12N, R3W, I.M.  
AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

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04 12.77 Pg 85 Page 2 PLAT  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That SPLIT-TREE AT MEADOWBROOK, LLC, 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 SPLIT TREE, 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 SPLIT TREE, an addition to the City of Oklahoma City, being a part of the Northeast Quarter (NE/4), Section Eight (8), Township Twelve (12) North, Range Three (3) 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 23<sup>rd</sup> day of April, 2019.

Signed by the Manager this 23 day of April, 2019.

SPLIT-TREE AT MEADOWBROOK, LLC

By: [Signature]  
Jeff Click, Manager

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 23<sup>rd</sup> day of April, 2019, personally appeared Jeff Click, 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 23 day of April, 2019.

My Commission Expires: 3/4/23

My Commission No.: 03003672

[Signature]  
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, Geoffrey Butler, Planning Director for the City of Oklahoma City, hereby certify that the City of Oklahoma City Planning Commission duly approved the Final Plat of SPLIT TREE, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma at a meeting the 28<sup>th</sup> day of March, 2019.

[Signature]  
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 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 SPLIT TREE, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma.

Signed by the City Clerk this 7<sup>th</sup> day of May, 2019.

[Signature]  
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 SPLIT TREE, 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 7<sup>th</sup> day of May, 2019.

[Signature]  
City Clerk

[Signature]  
Mayor

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 SPLIT TREE, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma is vested in SPLIT-TREE AT MEADOWBROOK, LLC, on the 18<sup>th</sup> day of April, 2019, 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 2018 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 24<sup>th</sup> day of April, 2019.

[Signature]  
Stewart Title of Oklahoma, Inc.  
[Signature]  
President

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 24<sup>th</sup> day of April, 2019, personally appeared Mary Ann Nelson 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 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 24<sup>th</sup> day of April, 2019.

My Commission Expires: 2/22/21

My Commission No.: 13001787

[Signature]  
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Forrest "Butch" Freeman, 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 2018 and prior years are paid on the Final Plat of SPLIT TREE, 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 12 day of JUNE, 2019.

[Signature]  
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 SPLIT TREE, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 19 day of April, 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 19 day of April, 2019.

[Signature]  
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 19 day of April, 2019.

My Commission Expires: 2/23/23

My Commission No.: 11001735

[Signature]  
Notary Public

PROPERTY DESCRIPTION

A tract of land being a part of the Northeast Quarter (NE/4) of Section Eight (8), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being all of Lot Nineteen (19) and the West 5.00 feet of Lots Twenty (20) and Twenty-one (21), Block Five (5) as shown on the plat MEADOWBROOK ACRES recorded in Book 21 of plats, Page 62; said tract being more particularly described as follows:

COMMENCING at the Southeast (SE) corner of said Block 5;

THENCE, along and with the South line of said Block 5, the following two calls:

1. South 89°42'00" West, a distance of 162.00 feet to a point 5.00 feet East of the Southeast corner of said Lot 19, said point being the POINT OF BEGINNING;

2. continuing South 89°42'00" West, a distance of 105.00 feet to the Southwest (SW) corner of said Lot 19;

THENCE North 00°00'00" East, along and with the West line of said Lot 19, a distance of 175.00 feet to the Northwest corner of said Lot 19;

THENCE North 89°42'00" East, along and with the extended North line of said Lot 19, a distance of 105.00 feet to a point 5.00 feet East of the Northeast corner of said Lot 19;

THENCE South 00°00'00" East, parallel with and 5.00 feet East of the East line of said Lot 19, a distance of 175.00 feet to the POINT OF BEGINNING.

Containing 18,375 square feet or 0.4218 acres, more or less.

Basis of Bearing: The East line of Block 5 MEADOWBROOK ACRES, having an assumed bearing of South 00°00'00" East

This property description was prepared on the 19 day of April, 2019, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

FINAL PLAT  
of  
**SPLIT TREE**



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



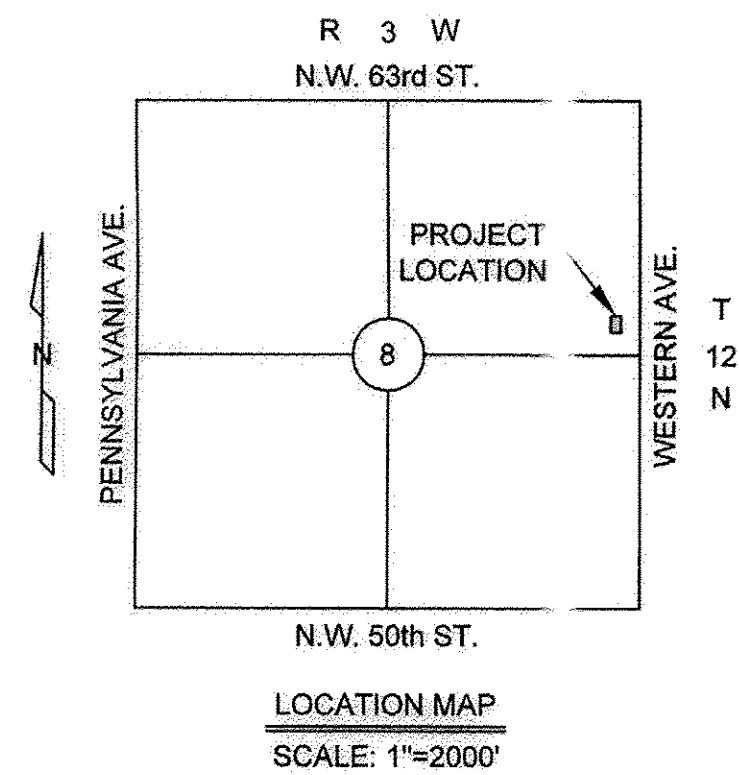
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Basis of Bearing: The East line of Block 5 MEADOWBROOK ACRES,  
having an assumed bearing of South 00°00'00" East



**\*\*\*\*\* 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 COMPLES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

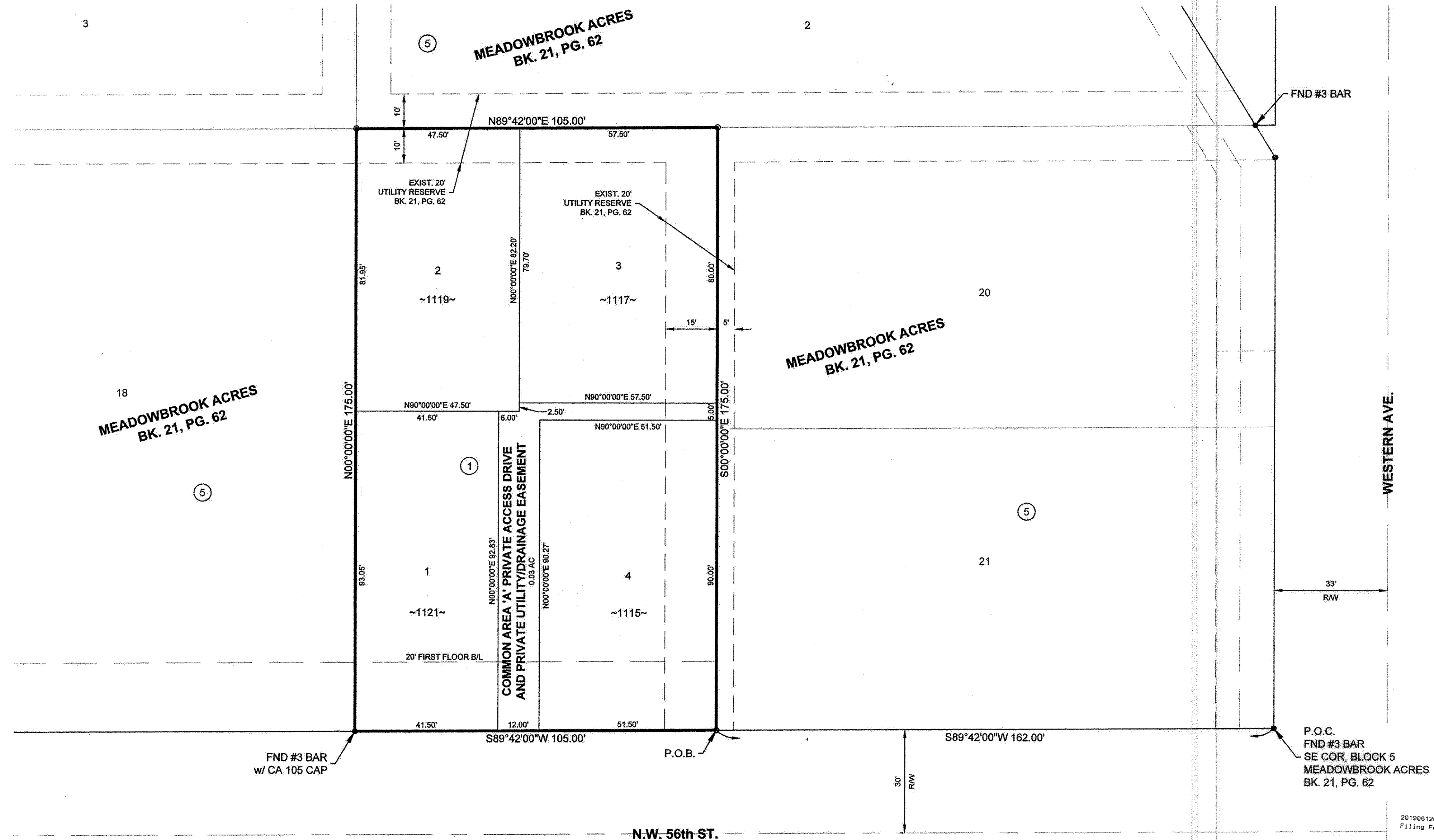
- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

LEGEND:  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
B/L = BUILDING LIMIT LINE  
U/E = UTILITY EASEMENT

**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 SPLIT TREE.
3. Purchasers shall have full disclosure regarding their responsibility/liability for private water/sewer service line.
4. Maintenance of all common areas and private drainage easements within SPLIT TREE 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.

- 5. "Class C" or better roofing materials are required on all primary structures.
- 6. Property owners for Lots 2 and 3 shall bring trash/recycle receptables out to NW 56th Street for service.



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  
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