77-23 1-1

FINAL PLAT
TOWN SQUARE, Section 5

PART OF THE SE/4 OF SECTION 20, T14N, R2W, I.M.
EDMOND, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

The undersigned, TOWN SQUARE COMMONS, L.L.C., does hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the surface rights to the land shown on the final plat of TOWN SQUARE, Section 5, a subdivision of a part of the Southeast Quarter of Section 20, T14N, R2W, I.M., Edmond, Oklahoma County, Oklahoma, and does further certify

That the owners in the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to: all, gas and mineral rights which have been, or are hereby reserved in their entirety; easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstracter's Certificate.

That the area indicated on said plat as Utility Easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi public utility function or service above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, operation and removal of any such public or quasi public utility.

That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications.

TOWN SQUARE COMMONS L.L.C.
Caleb McCaleb, Manager

Before me the undersigned, a Notary Public in and for said County and State on this 28th day of September, 2018, personally appeared Caleb McCaleb to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as its Manager and acknowledged to me that he executed the same as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

My Commission Expires:
07/16/19
Notary Public

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter of Titles in and for Oklahoma County, State of Oklahoma, hereby certifies that the records of proper officials of said County show that title to the land included in the annexed plat of TOWN SQUARE, Section 5, a subdivision of a part of the Southeast Quarter of Section 20, T14N, R2W, I.M., an addition to the City of Edmond, Oklahoma County, Oklahoma, is vested in TOWN SQUARE COMMONS, LLC, and that on this 10th day of October, 2018, there are no actions pending or judgments of any nature in any court or on file with the Clerk of any Court in said County and State, against said land or owners thereof; that the taxes are paid for the year 2017 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat.

EXCEPT:

Easements, Rights-of-way and Mortgages of record.

Secretary

Mitchell Reid
Vice-President
Oklahoma City Abstract & Title Co.

Before me, the undersigned, a Notary Public in and for said County and State on this 10th day of October, 2018 personally appeared Mitchell Reid to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its President and acknowledged to me that executed the same as free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires:
1-24-20
Notary Public

SURVEYOR'S CERTIFICATE

I, Greg J. Massey, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of TOWN SQUARE, Section 5, represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. 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 6 Section 41-108 of the Oklahoma State Statutes.

Greg J. Massey, R.L.S. #1313

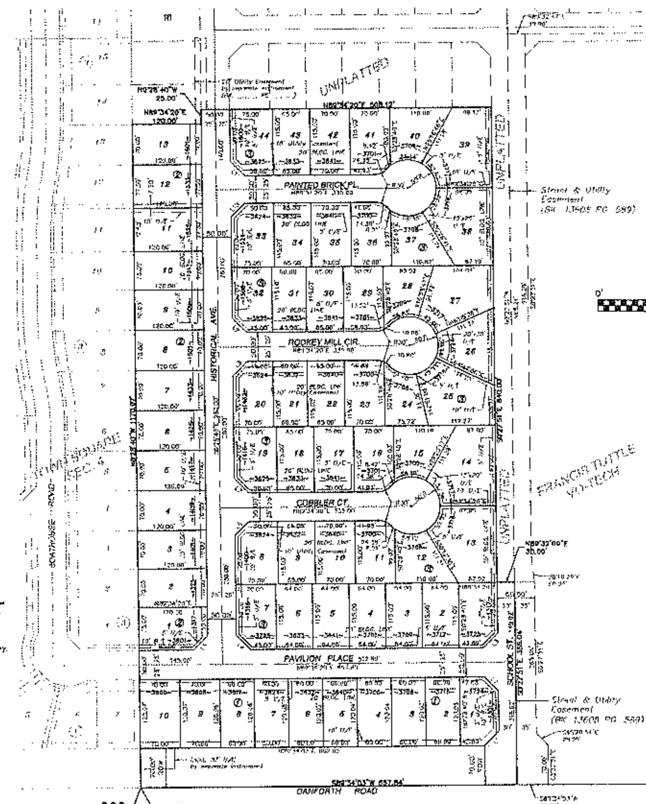
Before me the undersigned, a Notary Public in and for said County and State on this 28th day of September, 20 18 personally appeared Greg J. Massey to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires:
07/16/19
Notary Public

LINE #	DIRECTION	LENGTH
L1	S44°35'06"W	35.35'
L2	S45°26'16"E	35.37'
L3	S44°33'14"W	35.34'
L4	N45°27'10"W	35.37'
L5	N44°32'50"E	35.34'
L6	S44°32'50"W	35.34'
L7	N45°27'10"W	35.37'
L8	S44°32'50"W	35.34'
L9	N45°27'10"W	35.37'
L10	S44°32'50"W	35.34'
L11	N45°27'10"W	35.37'

NOTES:

1. Basis of Bearing is the South line of the SE/4 Sec. 20 (Danforth Road – South 89°34'03" West)
2. Unless otherwise shown all Lots shall have a 5' U/E along the front property line.
3. All Lots shall have 20' front and 10' rear building lines. Corner lots shall have 10' side yard building lines, as shown hereon.
4. Detached garages will be permitted on all lots.
5. All field work for boundary survey and placement of iron pins was performed by Ryan Davidson, PLS #1591, of Oklahoma Survey Company, for and under the direction of Greg J. Massey, PLS #1313 of Red Plains Professional in June 2017.
6. A mandatory Property Owners Association is required.
7. The maintenance of Common Areas, Islands within the Rights-of-way and Arterial Landscaping and its irrigation system shall be the responsibility of the Property Owners Association comprising all Lot Owners owning property within the plat of TOWN SQUARE, Section 5. No structure, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the Common Areas as shown, except by Building Permit issued by the City of Edmond.
8. Addresses shown hereon are for informational purposes only and are subject to change by governmental agencies. Verification of current addresses with the City of Edmond is recommended.



SCALE: 1" = 100'

RELATIVE MONUMENT FOR THIS PLAT.
GPS MON. STA. 1159
N= 237887.8893
E= 2133984.7032

CITY PLANNING COMMISSION APPROVAL

I, Barry K. Moore, Chairperson of the City Planning Commission of the City of Edmond, Oklahoma do hereby certify that the said Planning Commission duly approved the annexed plat of TOWN SQUARE, Section 5, an addition to the City of Edmond, Oklahoma on this 19th day of September, 2017.

CHAIRPERSON

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Edmond, Oklahoma, that the dedications shown on the annexed plat of TOWN SQUARE, Section 5, an addition to the City of Edmond, Oklahoma is hereby accepted.

ADOPTED by the Council of the City of Edmond, Oklahoma this 8th day of October, 2018.

APPROVED by the Mayor of the City of Edmond, Oklahoma this 8th day of October 2018

City Clerk Mayor

CITY CLERK'S CERTIFICATE

I, Linda D. Cook, City Clerk of the City of Edmond, Oklahoma, hereby certify that I have examined the records of said City of Edmond, and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of TOWN SQUARE, Section 5, an addition to the City Edmond, Oklahoma, on this 8th day of October, 20 18

City Clerk

COUNTY TREASURER'S CERTIFICATE

I, Forrest "Butch" Freeman, do hereby certify that I am the duly elected qualified and acting County Treasurer of Oklahoma County, Oklahoma and that the tax records of said County show that all taxes are paid for the year 2017 and prior years on the land shown on the annexed plat of TOWN SQUARE, Section 5, an addition to the City of Edmond, Oklahoma and that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 10th day of Oct, 20 18

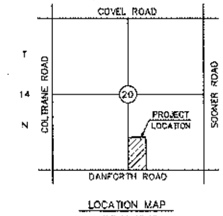
County Treasurer
By: Forrest "Butch" Freeman
Chief Deputy

LEGAL DESCRIPTION

A tract of land in the Southeast Quarter (SE/4) of Section Twenty (20), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

BEGINNING at the Southwest Corner of said SE/4;
Thence North 00°28'40" West along the West line of the SE/4, the same being the East property line of Town Square, Section 4, recorded in Bk. PL75, Pg. 34, a distance of 1170.07 feet;
Thence North 89°34'20" East a distance of 120.00 feet;
Thence North 00°28'40" West a distance of 25.00 feet;
Thence North 89°34'20" East a distance of 508.12 feet;
Thence South 00°27'51" East a distance of 840.00 feet;
Thence North 89°32'09" East a distance of 30.00 feet;
Thence South 00°27'51" East a distance of 355.04 feet to a point on the South line of said SE/4, the same being the centerline of Danforth Road;
Thence South 89°34'03" West along the South line of said SE/4, a distance of 657.84 feet to the POINT OF BEGINNING.

Containing 758,105.35 square feet or 17.4037 acres, more or less.

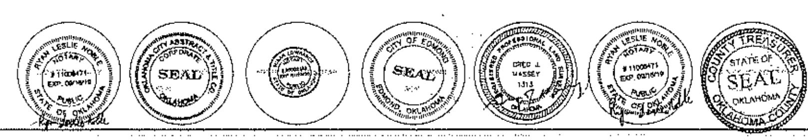


LOCATION MAP
NOT TO SCALE

NOTE:
BOUNDARY CORNERS: SET ⅜" I.P. W/CA4717 CAP
LOT CORNERS: SET ⅜" I.P. W/CA4717 CAP
CENTERLINE: SET MAG NAIL W/CA4717 TAG

LOT BUILDING LINES

FRONT YARD	TWENTY (20) FEET
INTERIOR SIDE YARD	FIVE (5) FEET
SIDE YARD (corner lots)	TEN (10) FEET
REAR YARD	TEN (10) FEET



RED PLAINS PROFESSIONAL, INC.

FINAL PLAT
THE PLAZA AT TOWN SQUARE, SEC. 1

DANFORTH ROAD & COLTRANE ROAD

PART OF THE SW/4 OF SECTION 20, T14N, R2W, I.M.
EDMOND, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

The undersigned, TOWNSQUARE COMMONS, L.L.C., does hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the surface rights to the land shown on the final plat of the Plaza at Town Square, Sec. 1, a subdivision of a PART OF THE SW/4 OF SECTION 20, T14N, R2W, I.M., EDMOND, OKLAHOMA COUNTY, OKLAHOMA and does further certify:

That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to; all, gas and mineral rights which have been, or are hereby reserved in their entirety; rights of oil, gas and mineral lessee's, present and future, which may include, among other rights, the right to lay pipe lines and build various appurtenances and structures necessary to remove oil, gas and minerals per terms of their lease agreements; easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstracter's Certificate.

That the area indicated on said plat as Utility and/or Drainage Easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi public utility function or service above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, operation and removal of any such public or quasi public utility.

That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedication.

TOWNSQUARE COMMONS, L.L.C.

Manager

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this 12th day of APRIL 2018, personally appeared CALEB McCAFFS to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as its Manager and acknowledged to me that she executed the same as the free and voluntary act and deed of said company for the uses and purposes thereon set forth.

My Commission Expires:
APRIL 20, 2018

Notary Public

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter of Titles in and for Oklahoma County, State of Oklahoma, hereby certify that the records of proper officials of said County show that title to the land included in the annexed plat of THE PLAZA AT TOWN SQUARE, SEC. 1, a subdivision of a part of the PART OF THE SW/4 OF SECTION 20, T14N, R2W, I.M., an addition to the City of EDMOND, OKLAHOMA COUNTY, OKLAHOMA, is vested in TOWNSQUARE COMMONS, L.L.C., and that on this 24th day of April 2018 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 owners thereof; that the taxes are paid for the year 2017 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat.

EXCEPT:

Easements, Rights-of-way and Mortgages of record

Attest:

Secretary

Oklahoma City Abstract & Title

Vice-President

State of Oklahoma)
County of Oklahoma) ss

Before me, the undersigned, a Notary Public in and for said County and State on this 24 day of April, 2018 personally appeared Mitchell Reid to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its President and 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 said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires:
6-2-19

Notary Public

SURVEYOR'S CERTIFICATE

I, Greg J. Massey, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat THE PLAZA AT TOWN SQUARE, SEC. 1 represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. 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.

Greg J. Massey, P.L.S. #1313

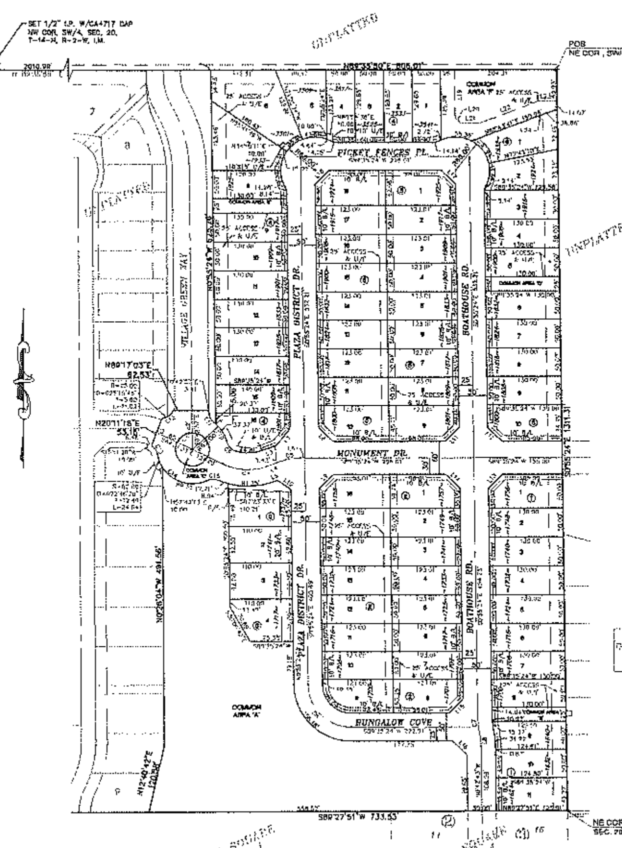
State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this 12th day of APRIL 2018 personally appeared Greg J. Massey 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 for the uses and purposes therein set forth.

My Commission Expires:
APRIL 20, 2018

Notary Public

OKLAHOMA CITY ABSTRACT & TITLE CO
P.O. BOX 280
OKLAHOMA CITY OK 73101



LEGAL DESCRIPTION:

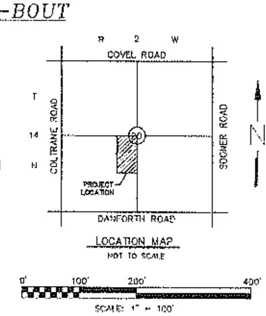
A tract of land located in the Southwest Quarter of Section Twenty (20), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:

Beginning at the Northeast corner of the Southwest Quarter of said Section Twenty (20);
Thence South 00°35'24" East along the east line of the said Southwest Quarter a distance of 1311.31 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section Twenty, also being the Northeast corner of Town Square Section 4, recorded in Bk 75 Pg 28, Oklahoma County, Oklahoma;
Thence South 89°27'51" West along the north line of said Southeast Quarter of the Southwest Quarter and being the North line of Town Square Section 4 and continuing on the North line of Town Square Section 1 a distance of 733.53 feet;
Thence North 12°40'42" East a distance of 120.58 feet;
Thence North 00°26'04" West a distance of 491.56 feet to a point on a non-tangent curve;
Thence in a northerly direction along a non-tangent curve to the right with a radius of 62.00 feet, having a chord bearing of North 20°38'34" West and a chord distance of 24.48 feet, and an arc length of 24.64 feet;
Thence in a northwesterly direction along a reverse tangent curve to the left with a radius of 25.00 feet, having a chord bearing of North 32°45'56" West and a chord distance of 19.73 feet, and an arc length of 20.28 feet;
Thence North 20°11'18" East a distance of 53.15 feet;
Thence in a northeasterly direction along a non-tangent curve to the left with a radius of 25.00 feet, having a chord bearing of North 54°44'36" East and a chord distance of 24.58 feet, and an arc length of 25.70 feet;
Thence with a bearing of North 89°17'03" East a distance of 62.53 feet;
Thence with a bearing of South 00°42'57" East a distance of 3.41 feet to the beginning point of a curve to the left;
Thence in a southeasterly direction along a tangent curve to the left with a radius of 25.00 feet, having a chord bearing of South 20°09'30" East and a chord distance of 21.44 feet, and an arc length of 22.18 feet; Thence in a southeasterly direction along a reverse tangent curve to the right with a radius of 62.00 feet, having a chord bearing of South 41°31'49" East and a chord distance of 3.55 feet, and an arc length of 3.55 feet;
Thence North 00°35'24" West a distance of 821.26 feet to a point on the north line of the said Southwest Quarter of Section Twenty;
Thence North 89°33'50" East along said north quarter line a distance of 606.01 feet to the point of beginning.
Said described tract containing 866201.93 square feet or 19.885 acres more or less.

CURVE TABLE						
NO.	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD DIRECTION
C3	100.00	4.70	2°41'43"	2.35	4.70	N65°32'07"W
C4	100.00	81.88	46°54'47"	43.39	79.61	S87°0'09"E
C5	100.00	35.54	20°21'59"	17.96	35.36	S70°24'26"W
C6	75.00	117.14	89°29'11"	74.33	105.59	S45°40'00"E
C7	175.00	30.73	10°03'39"	15.40	30.69	S5°57'14"E
C8	175.00	31.38	10°16'21"	15.73	31.33	N5°50'53"W
C9	25.00	29.30	67°24'46"	14.55	25.19	S43°53'29"E
C10	62.00	40.92	37°49'12"	21.24	40.18	N32°35'42"W
C11	25.00	22.18	50°47'59"	11.87	21.44	S20°09'30"E
C12	25.00	25.70	58°53'27"	14.11	24.59	N54°44'36"E
C13	25.00	20.28	46°28'11"	10.74	19.73	N32°45'56"W
C14	62.00	113.99	105°20'28"	81.30	98.60	S62°11'33"E
C15	25.00	20.83	47°44'56"	11.07	20.24	S88°00'43"W

LINE TABLE		
NO.	LENGTH	DIRECTION
L3	22.00'	S89°13'28"W
L4	24.08'	S89°13'28"W
L5	0.90'	S89°13'28"W
L6	7.51'	S89°35'24"W
L7	38.88'	N38°06'21"E
L8	35.51'	N45°40'00"W
L9	35.20'	S44°20'00"W
L10	28.73'	N55°50'56"W
L11	35.20'	N44°20'00"E
L12	35.31'	N45°40'00"W
L13	35.20'	S44°20'00"W
L14	35.51'	S45°40'00"E
L15	35.20'	N44°20'00"E
L16	35.45'	S45°33'39"E
L17	35.51'	S45°40'00"E
L18	35.20'	S44°20'00"W
L19	84.85'	S0°55'24"E
L20	14.21'	S45°40'00"E
L21	34.08'	S80°35'24"W
L22	108.02'	N68°43'41"E
L23	33.95'	N89°04'36"E
L24	11.42'	S06°05'52"E

ROUND-A-BOUT
SCALE: 1" = 50'



LOCATION MAP
NOT TO SCALE

0' 100' 200' 400'
SCALE: 1" = 100'

CITY PLANNING COMMISSION APPROVAL

I, BARRY K. MOORE, Chairperson of the City Planning Commission of the City of EDMOND, OKLAHOMA COUNTY, OKLAHOMA do hereby certify that the said Planning Commission duly approved the annexed plat of THE PLAZA AT TOWN SQUARE, SEC. 1, an addition to the City of EDMOND, OKLAHOMA COUNTY, OKLAHOMA on the 2nd of May 2017

CHAIRPERSON

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of EDMOND, OKLAHOMA COUNTY, OKLAHOMA, that the dedications shown on the annexed plat of THE PLAZA AT TOWN SQUARE, SEC. 1, an addition to the City of EDMOND, OKLAHOMA COUNTY, OKLAHOMA are hereby accepted. ADOPTED by the Council of the City of EDMOND, OKLAHOMA COUNTY, OKLAHOMA this 23rd day of April 2018
APPROVED by the Mayor of the City of EDMOND, OKLAHOMA COUNTY, OKLAHOMA this 23rd day of April 2018

Attest:

Mayor

CITY CLERK'S CERTIFICATE

I, Cinda D. Cook, City Clerk of the City of EDMOND, OKLAHOMA COUNTY, OKLAHOMA, hereby certify that I have examined the records of the said City of EDMOND, and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of THE PLAZA AT TOWN SQUARE, SEC. 1, an addition to the City of EDMOND, OKLAHOMA COUNTY, OKLAHOMA, on this 23 day of April 2018

City Clerk

COUNTY TREASURER'S CERTIFICATE

I, Forrest "Butch" Freeman, do hereby certify that I am the duly elected qualified and acting County Treasurer of EDMOND, OKLAHOMA COUNTY, OKLAHOMA and that the tax records of said County show that all taxes are paid for the year 2017 and prior years on the land shown on the annexed plat of THE PLAZA AT TOWN SQUARE, SEC. 1, an addition to the City of EDMOND, and that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 25 day of April 2017.

Treasurer

NOTES:

1. TYPICAL SETBACKS:

REAR ACCESS LOTS:	SIDE YARD = ZERO LOT LINE (10' BETWEEN BLDGS.) SIDE YARD (CORNER) = 10' FRONT YARD = 10' REAR YARD = 25' (PERIMETER LOTS) 20' (INTERIOR LOTS)
STANDARD LOTS: (LOTS 1-4, BLOCK 3)	FRONT YARD = 20' SIDE YARD = 5' (10' BETWEEN BLDGS.) SIDE YARD (CORNER) = 10' REAR YARD = 10'

1. The Basis for Bearing is the North line of Town Square Sec. 1 & Sec. 4 South 89°27'51" West
2. All field work for boundary survey and placement of iron pins was performed by Ryan Doudican, PLS #1591, of Oklahoma Survey Company, Inc. and under the direction of Gregory J. Massey, PLS # 1313 of Red Plains Professional.
3. Common Areas A & F in The Plaza At Town Square Sec. 1, are set aside for and maintained by the Home Owners Association of The Plaza At Town Square Sec. 1, for the purposes of Private Drainage/Detention and Public Utilities.
4. Common Areas B,D & E in The Plaza At Town Square Sec. 1, are set aside for and maintained by the Home Owners Association of The Plaza At Town Square Sec. 1, for the purposes of Private Drives and Public Utilities.
5. Common Area A in The Plaza At Town Square Sec. 1, are set aside for and maintained by the Home Owners Association of The Plaza At Town Square Sec. 1, and all subsequent Sections or Phases; and shall be buildable for a clubhouse and other amenities.
6. SIDEWALKS TO BE PROVIDED IN ACCORDANCE WITH CITY CODE AND/OR SUBDIVISION REGULATIONS.
7. EXCEPT AS SHOWN OTHERWISE, A 5' U/E SHALL BE LOCATED ADJACENT TO ALL PUBLIC STREET RIGHTS-OF-WAY.
8. Common Area C in The Plaza At Town Square Sec. 1, are set aside for and maintained by the Home Owners Association of The Plaza At Town Square Sec. 1, and all subsequent Sections or Phases; for the purposes of Private Roadway, Public Utilities, & Use of Emergency Vehicles.

RELATIVE MONUMENT FOR THIS PLAT.
GPS MON. STA. 1159
N= 237697.8893
E= 2133984.7032

RED PLAINS PROFESSIONAL, INC.