FINAL PLAT
THE HUB ON MORGAN

BEING A PART OF THE SW/4 OF SEC. 12, T.11N., R.5W., I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATION AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That I/we, the undersigned, The Hub on Morgan, LLC, do hereby certify that we are the owner(s) of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of THE HUB ON MORGAN, a subdivision of a part of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West, of the Indian Meridian to the City of Oklahoma City, Canadian County, Oklahoma and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements, as shown on said annexed plat, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of THE HUB ON MORGAN. That The Hub on Morgan, LLC, dedicates all streets and easements shown on said annexed plat to the public for public highways, streets and easements, for themselves, their successors and assigns forever and has caused the same to be released from all rights easement and encumbrances except as shown in the bonded abstractor's certificate.

Signed this __ day of _____, 2023.

_____
NAME - TITLE

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of _____, 2023, personally appeared _____ as _____for the The Hub on Morgan, LLC, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed.

My Commission Expires: _____ NOTARY PUBLIC _____

COUNTY TREASURER'S CERTIFICATE

I, _____, hereby certify that I am the duly elected and acting County Treasurer of Canadian County, State of Oklahoma, that the tax records of said county show all taxes paid for the year 2023 and all prior years are paid on the land shown on the annexed plat of THE HUB ON MORGAN, an addition to the City of Oklahoma City, Canadian County, 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 _____ day of _____, 2023.

_____
COUNTY TREASURER

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified abstracter in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of THE HUB ON MORGAN a subdivision of a part of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West, of the Indian Meridian to the City of Oklahoma City, Canadian County, Oklahoma appears to be vested in The Hub on Morgan, LLC, on this ___ day of _____ 2023, unencumbered by pending actions, judgements, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this __ day of _____, 2023.

_____
PRESIDENT

LICENSED LAND SURVEYOR

I, Lee Martin, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of THE HUB ON MORGAN an addition to the City of Oklahoma City, Canadian County, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the __ day of _____, 2023, and that monuments shown thereon actually exist and their positions are correctly shown, that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors 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.

_____
LICENSED LAND SURVEYOR

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this __ day of _____, 2023, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed.

My Commission Expires: _____ NOTARY PUBLIC _____

CERTIFICATE OF PLANNING COMMISSION

I, _____, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approve the final plat of THE HUB ON MORGAN, to the City of Oklahoma City, Oklahoma, this ___ day of _____, 2023.

_____
PLANNING DIRECTOR

ACCEPTANCE OF DEDICATIONS BY CITY COUNCIL

Be it resolved by the Council of the City of Oklahoma City, Oklahoma that the dedications shown on the annexed plat of THE HUB ON MORGAN to the City of Oklahoma City, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Oklahoma City, on this this __ day of _____, 2023.

ATTEST: _____ _____
CITY CLERK MAYOR

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of THE HUB ON MORGAN to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk of the City of Oklahoma City, on this this __ day of _____, 2023.

_____
CITY CLERK

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West, of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest Corner of said Southwest Quarter (SW/4);

THENCE North 00°18'24" West along the West line of said Southwest Quarter (SW/4), a distance of 330.02 feet to the POINT OF BEGINNING;

THENCE continuing North 00°18'24" West along said line, a distance of 389.98 feet said point also being the Southwest corner of FOUNTAINGRASS ADDITION SECTION 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the plat recorded in Book 9 of Plats, Page 25;

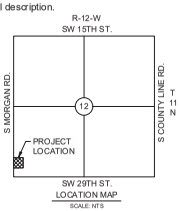
THENCE North 88°46'18" East, parallel with the South line of said Southwest Quarter (SW/4) and along the South line of said FOUNTAINGRASS ADDITION SECTION 1, a distance of 359.73 feet;

THENCE South 00°18'24" East parallel with the West line of said Southwest Quarter (SW/4), a distance of 390.00 feet, said point also being the Northeast corner of CASEY'S GENERAL STORE AT MORGAN - 29 COMMERCIAL CENTER, an addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the plat recorded in Book 9 of Plats, Page 739;

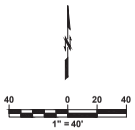
THENCE South 88°46'30" West along the North line of said CASEY'S GENERAL STORE AT MORGAN - 29 COMMERCIAL CENTER, a distance of 359.73 feet to the POINT OF BEGINNING.

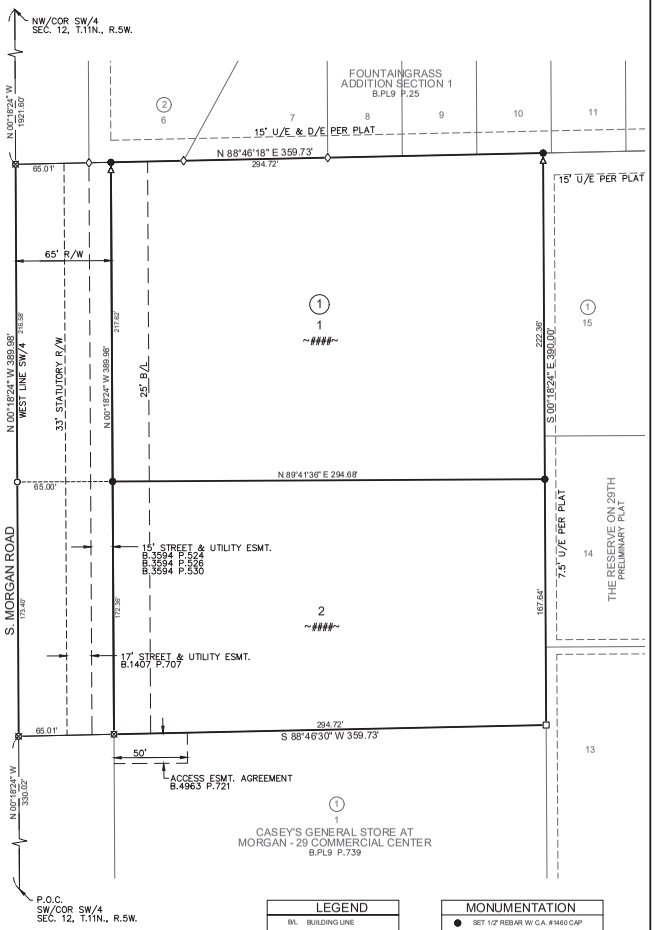
NOTES:

- This plat of survey meets or exceeds 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.
- Basis of bearings being North 00°18'24" West as the West line of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Five (5) West, of the Indian Meridian Meridian, Canadian County, Oklahoma, per Warranty Deed recorded at Book 5652 Page 832 at the Office of the Oklahoma County Clerk.
- Addresses shown hereon accurate at the time of filing of said Final Plat. Addresses are subject to change and shall not be relied upon in place of legal description.



LOCATION MAP
SCALE: NTS





LEGEND	
B/L	BUILDING LINE
D/E	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R/W	RIGHT OF WAY
U/E	UTILITY EASEMENT
~####~	ADDRESS

MONUMENTATION	
●	SET 1/2" REBAR W/ C.A. #1460 CAP
○	SET MAG NAIL W/ C.A. #1460 TAG
⊠	FOUND MAG NAIL W/ C.A. #5313 TAG
◇	FOUND 3/8" REBAR
□	FOUND 1/2" REBAR
△	FOUND 3/8" REBAR W/ C.A. #5313 CAP FOR 5.0' OFFSET WITNESS CORNER

wallace design collective

PRELIMINARY
FOR REVIEW ONLY

OWNERS' NOTARY | ABSTRACTOR | COUNTY TREASURER | CITY DEV. COMM. | CITY CLERK | SURVEYOR | SURVEYOR'S NOTARY