FINAL PLAT
of

35 NORTH PHASE 2

A Subdivision of the Northwest Quarter (NW/4), Section Thirty (30), Township Fourteen (14) North Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: OK DEER CREEK COMMERCIAL LAND LLC, a Delaware limited liability company, hereby certify that they are the record owners of, and the only persons, firm or corporation having title or interest in and to the land shown on the annexed Plat of 35 NORTH PHASE 2 and that the Plat represents a correct survey of the above described property made with consent, and that we hereby dedicate to the Public use all the streets as shown on said annexed plat; that the easements as shown on the annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs or assigns 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.

Subscribed this ___ day of _____, 20___.

OK DEER CREEK COMMERCIAL LAND LLC,
a Delaware limited liability company

BY: Wiedner Investment Services, Inc,
a Washington corporation, Its Manager

_____
W. Dean Wiedner, President

STATE OF _____)
)SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of _____, 20___, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written.

_____
Notary Public

My Commission Number is, _____.

My Commission Expires the ___ day of _____, 20___.

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Thirty (30), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning at the Northwest corner of said Northwest Quarter; Thence South 89°35'57" East, along the North line of said Northwest Quarter, a distance of 325.02 feet; Thence South 00°15'37" East a distance of 450.03 feet; Thence North 89°35'57" West a distance of 325.02 feet to a point on the West line of said Northwest Quarter; Thence North 00°15'37" West, along said West line, a distance of 450.03 feet to the Point of Beginning.

Containing 146,259 Square Feet or 3.36 Acres, more or less.

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

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, 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 20___ and prior years on the land shown on the annexed plat of 35 NORTH PHASE 2, in Oklahoma County, Oklahoma and that the required statutory security has been deposited in the office of the Oklahoma County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed at Oklahoma, Oklahoma, on this ___ day of _____, 20___.

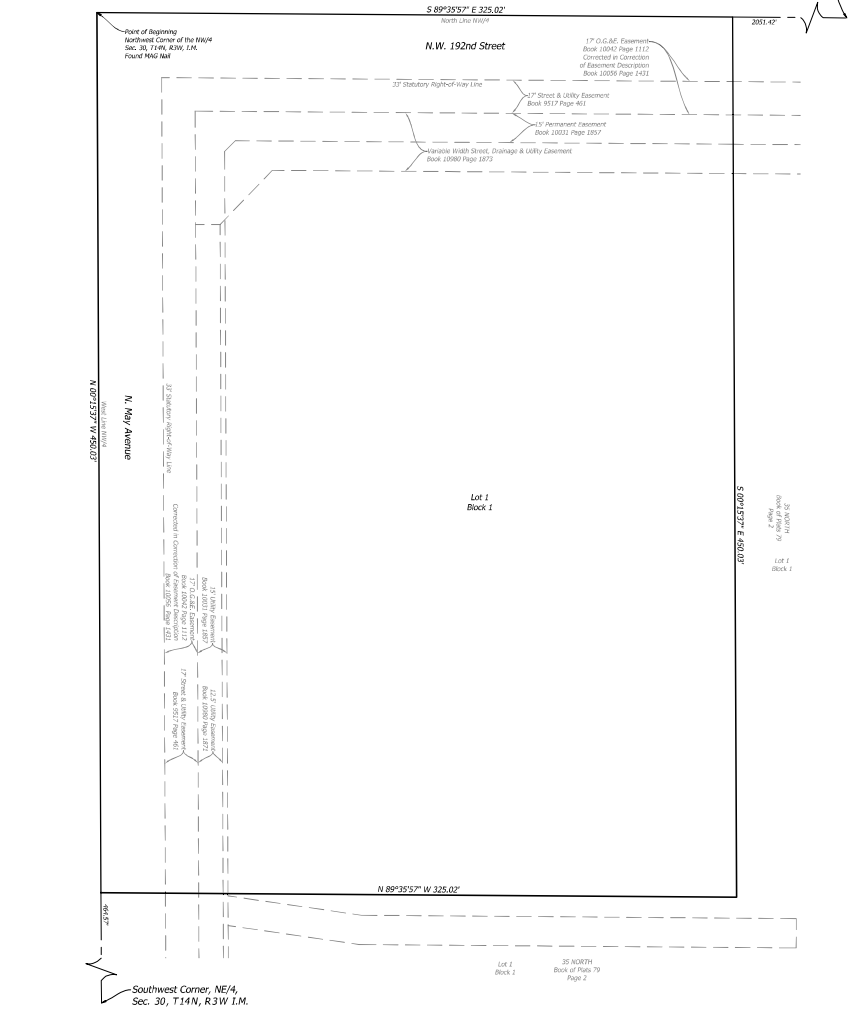
_____
County Treasurer
Oklahoma County, Oklahoma

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and State of Oklahoma, hereby certifies that the records of said county show that the Title to the land shown on the plat of 35 NORTH PHASE 2, an addition to Oklahoma County, Oklahoma is vested in xxxxxxxx, on the ___ day of _____, 20___, 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 owners thereof, that the taxes are paid for the year of 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 on liens, or other encumbrances of any kind against the land included in the Plat of 35 NORTH PHASE 2, except mortgages, rights of way, easements and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this___ day of _____, 20___.

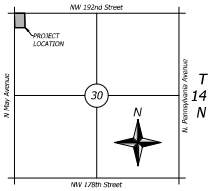
BY: _____
Title



Northeast Corner, NE/4,
Sec. 30, T14N, R3W I.M.

0 15' 30' 60'

1" = 30'
U.S. Survey Feet



ACCEPTANCE OF DEDICATION OKLAHOMA COUNTY

Be it resolved by the Board of Commissioners, The County of Oklahoma, that the dedications shown on the attached plat of 35 NORTH PHASE 2, are hereby approved.

Adopted by the Board of Commissioners, the County of Oklahoma, This _____ Day of _____, 20___.

_____ _____ _____
Chairman Member Member

ATTEST:

_____
County Clerk

SURVEYOR'S CERTIFICATE

I, Troy Dee, a Licensed Professional Land Surveyor No. 1745 do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of 35 NORTH PHASE 2, an addition to Oklahoma County, Oklahoma, represents a survey made under my supervision, and that the monuments shown thereon actually exist and their positions are correctly shown.

_____
Troy Dee
Licensed Professional Land Surveyor, Oklahoma No. 1745
4131 N.W. 122nd Street Suite #100 Oklahoma City, OK 73120
(405) 849-6010

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of April, 2025, personally appeared Troy Dee, 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.

WITNESS my hand and notarial seal the day and year last above written.

_____
Notary Public

My Commission Number is, 20013122.

My Commission Expires the 23rd day of OCTOBER, 2028.

NOTES

1. 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. and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.
2. Monuments set for Lot Corners and the Road Center Line shall be as follows:
   Paved surfaces - A Magnetic Nail with a Washer stamped "GOLDEN CA 7263"
   Unpaved surfaces - A 1/2" Iron Rod with a Plastic Cap Stamped "GOLDEN CA 7263"
3. The proposed roadways shown on this plat will adhere to the county standard road specifications.

LEGEND

- Section Corner
- Quarter Corner
- Set 1/2" Iron Rod
- Set MAG Nail

Plat Boundary Line
Lot Line (This Plat)
Easement (This Plat)
Building Limit Line (This Plat)
Existing Lot Line
Existing Easement
Existing Building Limit Line
U/E - Utility Easement
B/L - Building Limit Line
R/W - Right of Way

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON RODS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263"

Owner's Notary | County Treasurer | Department of Environmental Quality | City Corporate Seal | County Clerk | Land Surveyor | Surveyor's Notary

Prepared By
GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com

Job No. 222047 Sheet 1 Of 1