FINAL PLAT
AMELIA'S BRASSWOOD

A SUBDIVISION OF PART OF THE N 1/2, SECTION 8, T13N, R3W, I.M.
AN ADDITION TO THE CITY OKLAHOMA CITY,
OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

The undersigned, BRASSWOOD CONSTURCTION, LLC, an Oklahoma Limited Liability Company 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 AMELIA'S BRASSWOOD, a subdivision of a part of the N 1/2, Section 8, T13N, R3W, I.M., Oklahoma City, 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; oil, 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 dedications.

BRASSWOOD CONSTRUCTION, LLC

_____, Manager

State of Oklahoma)
County of Oklahoma) ss

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 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: _____ 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 AMELIA'S BRASSWOOD, a subdivision of a part of the North 1/2, Section 8, T13N, R3W, I.M., an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, is vested in AMELIA'S BRASSWOOD and that on this _____ 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 or owners thereof, that the taxes are paid for the year 20____
, 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

_____ President

State of Oklahoma)
County of Oklahoma) ss
Given under my hand and seal the day and year last above written.
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 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 as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

My Commission Expires: _____ 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 AMELIA'S BRASSWOOD 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 II Section 41-108 of the Oklahoma State Statutes.

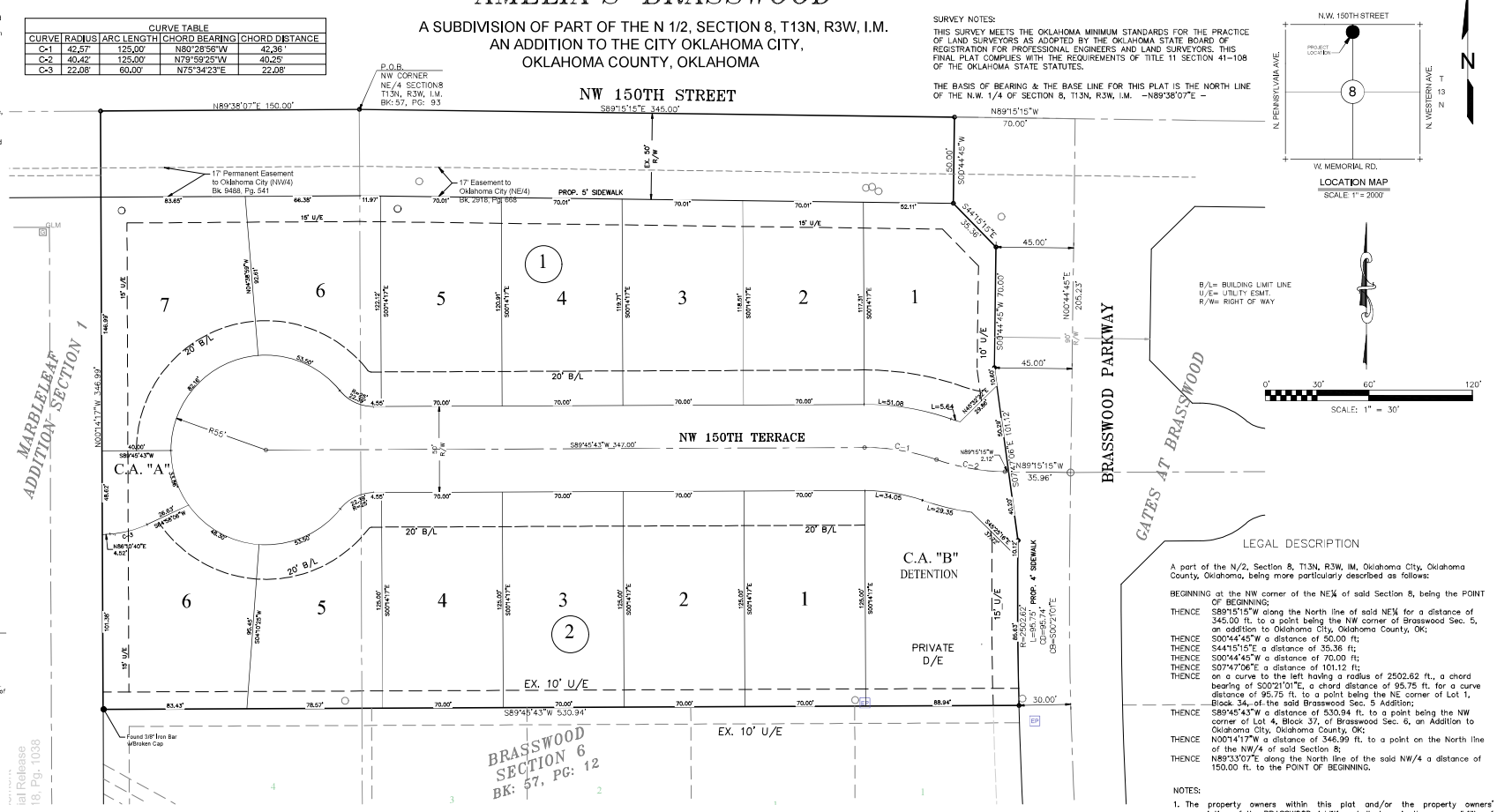
Greg J. Massey, P.L.S. #1313

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, 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: _____ Notary Public

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C-1	42.57'	125.00'	N80°28'56"W	42.36'
C-2	40.42'	125.00'	N79°59'25"W	40.25'
C-3	22.08'	60.00'	N75°34'23"E	22.08'



LOCATION MAP
SCALE: 1" = 2000'

B/L= BUILDING LIMIT LINE
U/E= UTILITY ESMT.
R/W= RIGHT OF WAY

0' 30' 60' 120'
SCALE: 1" = 30'

SURVEY NOTES:

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. THIS FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

THE BASIS OF BEARING & THE BASE LINE FOR THIS PLAT IS THE NORTH LINE OF THE N.W. 1/4 OF SECTION 8, T13N, R3W, I.M. -N89°38'07"E -

LEGAL DESCRIPTION

A part of the N/2, Section 8, T13N, R3W, IM, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the NW corner of the NE¼ of said Section 8, being the POINT OF BEGINNING;
THENCE S89°15'15"W along the North line of said NE¼ for a distance of 345.00 ft. to a point being the NW corner of Brasswood Sec. 5, an addition to Oklahoma City, Oklahoma County, OK;
THENCE S00°44'45"W a distance of 50.00 ft;
THENCE S44°15'15"E a distance of 35.36 ft;
THENCE S00°44'45"W a distance of 70.00 ft;
THENCE S07°47'06"E a distance of 101.12 ft;
THENCE on a curve to the left having a radius of 2502.62 ft., a chord bearing of S00°21'01"E, a chord distance of 95.75 ft. for a curve distance of 95.75 ft. to a point being the NE corner of Lot 1, Block 34, of the said Brasswood Sec. 5 Addition;
THENCE S89°45'43"W a distance of 530.94 ft. to a point being the NW corner of Lot 4, Block 37, of Brasswood Sec. 6, an Addition to Oklahoma City, Oklahoma County, OK;
THENCE N00°14'17"W a distance of 346.99 ft. to a point on the North line of the NW/4 of said Section 8;
THENCE N89°33'07"E along the North line of the said NW/4 a distance of 150.00 ft. to the POINT OF BEGINNING.

NOTES:

1. The property owners within this plat and/or the property owners' association of the BRASSWOOD Addition shall share in the responsibility of maintenance of islands/medians within street rights-of-way, landscaping along NW 150th Street, and the common areas platted and/or developed in all phases of the BRASSWOOD Additions. No structures, storage of material, grading, fill or other obstructions, either temporary or permanent, shall be placed within drainage related common areas and/or drainage easements. 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.
2. A sidewalk shall be required on each lot where it abuts a local and/or collector street. The sidewalk is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy for the applicable lot.
3. Either one 3-inch caliper deciduous tree or two 1 ½ -inch caliper deciduous trees shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street right-of-way.

CITY PLANNING COMMISSION APPROVAL

I, _____, Chairperson of the City Planning Commission of the City of Oklahoma City, Oklahoma do hereby certify that the said Planning Commission duly approved the annexed plat of AMELIA'S BRASSWOOD, an addition to the City of Oklahoma City, Oklahoma on this ____ of _____ 20____

CHAIRPERSON

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the annexed plat of AMELIA'S BRASSWOOD, an addition to the City of Oklahoma City, Oklahoma are hereby accepted.

ADOPTED by the Council of the City of Oklahoma City, Oklahoma this ____ day of_____, 20____.

APPROVED by the Mayor of the City of Oklahoma City, Oklahoma this ____ day of_____, 20____.

Attest:

_____ Mayor

CITY CLERK'S CERTIFICATE

I, _____, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of the said City of Oklahoma City, and find that all deferred payments or unmatured instalments 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 AMELIA'S BRASSWOOD, an addition to the City of Oklahoma City, Oklahoma , on this ____ day of _____, 20____.

City Clerk

COUNTY TREASURER'S CERTIFICATE

I, _____, 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 2021 and prior years on the land shown on the annexed plat of AMELIA'S BRASSWOOD an addition to the City of Oklahoma City, Oklahoma 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 _____, 20____.

Treasurer

OWNER'S NOTARY SEAL | ABSTRACTER'S SEAL | ABSTRACTER'S NOTARY SEAL | CITY OF OKLAHOMA CITY SEAL | GREG J. MASSEY 1313 OKLAHOMA | SURVEYOR'S NOTARY SEAL | COUNTY TREASURER'S SEAL

4.11 Acres
13 Lots

RED PLAINS PROFESSIONAL INC.
2913 S. Bryant Avenue, Edmond, Oklahoma 73013
Telephone 405-341-4631, Fax 405-341-4027
Certificate of Authorization No. 2908 June 30, 2025