FINAL PLAT
GRACE CHURCH
BEING A PART OF THE NW/4 OF SEC. 34, T.12N., R.5W., I.M.
CANADIAN COUNTY, OKLAHOMA CITY, OKLAHOMA

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

That I/we, the undersigned, Episcopal Diocese of Oklahoma Inc., 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 Grace Church, a subdivision of a part of the Northwest Quarter (NW/4) of Section Thirty four (34), Township Twelve (12) 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 Grace Church. That Episcopal Diocese of Oklahoma Inc., 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 _____, 2021.

_____
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 _____, 2021, personally appeared _____ as _____ for the _____, 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, Jim Reynolds, hereby certify that I am the duly elected and acting County Treasurer of Oklahoma County, State of Oklahoma, that the tax records of said county show all taxes paid for the year 2020 and all prior years are paid on the land shown on the annexed plat of Grace Church, 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 _____, 2021.

_____
COUNTY TREASURER

BONDED ABSTRACTER'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 Grace Church a subdivision of a part of the Northwest Quarter (NW/4) of Section Thirty four (34), Township Twelve (12) North, Range Five (5) West, of the Indian Meridian to the City of Oklahoma City, Canadian County, Oklahoma appears to be vested in Grace Church, on this _____ day of _____ 2020, unencumbered by pending actions, judgements, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this ___ day of _____, 2021.

_____
PRESIDENT

CERTIFICATE OF PLANNING COMMISSION

I, _____, Secretary of the Planning Commission of the City of Oklahoma City, Development Committee, certify that the said Planning Commission Approved the final plat of Grace Church, to the City of Oklahoma City, Oklahoma, this ___ day of _____, 2021.

_____
SECRETARY

ACCEPTANCE OF DEDICATIONS BY CITY COUNCIL

Be it resolved by the City Council of the City of Oklahoma City, Oklahoma that the dedications shown on the annexed plat of ########## 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 _____, 2021.

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 Grace Church to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk of the City of Oklahoma City, on this this ____ day of _____, 2021.

_____
CITY CLERK

LICENSED LAND SURVEYOR

I, _____ do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of Grace Church 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 _____, 202_, 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.

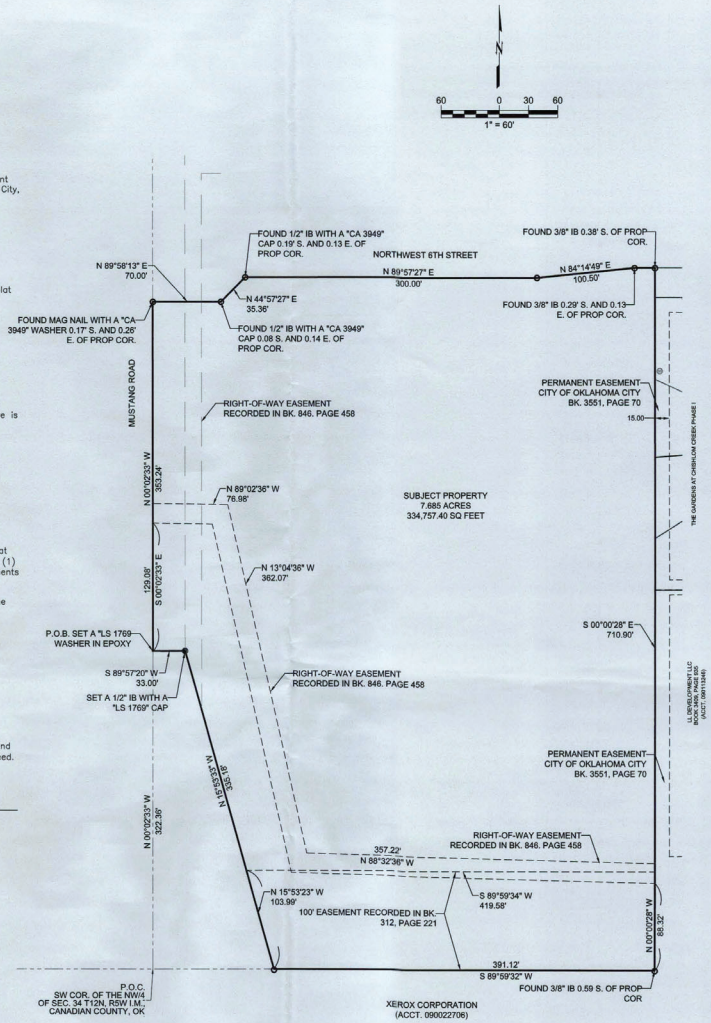
_____
LICENSED LAND SURVEYOR

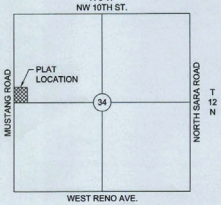
STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2021, 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





LOCATION MAP
SCALE: NTS

LEGAL DESCRIPTION (FROM TITLE COMMITMENT 1505-0040-67, ISSUED BY AMERICAN EAGLE TITLE GROUP, LLC, THE YUKON, OK OFFICE) - A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00° 02' 43" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 322.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00° 02' 43" WEST ALONG SAID WEST LINE A DISTANCE OF 353.24 FEET; THENCE NORTH 89° 58' 04" EAST A DISTANCE OF 70.00 FEET; THENCE NORTH 44° 57' 17" EAST A DISTANCE OF 35.36 FEET; THENCE NORTH 89° 57' 17" EAST A DISTANCE OF 300.00 FEET; THENCE NORTH 84° 14' 39" EAST A DISTANCE OF 100.50 FEET; THENCE NORTH 89° 57' 17" EAST A DISTANCE OF 21.09 FEET; THENCE SOUTH 00° 00' 38" EAST A DISTANCE OF 710.90 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89° 59' 22" WEST ALONG SAID SOUTH LINE A DISTANCE OF 391.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 40 ESTABLISHED BY THE HIGHWAY EASEMENT RECORDED IN BOOK 406, PAGE 252 (THE "HIGHWAY EASEMENT"), RECORDS OF CANADIAN COUNTY, STATE OF OKLAHOMA; THENCE NORTH 15° 53' 43" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 335.18 FEET; THENCE SOUTH 89° 57' 17" WEST ALONG THE RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 40 AS ESTABLISHED BY THE HIGHWAY EASEMENT A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, SAME BEING THE POINT OF BEGINNING.

PRELIMINARY
FOR REVIEW ONLY

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

DRAFTING COMPLETED BY:
wallace
WALLACE ENGINEERING STRUCTURAL CONSULTANTS,INC
STRUCTURAL AND CIVIL CONSULTANTS
410 NORTH WALNUT AVE. SUITE 200
OKLAHOMA CITY, OK 73104
(405) 236-5885
OKLAHOMA CA #1460 EXP 06/30/21

P:\286077 Grace Church\Survey\Arcy\Grace Church final plat - PA.dwg FLAT-2-2/16/2021, 3:52:13 PM ORIG SIZE: 24"x36"