FINAL PLAT

LEGENDS INDUSTRIAL PARK

A SUBDIVISION LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:
That *Legends Business Park, LLC*, does hereby certify that they are the owners of and the only persons, firms, or corporation having any right, title or interest in and to the land shown on the annexed plat, and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities and drainage, for their heirs, executors, administrators, successors and assign 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. In Witness Whereof, the undersigned have caused this instrument to be executed this _________ day of ______________________, 20_____. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

________________________ Managing Partner ________________________ Managing Partner

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this____ day of _____________, 20___.

My Commission Expires:

________________________ ________________________ Notary Public

LAND SURVEYOR'S CERTIFICATE

I, Chris D'Amico, Professional Land Surveyor, do hereby certify that the annexed plat of Legends Industrial Park, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, correctly represents a careful survey made under my supervision and any monuments shown thereon actually exist and their respective positions are correctly shown. I further certify that this plat complies with the requirements of Senate Bill No. 377, Section 518, as amended.

________________________ Chris D'Amico, L.S. 1945

STATE OF OKLAHOMA)
)SS:
COUNTY OF POTTAWATOMIE)

The foregoing instrument was acknowledged before me this_____ day of _____________, 20___.

My Commission Expires:

________________________ ________________________ Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County, State of Oklahoma, hereby certifies that according to the records of said County, title to the land included in the annexed plat of Legends Industrial Park, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, appears to be vested in *Legends Business Park, LLC*. All lands described and referred to are unencumbered by pending actions, judgements, liens, mortgages, taxes and other encumbrances, EXCEPT oil, gas and other mineral leases and interests which have been previously conveyed and easements and general mortgages of record.

EXECUTED at the City of Oklahoma City, Oklahoma County, State of Oklahoma, on this ____ day of ____________, 20_____.

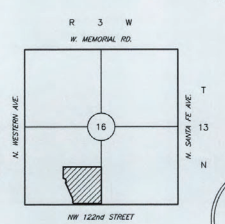
ATTEST: Chicago Title Insurance Company

By:__________________________ Asst. Secretary
By:__________________________ Vice-President

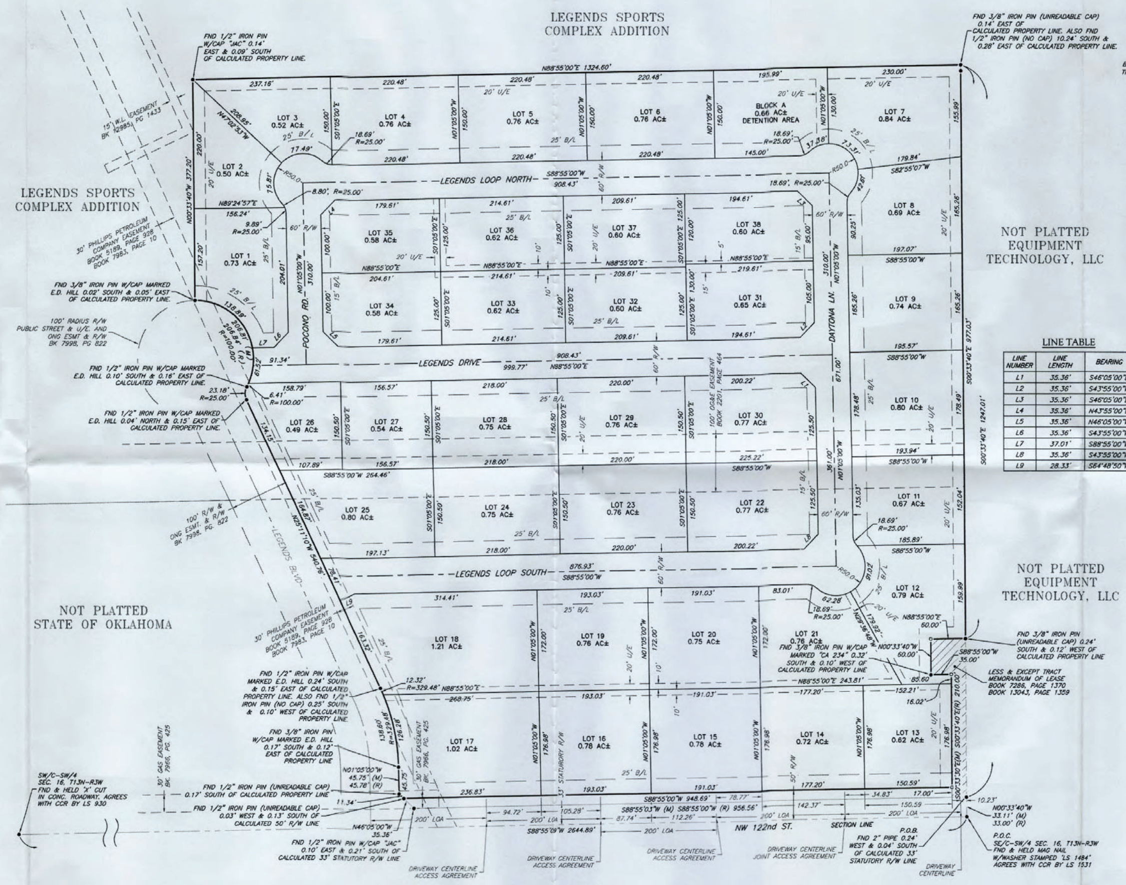
COUNTY TREASURER'S CERTIFICATE

I, __________________, 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, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes. IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of Oklahoma City, Oklahoma, this _______ day of ______________, 20____.

________________________ County Treasurer



LOCATION MAP
SCALE: 1" = 2000'



LINE TABLE

LINE NUMBER	LINE LENGTH	BEARING
L1	35.36'	S46°05'00"E
L2	35.36'	S43°55'00"W
L3	35.36'	S46°05'00"E
L4	35.36'	N43°55'00"E
L5	35.36'	N46°05'00"W
L6	35.36'	S43°55'00"W
L7	37.01'	S88°55'00"W
L8	35.36'	S43°55'00"W
L9	28.33'	S64°48'50"W

FLOOD STATEMENT

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. OKLAHOMA COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 160 OF 370, MAP NUMBER 40109C0160-H, MAP REVISED 12-18-2009.

SCALE: 1" =100'

BASIS OF BEARING OF S88°55'09"W ALONG THE SOUTH LINE OF THE SW/4 OF SECTION 16, T13N-R3W OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BASED ON PREVIOUS ALTA SURVEY DATED AUGUST 24, 2020 BY LS 1787.

LEGEND

(o) INDICATES 3/8" IRON PIN SET W/CAP "CA 2260" (UNLESS OTHERWISE NOTED)
(•) INDICATES FOUND 3/8" IRON PIN W/CAP "CA 2260" (UNLESS OTHERWISE NOTED)
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
B/L BUILDING LINE
(R) INDICATES RECORDED DISTANCE OR BEARING ACCORDING TO LEGAL DESCRIPTION PROVIDED
(M) INDICATES ACTUAL MEASURED DISTANCE OR BEARING

COUNTY TREASURER'S CERTIFICATE

I, __________________, 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, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes. IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of Oklahoma City, Oklahoma, this _______ day of _____________, 20___.

________________________ County Treasurer

CERTIFICATE OF CITY CLERK

I, _________________, City Clerk of the City of Oklahoma City, State of Oklahoma, hereby certify that I have examined the records of said City 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 shown on the annexed plat on this _______ day of ____________________, 20___.

________________________ City Clerk

CITY PLANNING COMMISSION APPROVAL

I, ______________________, Chairman of the City Planning Commission for the City of Oklahoma City, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat on the _______ day of ______________________, 20____.

________________________ CHAIRMAN

APPROVAL OF PLAT & ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it hereby resolved by the City 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 ______________________, 20____.

Attest: City of Oklahoma City, Oklahoma

________________________ City Clerk ________________________ Mayor

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE N00°33'40"W ALONG THE EAST LINE OF SAID SW/4 A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S88°55'00"W, PARALLEL WITH THE SOUTH LINE OF SAID SW/4, A DISTANCE OF 956.56 FEET TO THE MOST SOUTHERLY AND EASTERLY POINT OF LOT 1, BLOCK 1, LEGENDS SPORTS COMPLEX, RECORDED IN BOOK 60 OF PLATS, PAGE 97, OKLAHOMA COUNTY CLERKS OFFICE; THENCE NORTHERLY AND EASTERLY, ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 1, THE FOLLOWING EIGHT (8) COURSES;

1. N46°05'00"W A DISTANCE OF 35.36 FEET;
2. N01°05'00"W A DISTANCE OF 45.78 FEET;
3. NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 329.48 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS N13°08'05"W A DISTANCE OF 137.58 FEET) FOR AN ARC LENGTH OF 138.60 FEET;
4. N25°11'10"W A DISTANCE OF 540.72 FEET (PLAT DISTANCE 540.76 FEET)
5. NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS N01°22'47"E A DISTANCE OF 22.36 FEET) FOR AN ARC LENGTH OF 23.18 FEET;
6. NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS N31°18'24"W A DISTANCE OF 171.89 FEET) FOR AN ARC LENGTH OF 206.84 FEET;
7. N00°33'40"W, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 377.20 FEET;
8. N88°55'00"E, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 1324.60 FEET TO A POINT ON THE EAST LINE OF SAID SW/4;

THENCE S00°33'40"E, ALONG SAID EAST LINE, A DISTANCE OF 1247.01 FEET TO THE POINT OF BEGINNING.

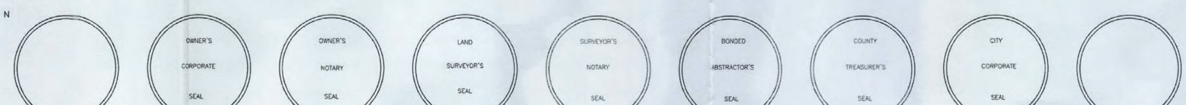
LESS AND EXCEPT

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING THE SAME TRACT OF LAND DESCRIBED IN 'MEMORANDUM OF LEASE', RECORDED IN BOOK 13043, PAGE 1359, OKLAHOMA COUNTY CLERKS OFFICE, DESCRIBED MORE PARTICULARLY AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE N00°33'40"W ALONG THE EAST LINE OF SAID SW/4 A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S88°55'00"W, PARALLEL WITH THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 25.00 FEET; THENCE N00°33'40"W, PARALLEL WITH THE EAST LINE OF SAID SW/4 A DISTANCE OF 210.00 FEET; THENCE S88°55'00"W, PARALLEL WITH THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 35.00 FEET; THENCE N00°33'40"W, PARALLEL WITH THE EAST LINE OF SAID SW/4 A DISTANCE OF 60.00 FEET; THENCE N88°55'00"E, PARALLEL WITH THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID SW/4; THENCE S00°33'40"E ALONG SAID EAST LINE A DISTANCE 270.00 FEET TO THE POINT OF BEGINNING.
SAID DESCRIBED TRACT OF LAND CONTAINS AN AREA OF 1,460,583 SQUARE FEET OR 33.5304 ACRES, MORE OR LESS.

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.

IF THE SURVEYOR'S SEAL IMPRESSION IS NOT RED COLORED, THE PLAT IS A COPY.

DWG FILE: P:\ENGINEERING\2020\ENG 1109-20 TODD MARTIN LEGENDS\FINAL DRAWINGS\FINAL PLAT.DWG



LANDES ENGINEERING L.L.C. & ASSOCIATES
www.landesengineering.net
903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804
(405) 275-5388 CA #2260 EXP. 6-30-21

DATE: 02/19/2021 REV.

Legends Industrial Park
OKLAHOMA CITY, OKLAHOMA

DRAWN BY: ml
CHECKED CD
SHEET NUMBER: 1 of 1

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