FINAL PLAT

SEQUOYAH BUNGALOWS

A RE-PLAT OF *LOTS NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24), AND TWENTY-FIVE (25) IN BLOCK TWO (2), OF THE EAST HALF (E/2) OF THE AMENDED PLAT TO WEST POINT ADDITION, LYING IN THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP THIRTEEN (12) NORTH, RANGE THREE (3) WEST OF THE MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.*

KNOW ALL MEN BY THESE PRESENTS:
That *West Point Bungalows, 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 *Sequoyah Bungalows*, 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 *West Point Bungalows*, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, appears to be vested in *West Point Bungalows, 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

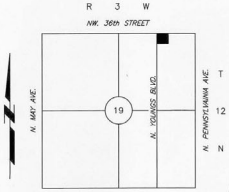
By:_____ Asst. Secretary

By:_____ Vice-President

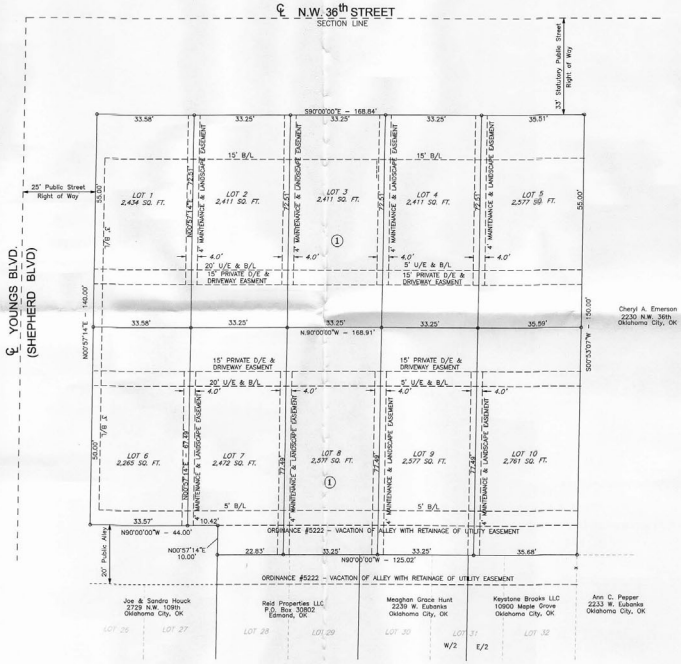
COUNTY TREASURER'S CERTIFICATE

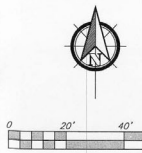
I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, that the tax records of said County show all taxes are paid for the year 20____, and prior years on the land shown on the annexed plat, that the required statutory security 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'





SCALE: 1" = 20'

BASIS OF BEARING OF S90°00'00"E ALONG THE NORTH LINE OF THE SE/4 OF SECTION 19, T12N-R3W OF THE INDIAN MERIDIAN ALSO BEING THE NORTH LINE OF BLOCK 2 OF THE AMENDED PLAT OF EAST HALF OF WEST POINT, AN ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BASED ON SURVEY DATED AUGUST 26, 2020 BY LS 1778.

LEGEND

- (○) INDICATES 3/8" IRON PIN SET W/CAP "DA 2280" (UNLESS OTHERWISE NOTED)
- (●) INDICATES FOUND 3/8" IRON PIN W/CAP "DA 2280" (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:
LOTS NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24), AND TWENTY-FIVE (25) IN BLOCK TWO (2), OF THE EAST HALF (E/2) OF THE AMENDED PLAT TO WEST POINT ADDITION, TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.
AND
THE NORTH 10 FEET OF THE VACATED ALLEY RETAINED AS AN EASEMENT ADJACENT TO LOTS NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), AND TWENTY-THREE (23) AS DEFINED BY ORDINANCE #5222.

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 170 OF 370, MAP NUMBER 40109C0170-H, MAP REVISED 12-18-2009.

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\2021\ENG 203-21-WEST POINT BUNGALOWS\FINAL DWG\FINAL PLAT.DWG

OWNER'S CORPORATE SEAL | OWNER'S NOTARY SEAL | LAND SURVEYOR'S SEAL | SURVEYOR'S NOTARY SEAL | BONDED ABSTRACTOR'S SEAL | COUNTY TREASURER'S SEAL | CITY CORPORATE SEAL

LANDES ENGINEERING L.L.C. & ASSOCIATES
www.landesengineering.net
903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804
(405) 275-5388 CA #7260 EXP. 6-30-21

Sequoyah Bungalows
OKLAHOMA CITY, OKLAHOMA

DATE: 02/19/2021 REV.
DRAWN BY: ml CHECKED CD
SHEET NUMBER: 1 of 1

C 7298