FINAL PLAT
OF
NW 2ND TINY HOMES
A RE-PLAT OF LOTS 8 & 9, BLOCK 11 AND LOTS 37, 38, 39, 40, 41, 42, 45 & 46, BLOCK 6
PARKER AND COLCORD'S ADDITION
NW 2ND STREET, OKLAHOMA CITY, OK 73106

OKLAHOMA COUNTY

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT _____, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS OR CORPORATION HAVING ANY RIGHTS, 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 _____, 2023. COVENANTS, RESTRICTIONS AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

_____
OWNER

STATE OF OKLAHOMA)
)SS:
COUNTY OF_____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AS A FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

LOTS EIGHT (8) AND NINE (9), IN BLOCK ELEVEN (11), PARKER AND COLCORD'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT RECORDED IN BOOK 3 OF PLATS, PAGE 9.

TOGETHER WITH

LOTS THIRTY SEVEN (37) THROUGH FORTY-TWO (42), INCLUSIVE, IN BLOCK SIX (6), PARKER AND COLCORD'S ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT RECORDED IN BOOK 3 OF PLATS, PAGE 9.

TOGETHER WITH

LOTS FORTY FIVE (45) AND FORTY SIX (46) IN BLOCK SIX (6), PARKER AND COLCORD'S ADDITION TO THE OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT RECORDED IN BOOK 3 OF PLATS, PAGE 9.

LAND SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT THE ANNEXED PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS NOTED HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

_____
DENVER WINCHESTER, PLS 1952

STATE OF OKLAHOMA)
)SS:
COUNTY OF_____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AS A FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN SET FORTH.

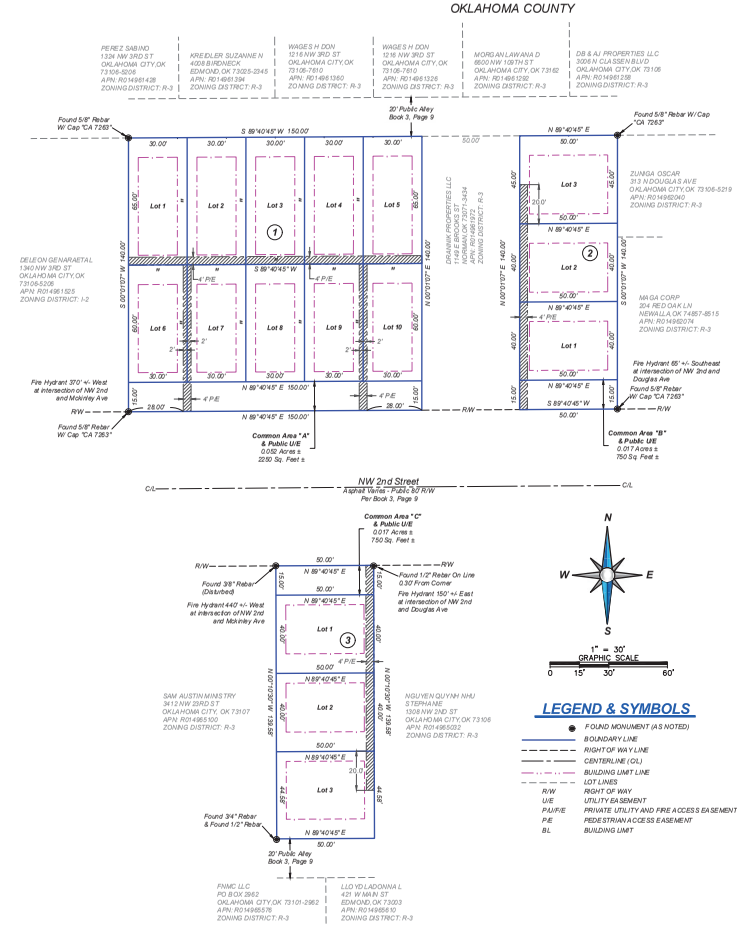
MY COMMISSION EXPIRES _____

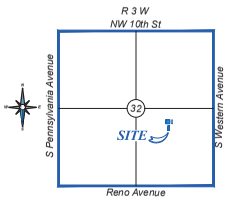
_____
NOTARY PUBLIC

CITY PLANNING COMMISSION APPROVAL

I, _____, PLANNING DIRECTOR OF THE CITY OF OKLAHOMA CITY, DO CERTIFY THAT THE OKLAHOMA CITY PLANNING COMMISSIONS DULY APPROVED THIS PLAT ON THE __ _____ DAY OF _____, 2023.

_____
PLANNING DIRECTOR

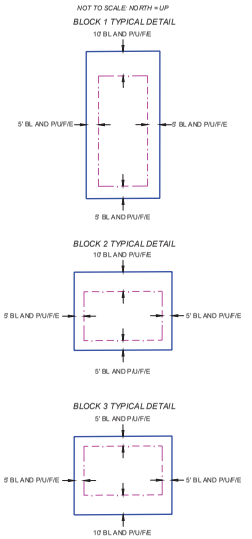




VICINITY MAP

Scale: 1" = 2000'

EASEMENT AND SETBACK DETAILS



LEGEND & SYMBOLS

●	FOUND MONUMENT (AS NOTED)
	BOUNDARY LINE
	RIGHT OF WAY LINE
	CENTERLINE (C/L)
	BUILDING LIMIT LINE
	LOT LINES
R/W	RIGHT OF WAY
U/E	UTILITY EASEMENT
P.U.I/F/E	PRIVATE UTILITY AND FIRE ACCESS EASEMENT
P/E	PEDESTRIAN ACCESS EASEMENT
B.L	BUILDING LIMIT

N
W E
S
1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFUL BONDED ABSTRACTOR OF TITLES, IN AND FOR THE COUNTY OF OKLAHOMA, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND ON THE ANNEXED PLAT IS VESTED IN _____ THAT ON THE _____ DAY OF _____, 2023 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 THE OWNERS THEREOF, AND THAT TAXES ARE PAID FOR THE YEAR _____ AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEEDS ARE ISSUED T ANY ONE PERSON, THAT THERE ARE NO LIENS, MORTGAGES OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE ANNEXED PLAT EXCEPT MORTGAGES, MINERAL RIGHTS, WATER RIGHTS, AND EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXCEPTED OR GRANTED.

IN WITNESS WHEREOF, SAID ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2023.

_____
PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OK OKLAHOMA COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR _____ 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, THIS _____ DAY OF _____, 2023.

_____
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

BE IS RESOLVED BY THE COUNCIL OF THE CITY OF 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 _____, 2023.

ATTEST:

_____
CITY CLERK

_____
MAYOR

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 ASSESSMENTS PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT ON THIS _____, DAY OF _____, 2023.

_____
CITY CLERK

NOTES

1. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND COMPLIES WITH THE REQUIREMENTS OF TITLE 11, SECTION 41-108 OF THE OKLAHOMA STATE STATUTES
2. MONUMENTS SHALL BE AS FOLLOWS: MAGNETIC NAIL WITH SHINER STAMPED "BLEW & ASSOC OK COA5387" OR 5/8" REBAR WITH CAP STAMPED "BLEW & ASSOC OK COA5387" UNLESS OTHERWISE NOTED.
3. THE PRIVATE UTILITY EASEMENTS SHOWN HEREON ARE TO BE FOR THE USE OF EACH LOT FOR SERVICE AS IS NECESSARY.
4. A MINIMUM OF 20% COMMON SPACE WILL BE MET, WHICH WILL INCLUDE THE COMMON AREAS AND THE SPACE BETWEEN INDIVIDUAL UNITS.
5. MAINTENANCE OF THE COMMON AREAS, PRIVATE DRAINAGE EASEMENTS, AND ISLANDS/MEDIANS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, THAT MAY CAUSE A BLOCKAGE OF FLOW OR AN ADVERSE EFFECT ON THE FUNCTIONING OF THE STORM WATER FACILITY, SHALL BE PLACED WITHIN THE COMMON AREAS INTENDED FOR THE USE OF CONVEYANCE OF STORM WATER, AND/OR DRAINAGE EASEMENTS SHOWN. 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.

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

OK CA 5387 P(ELS) Exp. 6/30/2024

SURVEYOR JOB NUMBER: 23-0919	SURVEY DRAWN BY: DW - 5/25/2023
SURVEY REVIEWED BY: TPN	SCALE: 1" = 30'

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