

SILVERTON ESTATES

FINAL PLAT

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 2 EAST, OF THE INDIAN MERIDIAN, CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA

SURVEYOR'S CERTIFICATE

STATE OF OKLAHOMA } SS
 COUNTY OF PAYNE

I, CAREY E. HARRIS, a Licensed Land Surveyor, do hereby certify that at the request of the owners mentioned herein, made the above described survey and that the attached plat is a correct representation of said tract as surveyed and subdivided by me.

Witness my hand and seal this ____ day of _____, 20__.

CAREY E. HARRIS, Licensed Land Surveyor, OK No. 1719

SURVEYOR'S NOTARY

STATE OF OKLAHOMA } SS
 COUNTY OF PAYNE

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this ____ day of _____, 20__, personally appeared CAREY E. HARRIS, 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 herein set forth.

Witness my hand and seal the day and year last above written.

Notary Public
 My Commission Expires: _____
 My Commission Number: _____

OWNERS NOTARY

STATE OF OKLAHOMA } SS
 COUNTY OF PAYNE

On this ____ day of _____ before me, the undersigned, a Notary Public in and for the County and State of Oklahoma, personally appeared LINDSAY THOMPSON, MANAGER, SILVERTON ESTATES, LLC AND CANDY K. HILLS, MANAGER, SILVERTON ESTATES, LLC, to me known to be the identical persons who subscribed the name of SILVERTON ESTATES, LLC., an Oklahoma Limited Liability Corporation as its MANAGERS and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public
 My commission expires: _____
 My commission number: _____

OWNERS CERTIFICATION AND DEDICATION

STATE OF OKLAHOMA } SS
 COUNTY OF PAYNE

Know all men by these presents, that
 That SILVERTON ESTATES, LLC., an Oklahoma Limited Liability Corporation, hereby certifies that it is the owner and has all rights, title, and interest in a tract of land in North Half (N/2) of the Southeast Quarter (SE/4) of Section 24, Township Nineteen North, Range Two East of the Indian Meridian, Payne County, Oklahoma, which is more particularly described as follows:
 Beginning at a point 923.67 feet East and 904.02 feet South of the NW/C of said SE/4, or the Point of Beginning, thence S89°45'11"E a distance of 833.70 feet, thence S00°11'10"E a distance of 418.37 feet to the South line of the N/2 of the SE/4, thence N89°37'58"W a distance of 1344.18 feet, to a point 400 feet East and 1320 feet South of the NW/C of said SE/4, being a point on the East line of a tract heretofore deeded to the City of Stillwater, in Book 124DR, Page 546; thence Northwestery along the East line of said tract to a point 1290 feet South of the North line of said SE/4, thence S89°44'37"E a distance of 518.52 feet, thence N00°01'51"W a distance of 386.02 feet to the Point of Beginning.
 Said tract contains approximately 8.48 acres more or less, and is subject to all recorded easements.

The owner certifies that it has caused said tract of land to be surveyed and has caused the attached Plat to show accurate dimensions of blocks, lots, and setback lines, rights-of-way, and easements. The owner further designates said tract of land as SILVERTON ESTATES, and hereby dedicates to public use all the rights-of-way within the subdivision and grants for installation and maintenance of utilities, all easements, and rights-of-way as shown on the attached Plat free and clear of all encumbrances. Restrictive covenants filed separately.

Subscribed this ____ Day of _____, 20__

By: LINDSAY THOMPSON, MANAGER, SILVERTON ESTATES, LLC

By: CANDY K. HILLS, MANAGER, SILVERTON ESTATES, LLC

PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Stillwater, County of Payne, State of Oklahoma, hereby certify that said commission duly approved the above SILVERTON ESTATES at the meeting on the ____ day of _____, 20__.

Chairman

ACCEPTANCE OF DEDICATION, CITY OF STILLWATER

BE IT RESOLVED by the City Council of the CITY OF STILLWATER that dedications shown on the attached SILVERTON ESTATES are hereby accepted.

Accepted by the City Council, CITY OF STILLWATER, this ____ day of _____, 20__.

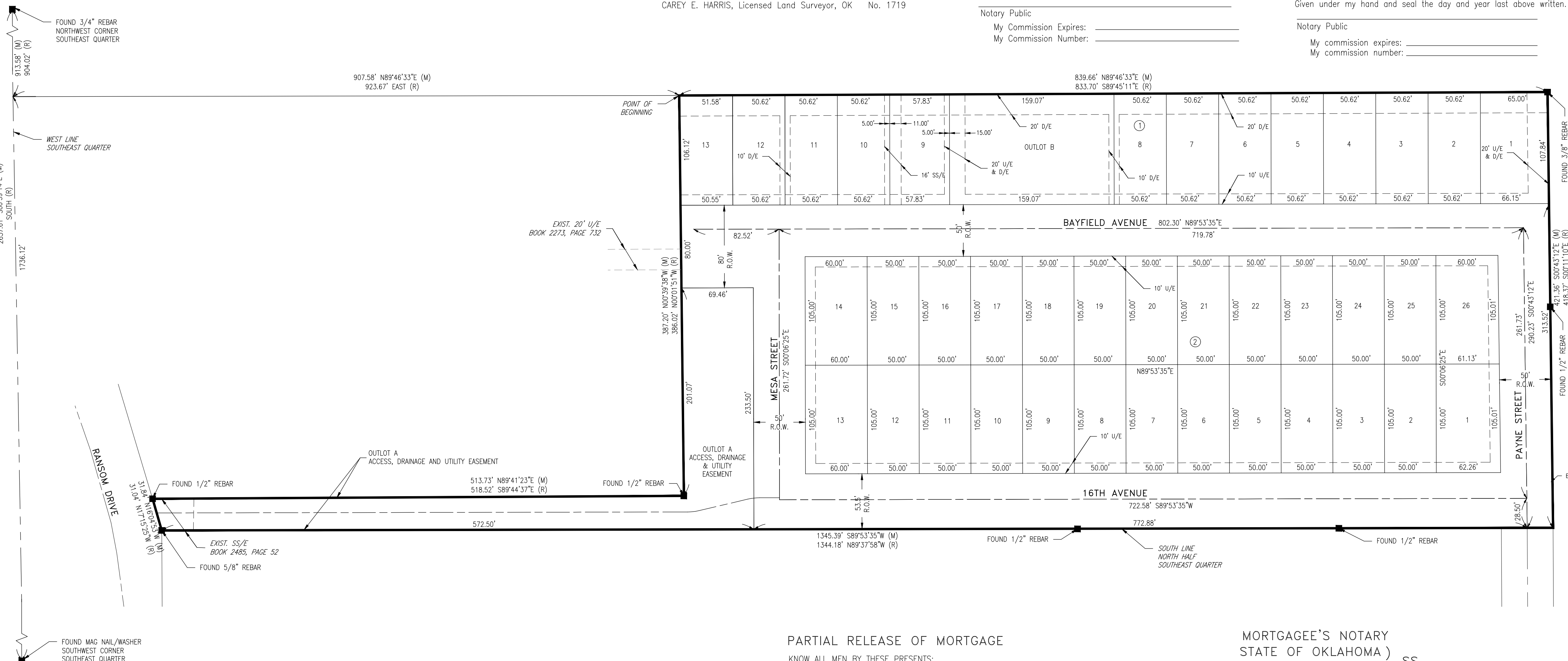
Mayor City Clerk

COUNTY TREASURER'S CERTIFICATE

I, the undersigned do hereby certify that I am the duly elected, qualified, and acting County Treasurer of Payne County, State of Oklahoma, that the tax record of said county shows all taxes are paid for the year of 20__ and all prior years on the land shown on the SILVERTON ESTATES in Payne County, Oklahoma, and required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the current year's taxes.

In witness thereof, said Treasurer has caused this instrument to be executed at Stillwater, Oklahoma, on this ____ day of _____, 20__.

County Treasurer



SURVEY LEGEND

- SET 1/2" IRON PIN W/CAP "CA5877" UNLESS NOTED
- FOUND MONUMENT AS NOTED
- (R) RECORD CALL
- (M) MEASURED CALL
- SS/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- ⊗ BLOCK NUMBER
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED

BEARING BASIS:

The West line of the Southeast Quarter of Section 24 on an assumed bearing of S00°59'14"E.

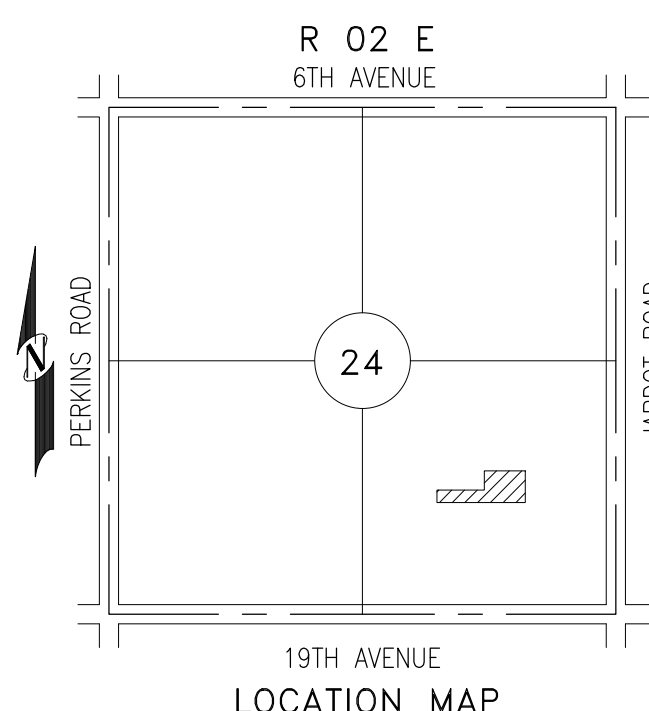
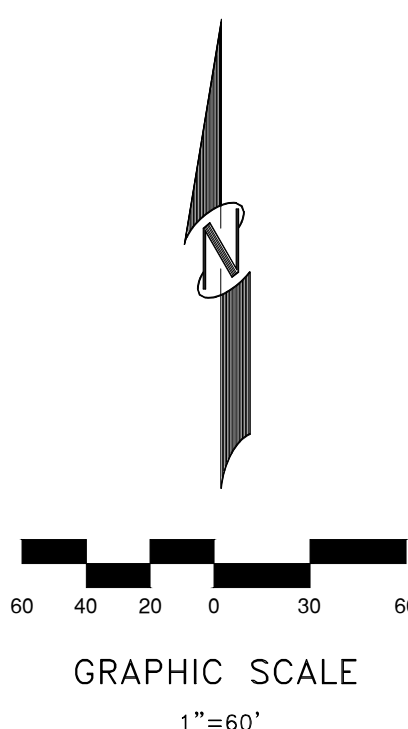
This plat meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

SURVEYOR:
 KEYSTONE ENGINEERING AND LAND SURVEYING, INC.
 P.O. BOX 436
 STILLWATER, OK 74076
 CA #5877 Exp: 6/30/2021

OWNERS:
 SILVERTON ESTATES, LLC
 1050 EAST 2ND STREET #290
 EDMOND, OK 73034

NOTES:

1. The restricted drainage easement is provided for stormwater flow, and that the area shall be maintained by the property owner in accordance with the Land Development Code.



PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

In consideration of the platting of SILVERTON ESTATES and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BANCFIRST, an Oklahoma Banking Corporation, releases, relinquishes and forever discharges that certain Mortgage executed by SILVERTON ESTATES, LLC., an Oklahoma Limited Liability Corporation, in favor of BANCFIRST, an Oklahoma Banking Corporation, recorded in the office of the County Clerk of Payne County, Oklahoma, at Book 2499, Page 497, insofar as said Mortgage covers all property dedicated or granted for streets, easements or granted for streets, easements or other public uses as shown on the plat of SILVERTON ESTATES, a part of the Southeast Quarter (SE/4) of Section 24, Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, City of Stillwater, Payne County, State of Oklahoma.

This is a partial release of Mortgage and does not affect the rights of the Mortgage holder in the balance of the mortgaged premises.

In Witness Whereof, BANCFIRST, an Oklahoma Banking Corporation, has caused these presents to be signed by its _____, and its corporate seal to be affixed this ____ day of _____, 20__.

By: PATRICK E. ZIMMERMAN, PRESIDENT

MORTGAGEE'S NOTARY

STATE OF OKLAHOMA } SS
 COUNTY OF PAYNE

Before me, the undersigned 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 foregoing instrument as it's President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public
 My commission expires: _____
 My commission number: _____

