

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That OKC L DEV, LLC, 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 \_\_\_\_\_, \_\_\_\_\_, Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

OKC L DEV, LLC

MANAGER

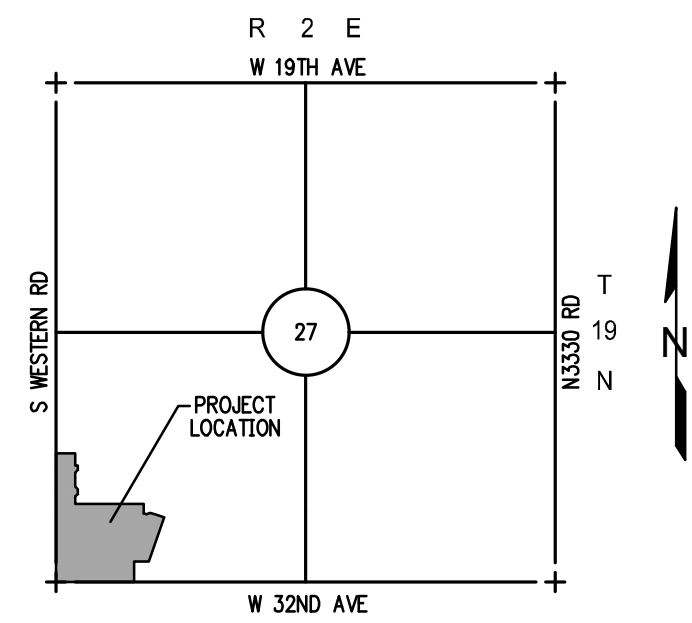
STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF                  )

Before me, the undersigned Notary Public, in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, 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: "DATE" \_\_\_\_\_

NOTARY PUBLIC  
"number" \_\_\_\_\_

FINAL PLAT  
OF  
**FRYE FARMS**  
PHASE 1  
A PART OF THE SW/4 OF SECTION 27, T19N, R2E, I.M.  
STILLWATER, PAYNE COUNTY, OKLAHOMA



LOCATION MAP  
SCALE: 1" = 2000'

**LEGAL DESCRIPTION**

A tract of land situated in the Southwest Quarter (SW/4) of Section Twenty-Seven (27), Township Nineteen North (T-19-N), Range Two East (R-2-E), of the Indian Meridian (I.M.), City of Stillwater, Payne County, Oklahoma, said tract being more particularly described as follows:

Beginning at the Southwest corner of said Southwest quarter, thence  
N 00° 37' 14" W a distance of 1314.23 feet; thence  
N 89° 57' 59" E a distance of 211.34 feet; thence  
S 00° 08' 50" W a distance of 100.51 feet; thence  
S 89° 51' 10" E a distance of 30.07 feet; thence  
S 00° 08' 50" W a distance of 50.00 feet; thence  
S 45° 08' 50" W a distance of 35.36 feet; thence  
S 00° 08' 50" W a distance of 150.00 feet; thence  
S 44° 51' 10" E a distance of 35.36 feet; thence  
S 00° 08' 50" W a distance of 50.00 feet; thence  
S 45° 08' 50" W a distance of 35.36 feet; thence  
S 00° 08' 50" W a distance of 75.00 feet; thence  
S 89° 51' 10" E a distance of 710.00 feet; thence

S 00° 08' 50" W a distance of 100.38 feet to a point on a non-tangent curve to the right; thence 30.59 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 30.52 feet which bears S 78° 23' 26" E, to a point of tangency; thence  
S 71° 22' 45" E a distance of 8.74 feet; thence  
N 63° 37' 15" E a distance of 35.36 feet; thence  
S 71° 22' 45" E a distance of 50.00 feet; thence  
N 18° 37' 15" E a distance of 1.30 feet; thence  
S 71° 22' 45" E a distance of 100.00 feet; thence  
S 18° 37' 15" W a distance of 498.55 feet; thence  
N 89° 51' 10" W a distance of 156.77 feet; thence  
S 00° 37' 35" E a distance of 201.72 feet; thence  
N 89° 51' 10" W a distance of 809.29 feet to the POINT OF BEGINNING.

Said tract contains 902,665 Sq Ft or 20.72 Acres, more or less.

**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 OKLAHOMA )

Before me, the undersigned Notary Public, in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared DENVER WINCHESTER, 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.

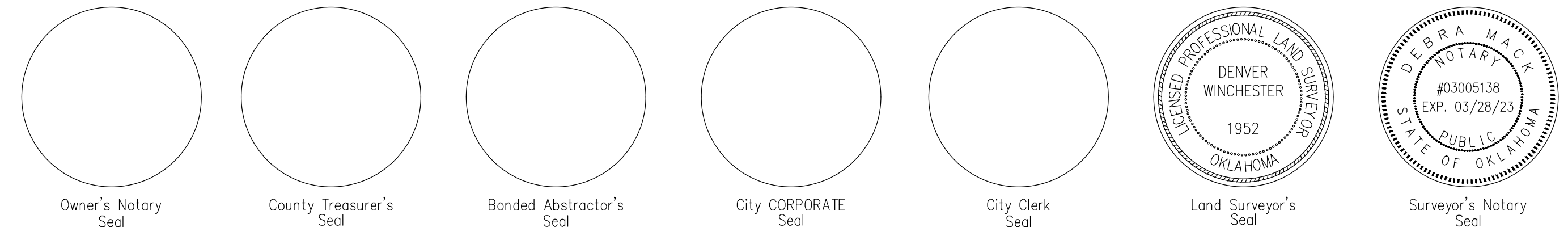
MY COMMISSION EXPIRES: March 28, 2023

NOTARY PUBLIC, #03005138

**CITY PLANNING COMMISSION APPROVAL**

I, \_\_\_\_\_, Planning Director of the City of STILLWATER, do certify that the Oklahoma City Planning Commission duly approved this plat on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

PLANNING DIRECTOR



**BONDED ABSTRACTOR'S CERTIFICATE**

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of PAYNE, 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 OKC L DEV, LLC, that on the \_\_\_\_\_ day of \_\_\_\_\_, there are no actions pending or judgments 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 the 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 to 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 bonded abstractor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

WARRANTY TITLE & ABSTRACT COMPANY

VICE-PRESIDENT

**COUNTY TREASURER'S CERTIFICATE**

I, \_\_\_\_\_, do hereby certify that I am the duly elected, qualified and acting County Treasurer of PAYNE 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 \_\_\_\_\_, \_\_\_\_\_.

COUNTY TREASURER

**ACCEPTANCE OF DEDICATION OF CITY COUNCIL**

Be it resolved by the Council of the CITY of STILLWATER, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of STILLWATER, OKLAHOMA, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

ATTEST:

CITY CLERK

MAYOR

**CERTIFICATE OF CITY CLERK**

I, \_\_\_\_\_, City Clerk of the CITY of STILLWATER, STATE OF OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmaturing installments upon special assessment 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 \_\_\_\_\_, \_\_\_\_\_.

CITY CLERK

**ADDRESSES**

Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

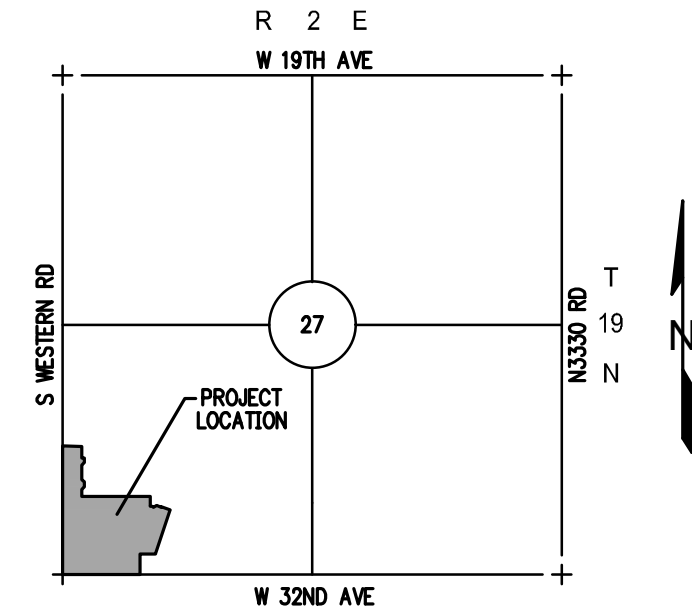
**NOTES**

- This plat of 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 that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
- Monuments shall be as follows:  
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or 3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
- Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas 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.
- A sidewalk is required on each lot where it abuts a local and/or a collector street. The sidewalk is required at the Building Permit Stage and must be installed prior to the issuance of a Certificate of Occupancy from the City of Stillwater for the applicable lot.
- Two 1 1/2 inch caliper trees, or one 3-inch caliper tree, shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street Right-of-Way.

FINAL PLAT  
FRYE FARMS PHASE 1  
300 Points Parkway Blvd.  
Yukon, Oklahoma 73099  
**Crafton Tull**  
architecture | engineering | surveying  
405.787.6270 | 405.787.6276.1  
www.craftontull.com  
SHEET NO.: 1 OF 2  
DATE: 9/3/20  
PROJECT NO.: 20603300

DRAWING: 2-DIMENSIONAL PLOT OF A SURVEY INSTRUMENT, REGISTERED PROFESSIONAL LAND SURVEYOR, DENVER WINCHESTER, PLS 1952

FINAL PLAT  
OF  
**FRYE FARMS  
PHASE 1**  
A PART OF THE SW/4 OF SECTION 27, T19N, R2E, I.M.  
STILLWATER, PAYNE COUNTY, OKLAHOMA

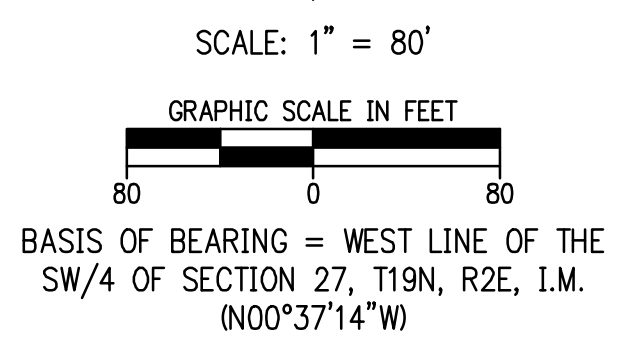
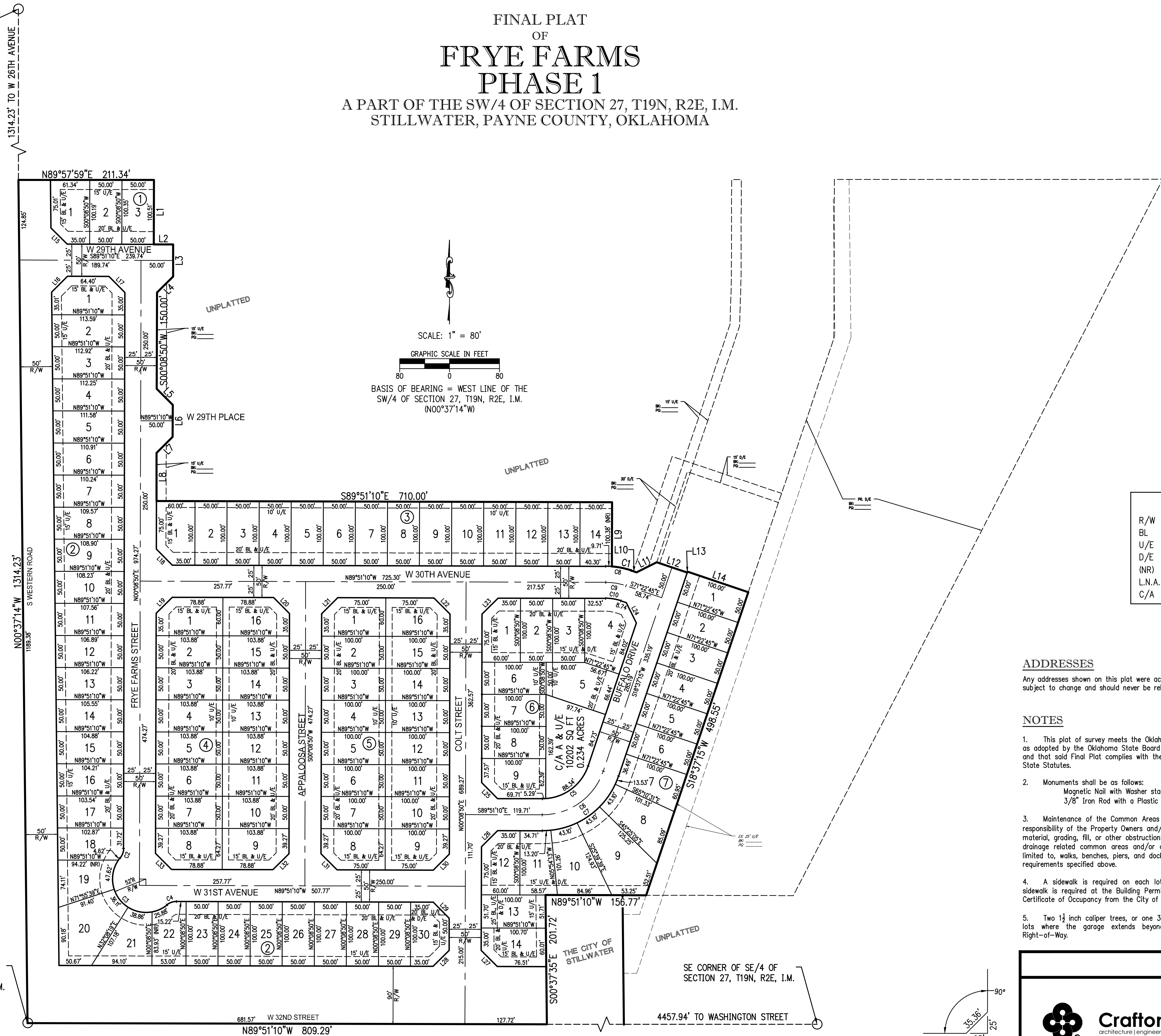


LOCATION MAP  
SCALE: 1" = 200'

LINE #	LENGTH	DIRECTION
L1	100.51'	S00° 08' 50"W
L2	30.07'	S89° 51' 10"E
L3	50.00'	S00° 08' 50"W
L4	35.36'	S45° 08' 50"W
L5	35.36'	S44° 51' 10"E
L6	50.00'	S00° 08' 50"W
L7	35.36'	S45° 08' 50"W
L8	75.00'	S00° 08' 50"W
L9	100.38'	S00° 08' 50"W
L10	8.74'	S71° 22' 45"E
L11	35.36'	N63° 37' 15"E
L12	50.00'	S71° 22' 45"E
L13	1.30'	N18° 37' 15"E
L14	100.00'	S71° 22' 45"E
L15	35.59'	S45° 14' 12"E
L16	35.12'	S44° 45' 48"W
L17	35.36'	N44° 51' 10"W
L18	35.36'	S44° 51' 10"E
L19	35.36'	S45° 08' 50"W
L20	35.36'	N44° 51' 10"W

LINE #	LENGTH	DIRECTION
L21	35.36'	S45° 08' 50"W
L22	35.36'	N44° 51' 10"W
L23	35.36'	S45° 08' 50"W
L24	35.36'	N26° 22' 45"W
L25	35.36'	S44° 51' 10"E
L26	35.36'	S45° 08' 50"W
L27	35.36'	S44° 51' 10"E
L28	35.36'	N45° 08' 50"E
L29	35.36'	N44° 51' 10"W
L30	35.36'	N45° 08' 50"E
L31	35.36'	S44° 51' 10"E
L32	35.36'	N45° 08' 50"E
L33	35.36'	S44° 51' 10"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.59'	125.00'	014°01'22"	S78° 23' 26"E	30.52'
C2	15.79'	23.00'	039°20'45"	N19° 49' 13"E	15.49'
C3	153.12'	52.00'	168°42'49"	N44° 51' 10"W	103.49'
C4	15.79'	23.00'	039°20'45"	S70° 28' 28"W	15.49'
C5	93.63'	75.00'	071°31'35"	S54° 23' 03"W	87.67'
C6	124.84'	100.00'	071°31'35"	S54° 23' 03"W	116.89'
C7	156.05'	125.00'	071°31'35"	S54° 23' 03"W	146.11'
C8	40.30'	125.00'	018°28'25"	S80° 36' 57"E	40.13'
C9	32.24'	100.00'	018°28'25"	N80° 36' 57"W	32.10'
C10	24.18'	75.00'	018°28'25"	S80° 36' 57"E	24.08'



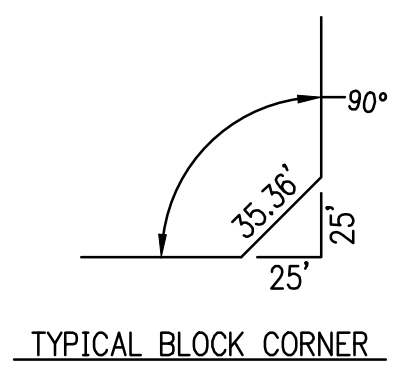
LEGEND	
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
(NR)	NONRADIAL LINE
L.N.A.	LIMITS OF NO ACCESS
C/A	COMMON AREA

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FINAL PLAT FRYE FARMS PHASE 1	
300 Points Parkway Blvd. Yukon, Oklahoma 73099	
<b>Crafton Tull</b> architecture   engineering   surveying 405.787.6270   405.787.6276.1 www.craftontull.com	
SHEET NO.: 2 OF 2	DATE: 9/3/20
PROJECT NO.: 20603300	

DRAWING: G. DRISCOLL, RFR, FRYE FARMS PHASE 1, FINAL PLAT, PAYNE COUNTY, OKLAHOMA, 9/3/2020, 10:42:38 AM

Parcel Table		
PARCEL #	BLOCK #	AREA
C/A A	Common Area A	10202
1	1	5760
2	1	5014
3	1	5022
1	2	6215
2	2	5663
3	2	5629
4	2	5596
5	2	5562
6	2	5529
7	2	5495
8	2	5462
9	2	5428
10	2	5395
11	2	5361
12	2	5328
13	2	5294
14	2	5261
15	2	5227
16	2	5194
17	2	5160
18	2	5078
19	2	5210
20	2	8649
21	2	5751
22	2	5002
23	2	5000
24	2	5000
25	2	5000
26	2	5000
27	2	5000
28	2	5000
29	2	5000
30	2	5375
1	3	5688

Parcel Table		
PARCEL #	BLOCK #	AREA
2	3	5000
3	3	5000
4	3	5000
5	3	5000
6	3	5000
7	3	5000
8	3	5000
9	3	5000
10	3	5000
11	3	5000
12	3	5000
13	3	5000
14	3	5001
1	4	5921
2	4	5194
3	4	5194
4	4	5194
5	4	5194
6	4	5194
7	4	5194
8	4	6364
9	4	6364
10	4	5194
11	4	5194
12	4	5194
13	4	5194
14	4	5194
15	4	5194
16	4	5921
1	5	5688
2	5	5000
3	5	5000
4	5	5000
5	5	5000
6	5	5000

Parcel Table		
PARCEL #	BLOCK #	AREA
7	5	5000
8	5	6114
9	5	6114
10	5	5000
11	5	5000
12	5	5000
13	5	5000
14	5	5000
15	5	5000
16	5	5688
1	6	5688
2	6	5000
3	6	5000
4	6	7509
5	6	6629
6	6	5000
7	6	5000
8	6	5000
9	6	5944
1	7	5000
2	7	5000
3	7	5000
4	7	5000
5	7	5000
6	7	5000
7	7	5555
8	7	6879
9	7	9203
10	7	6864
11	7	5330
12	7	5687
13	7	5188
14	7	5754