

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That ANTHRACITE INVESTMENTS, LLC, an Oklahoma Limited Liability Company, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of HIGHGARDEN PHASE 3, an addition to the City of Edmond, Oklahoma County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of HIGHGARDEN PHASE 3, an addition to the City of Edmond, being a part of the Northwest Quarter (NW/4), Section Twelve (12), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all utility easements as shown on said Final Plat to the use of the public, private drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 3rd day of March, 2022.

They further certify that said streets designated as private streets on said plat are not dedicated to the public as public streets and said streets will be maintained by the private property owners within the subdivision, but said streets shall always remain accessible to police, fire, and other official vehicles of all state, federal, county and city agencies and for maintenance and repair of public utilities. Every deed shall clearly acknowledge said roadways are private and not maintained by the City of Edmond.

Signed by the Manager this 3rd day of March, 2022.

ANTHRACITE INVESTMENTS, LLC

By Michael Love
Michael Love, Manager

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 3rd day of March, 2022, personally appeared Michael Love, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly 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 company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 3rd day of March, 2022.

My Commission Expires: 07/31/2024

My Commission No.: 02009057

Justin W. H.
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, BARRY K. MOORE, Planning Commission Chair for the City of Edmond, hereby certify that the City of Edmond Planning Commission duly approved the Final Plat of HIGHGARDEN PHASE 3, an addition to the City of Edmond, Oklahoma County, Oklahoma, at a meeting the 23rd day of September, 2020.

Sam Kwon
Planning Commission Chair

CERTIFICATE OF CITY CLERK

I, Gina Cavell, City Clerk of the City of Edmond, Oklahoma County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of HIGHGARDEN PHASE 3, an addition to the City of Edmond, Oklahoma County, Oklahoma.

Signed by the City Clerk this 11 day of April, 2022.

Gina Cavell
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Edmond that the dedication shown on the Final Plat of HIGHGARDEN PHASE 3, an addition to the City of Edmond, Oklahoma County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Edmond this 11 day of April, 2022.

Donnell Dwyer
City Clerk

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of HIGHGARDEN PHASE 3, an addition to the City of Edmond, Oklahoma County, Oklahoma is vested in ANTHRACITE INVESTMENTS, LLC, on the 3rd day of March, 2022, that there are no actions pending or judgments of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2021 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this 7th day of March, 2022.

Michael D. Reid
Oklahoma City Abstractor Title Co.
Vice President

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 7th day of March, 2022, personally appeared Michael D. Reid, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its, and duly 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.

Witness my hand and seal this 7th day of March, 2022.

My Commission Expires: 6/6/2023

My Commission No.: 03001726

Samuel D. Dwyer
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Jenny Shaw, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County and that the tax records of said county show that all taxes for the year 2021 and prior years are paid on the Final Plat of HIGHGARDEN PHASE 3, an addition to the City of Edmond, Oklahoma County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this 20 day of April, 2022.

Cheryl Dwyer
County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of HIGHGARDEN PHASE 3, an addition to the City of Edmond, Oklahoma County, Oklahoma, consisting of 3 sheets, represents a careful survey made under my supervision on the 9 day of March, 2022, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that 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.

Witness my hand and seal this 9 day of March, 2022.

Matthew Johnson
Matthew Johnson, P.L.S. No. 1807

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Matthew Johnson, 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.

Witness my hand and seal this 9 day of March, 2022.

My Commission Expires: 2/28/23

My Commission No.: 11001735

Rachel Whitcomb
Notary Public

PROPERTY DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twelve (12), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE North 89°21'05" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 820.55 feet to the POINT OF BEGINNING;

THENCE continuing North 89°21'05" East, along and with the North line of said Northwest Quarter (NW/4), a distance of 785.00 feet;

THENCE South 00°38'55" East, departing said North line, a distance of 215.00 feet;

THENCE North 89°21'05" East, a distance of 6.52 feet;

THENCE South 00°38'55" East, a distance of 50.00 feet;

THENCE South 89°21'05" West, a distance of 9.02 feet;

THENCE South 44°44'23" West, a distance of 35.36 feet;

THENCE South 00°38'55" East, a distance of 240.00 feet;

THENCE South 45°38'55" East, a distance of 35.36 feet;

THENCE North 89°21'05" East, a distance of 9.02 feet;

THENCE South 00°38'55" East, a distance of 50.00 feet;

THENCE South 89°21'05" West, a distance of 53.32 feet;

THENCE South 00°38'55" East, a distance of 145.00 feet;

THENCE South 89°21'05" West, a distance of 70.81 feet;

THENCE South 22°41'39" East, a distance of 216.30 feet;

THENCE on a non-tangent curve to the left having a radius of 75.00 feet, a chord bearing of South 56°16'59" West, a chord length of 28.88 feet and an arc length of 28.86 feet;

THENCE South 45°15'37" West, a distance of 63.57 feet;

THENCE South 44°44'23" East, a distance of 145.00 feet;

PROPERTY DESCRIPTION (CONT.)

THENCE South 45°15'37" West, a distance of 325.00 feet;

THENCE South 44°44'23" East, a distance of 20.00 feet;

THENCE South 45°15'37" West, a distance of 195.00 feet to a point on the North line of the plat HIGHGARDEN PHASE 1 recorded in Book PL76, Page 83;

THENCE along and with the North line of said HIGHGARDEN PHASE 1 the following five (5) calls:

1. North 44°44'23" West, a distance of 215.00 feet;

2. South 45°15'37" West, a distance of 60.00 feet;

3. North 44°44'23" West, a distance of 290.00 feet;

4. North 45°15'37" East, a distance of 6.20 feet;

5. North 44°44'23" West, a distance of 50.00 feet;

THENCE departing said North line, on a non-tangent curve to the left having a radius of 425.00 feet, a chord bearing of North 26°53'46" East, a chord length of 267.79 feet and an arc length of 272.43 feet;

THENCE on a compound curve to the left having a radius of 200.00 feet, a chord bearing of North 15°38'49" West, a chord length of 163.84 feet and an arc length of 168.80 feet;

THENCE on a reverse curve to the right having a radius of 175.00 feet, a chord bearing of North 20°14'15" West, a chord length of 117.34 feet and an arc length of 119.66 feet;

THENCE North 00°38'55" West, a distance of 358.26 feet;

THENCE North 45°38'55" West, a distance of 35.36 feet;

THENCE North 89°21'05" East, a distance of 12.50 feet;

THENCE North 00°38'55" West, a distance of 50.00 feet;

THENCE South 89°21'05" West, a distance of 25.00 feet;

THENCE North 44°21'05" East, a distance of 35.36 feet;

THENCE North 00°38'55" West, a distance of 70.00 feet;

THENCE North 45°38'55" West, a distance of 35.36 feet;

THENCE North 00°38'55" West, a distance of 70.00 feet to the POINT OF BEGINNING.

Containing 932,058 square feet or 21.3971 acres, more or less.

AND

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twelve (12), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);

THENCE South 00°24'46" East, along and with the West line of said Northwest Quarter (NW/4), a distance of 2,643.36 feet to the Southwest (SW) Corner of said Northwest Quarter (NW/4), said point being the Southwest (SW) Corner of the plat HIGHGARDEN PHASE 1 recorded in Book PL76, Page 83;

THENCE North 89°25'16" East, along and with the South line of said Northwest Quarter (NW/4) and the South line of said plat HIGHGARDEN PHASE 1, a distance of 322.19 feet to the POINT OF BEGINNING;

THENCE continuing along and with the South line of said plat HIGHGARDEN PHASE 1 the following six (6) calls:

1. North 14°54'26" East, a distance of 146.67 feet;

2. on a non-tangent curve to the right having a radius of 50.00 feet, a chord bearing of North 15°28'44" East, a chord length of 77.74 feet and an arc length of 89.06 feet;

3. North 23°29'38" West, a distance of 134.57 feet;

4. North 89°25'16" East, a distance of 640.16 feet;

5. North 00°34'44" West, a distance of 38.26 feet;

6. North 89°25'16" East, a distance of 146.37 feet to the Southeast (SE) Corner of said plat HIGHGARDEN PHASE 1;

THENCE South 00°22'19" East, a distance of 378.26 feet to a point on the South line of said Northwest Quarter (NW/4);

THENCE South 89°25'16" West, along and with the South line of said HIGHGARDEN PHASE 1, a distance of 793.43 feet to the POINT OF BEGINNING.

Containing 265,809 square feet or 6.1021 acres, more or less.

Basin of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The West line of the Northwest Quarter (NW/4) of Section Twelve (12), Township Fourteen (14) North, Range Two (2) West having a bearing of North 00°24'46" West.

This property description was prepared on the 9 day of March, 2022, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

FINAL PLAT
of

HIGHGARDEN PHASE 3



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jacico.com
Certificate of Authorization #1484 Exp. Date: 06-30-2023
ENGINEERS SURVEYORS PLANNERS

BEING A PART OF THE NW/4, SEC 12, T14N, R2W, I.M.
AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

R 2 W
SORGHUM MILL RD.
DOUGLAS BLVD.
PROJECT LOCATION
12
COFFEE CREEK RD.
LOCATION MAP
SCALE: 1"=2000'

LEGEND:

P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
B/L = BUILDING LIMIT LINE
C.A. = COMMON AREA
U/E = PUBLIC UTILITY EASEMENT
D/E = PRIVATE DRAINAGE EASEMENT
D & U/E = PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT
L.N.A. = LIMITS OF NO ACCESS
P.S.P.U.E.=PRIVATE STREETS & PUBLIC U/E

TYPICAL SIGHT TRIANGLE

Line Table		
Line #	Length	Direction
L1	35.36'	N44°21'05"E
L2	35.50'	N45°25'02"W
L3	35.36'	S44°21'05"W
L4	35.36'	S45°38'55"E
L5	35.36'	S44°21'05"W
L6	35.36'	N45°38'55"W
L7	35.23'	S44°08'34"W
L8	37.06'	S38°52'18"E
L9	34.98'	S79°42'03"E
L10	37.03'	N57°02'10"E
L11	35.36'	S89°44'23"E
L12	35.36'	N00°15'37"E
L13	35.36'	S00°15'37"W
L14	35.36'	N89°44'23"W
L15	35.36'	S44°25'16"W

NOTES:

1. All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within HIGHGARDEN PHASE 3.
2. Maintenance of all common areas and private drainage easements within HIGHGARDEN PHASE 3 shall be the responsibility of the 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.
3. All streets and drainage easements are private and shall be maintained by the Property Owners Association.

FINAL PLAT
of
HIGHGARDEN PHASE 3

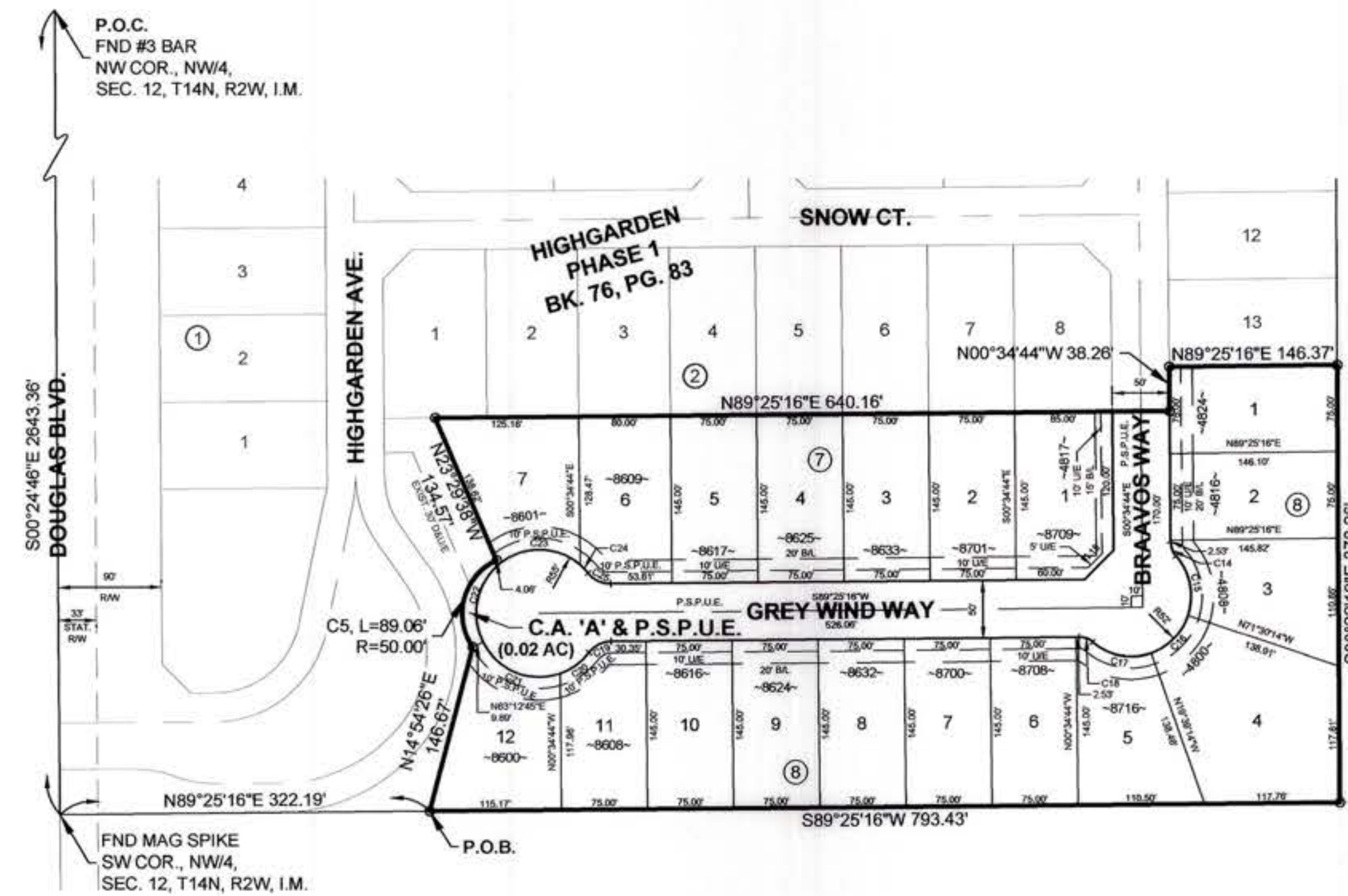
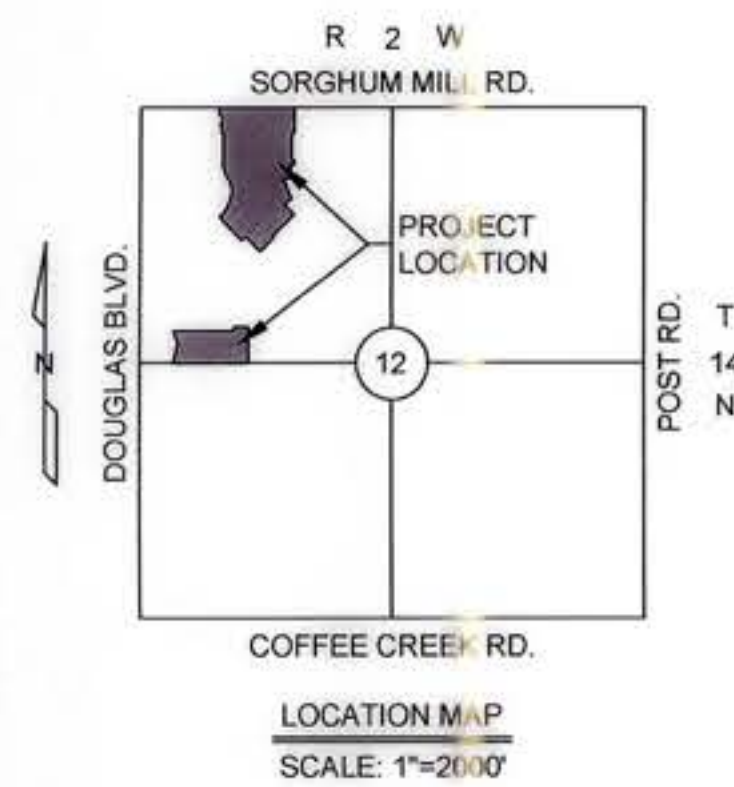
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• ENGINEERS • SURVEYORS • PLANNERS •

FINAL PLAT
of
HIGHGARDEN PHASE 3

BEING A PART OF THE NW/4, SEC 12, T14N, R2W, I.M.
AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA



BASIS OF BEARING
Grid North as established by state plane datum
(Oklahoma State Plane North Zone NAD83).
The West line of the Northwest Quarter
(NW/4) of Section Twelve (12), Township
Fourteen (14) North, Range Two (2) West
having a bearing of North 60°24'46" West.



Line Table		
Line #	Length	Direction
L1	35.36'	N44°21'05"E
L2	35.50'	N45°25'02"W
L3	35.36'	S44°21'05"W
L4	35.36'	S45°38'55"E
L5	35.36'	S44°21'05"W
L6	35.36'	N45°38'55"W
L7	35.23'	S44°08'34"W
L8	37.06'	S38°52'18"E
L9	34.98'	S79°42'03"E
L10	37.03'	N57°02'10"E
L11	35.36'	S89°44'23"E
L12	35.36'	N00°15'37"E
L13	35.36'	S00°15'37"W
L14	35.36'	N89°44'23"W
L15	35.36'	S44°25'16"W

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	28.86'	75.00'	14.61'	28.68'	S56°16'59"W	022°02'44"
C2	272.43'	425.00'	141.08'	267.79'	N26°53'46"E	036°43'41"
C3	168.80'	200.00'	89.80'	163.84'	N15°38'49"W	048°21'31"
C4	119.66'	175.00'	62.28'	117.34'	N20°14'15"W	039°10'40"
C5	89.06'	50.00'	61.80'	77.74'	N15°28'44"E	102°03'15"
C6	71.08'	200.00'	35.92'	70.71'	S80°28'00"E	020°21'51"
C7	71.08'	200.00'	35.92'	70.71'	S80°28'00"E	020°21'51"
C8	102.57'	150.00'	53.38'	100.58'	N20°14'15"W	039°10'40"
C9	189.90'	225.00'	101.02'	184.32'	N15°38'49"W	048°21'31"
C10	288.46'	450.00'	149.38'	283.55'	N26°53'46"E	036°43'41"
C11	38.22'	200.00'	19.17'	38.16'	S85°10'29"E	010°56'52"
C12	80.13'	100.00'	42.35'	78.00'	S67°41'39"E	045°54'32"
C13	38.48'	100.00'	19.48'	38.24'	N56°16'59"E	022°02'44"
C14	12.81'	18.00'	6.69'	12.54'	N20°58'21"W	040°47'13"
C15	54.33'	52.00'	29.94'	51.89'	N11°26'05"W	059°51'44"
C16	47.06'	52.00'	25.28'	45.47'	N44°25'16"E	051°50'59"
C17	54.33'	52.00'	29.94'	51.89'	S79°43'22"E	059°51'44"
C18	12.81'	18.00'	6.69'	12.54'	S70°11'07"E	040°47'13"
C19	22.39'	25.00'	12.01'	21.65'	N63°45'44"E	051°19'04"
C20	31.14'	55.00'	16.00'	30.72'	N54°19'21"E	032°26'18"
C21	79.36'	55.00'	48.38'	72.65'	S68°07'23"E	082°40'15"
C22	73.44'	55.00'	43.37'	68.11'	N11°28'01"E	076°30'32"
C23	77.43'	55.00'	46.70'	71.19'	N89°56'50"W	080°39'47"
C24	9.94'	55.00'	4.98'	9.93'	N44°26'18"W	010°21'17"
C25	22.39'	25.00'	12.01'	21.65'	N64°55'12"W	051°19'04"

NOTES:

- All islands/medians within street rights-of-way, and arterial landscaping within its irrigation system, shall be maintained by the Property Owners Association within HIGHGARDEN PHASE 3.
- Maintenance of all common areas and private drainage easements within HIGHGARDEN PHASE 3 shall be the responsibility of the 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.
- All streets and drainage easements are private and shall be maintained by the Property Owners Association.

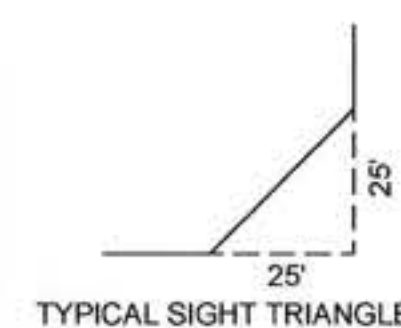
******* NOTE *******

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION 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.

- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

LEGEND:

P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
B/L = BUILDING LIMIT LINE
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FINAL PLAT
of

HIGHGARDEN PHASE 3



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