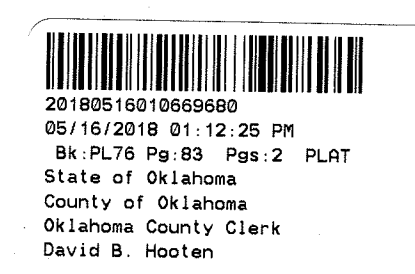


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FINAL PLAT  
of  
**HIGHGARDEN PHASE 1**  
BEING A PART OF THE NW/4, SEC 12, T14N, R2W, I.M.,  
AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION  
KNOW ALL MEN BY THESE PRESENTS:

That HIGH GARDEN DEVELOPMENT, LLC, 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 1, 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 1, 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 designate all private streets as utility easements as shown on said Final Plat to the use for 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 8 day of February, 2018.

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 8 day of February, 2018.

HIGH GARDEN DEVELOPMENT, LLC  
By: Michael Love  
Michael Love, Manager

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 8 day of February, 2018, 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 8 day of February, 2018.

My Commission Expires: 2/23/19  
My Commission No.: 11001735  
R. H. White  
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, BARRY K. MOORE, Planning Director for the City of Edmond, hereby certify that the City of Edmond Planning Commission duly approved the Final Plat of HIGHGARDEN PHASE 1, an addition to the City of Edmond, Oklahoma County, Oklahoma at a meeting the 6<sup>th</sup> day of December, 2016.

Barry K. Moore  
Planning Director

CERTIFICATE OF CITY CLERK

I, Janice W., 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 1, an addition to the City of Edmond, Oklahoma County, Oklahoma.

Signed by the City Clerk this 14<sup>th</sup> day of May, 2018.

Janice W.  
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 1, an addition to the City of Edmond, Oklahoma County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Edmond this 14<sup>th</sup> day of May, 2018.

Charles Jones  
City Clerk  
Charles Jones  
Mayor

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 1, an addition to the City of Edmond, Oklahoma County, Oklahoma is vested in HIGH GARDEN DEVELOPMENT, LLC, on the 26<sup>th</sup> day of January, 2018, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2017 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 2<sup>nd</sup> day of February, 2018.

Stewart Title of Oklahoma, Inc.  
Miki Combs  
Vice-President

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 2<sup>nd</sup> day of February, 2018, personally appeared Miki Combs to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice President, 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 2<sup>nd</sup> day of February, 2018.

My Commission Expires: 6/25/21  
My Commission No.: 13005828  
C. Beadle  
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Forest Butch Freeman, 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 2018 and prior years are paid on the Final Plat of HIGHGARDEN PHASE 1, 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 16 day of May, 2018.

Forest Butch Freeman  
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 1, an addition to the City of Edmond, Oklahoma County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 8 day of February, 2018, 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 8 day of February, 2018.

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

STATE OF OKLAHOMA  
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 8 day of February, 2018.

My Commission Expires: 2/28/19  
My Commission No.: 11001735  
R. H. White  
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:

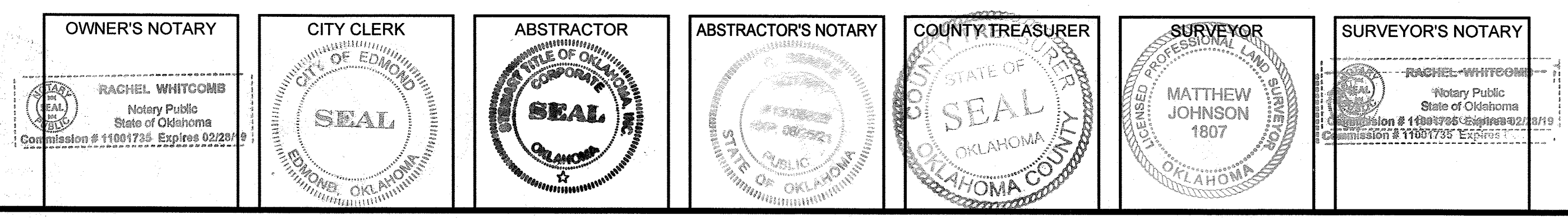
- Commencing at the Northwest (NW) Corner of said Northwest Quarter (NW/4);
- THENCE South 00°24'46" East, along and with the West line of said Northwest Quarter (NW/4), a distance of 1,576.35 feet to the POINT OF BEGINNING;
- THENCE North 89°35'14" East, departing said West line, a distance of 90.00 feet;
- THENCE North 45°15'37" East, a distance of 837.23 feet;
- THENCE South 44°44'23" East, a distance of 238.44 feet;
- THENCE South 45°15'37" West, a distance of 6.20 feet;
- THENCE South 44°44'23" East, a distance of 290.00 feet;
- THENCE North 45°15'37" East, a distance of 60.00 feet;
- THENCE South 44°44'23" East, a distance of 535.00 feet;
- THENCE South 45°15'37" West, a distance of 495.49 feet;
- THENCE South 00°22'19" East, a distance of 201.15 feet;
- THENCE South 89°25'16" West, a distance of 146.37 feet;
- THENCE South 00°34'44" East, a distance of 38.26 feet;
- THENCE South 89°25'16" West, a distance of 640.16 feet;
- THENCE South 23°29'38" East, a distance of 134.57 feet;
- THENCE on a non-tangent curve to the left having a radius of 50.00 feet, a chord bearing of South 15°28'44" West, a chord length of 77.74 feet and an arc length of 89.06 feet;
- THENCE South 14°54'28" West, a distance of 146.67 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 Northwest Quarter (NW/4), a distance of 322.19 feet to the Southwest (SW) Corner of said Northwest Quarter (NW/4);
- THENCE North 00°24'46" West, along and with the West line of said Northwest Quarter (NW/4), a distance of 1,067.01 feet to the POINT OF BEGINNING.

Containing 1,381,601 square feet or 31.7172 acres, more or less.

This property description was prepared on the 8 day of February, 2018, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

FINAL PLAT  
of  
**HIGHGARDEN PHASE 1**

Johnson & Associates, Inc.  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 236-8075 FAX (405) 236-8078  
Certificate of Authorization #1484 Exp. Date: 06-30-2019  
ENGINEERS SURVEYORS PLANNERS

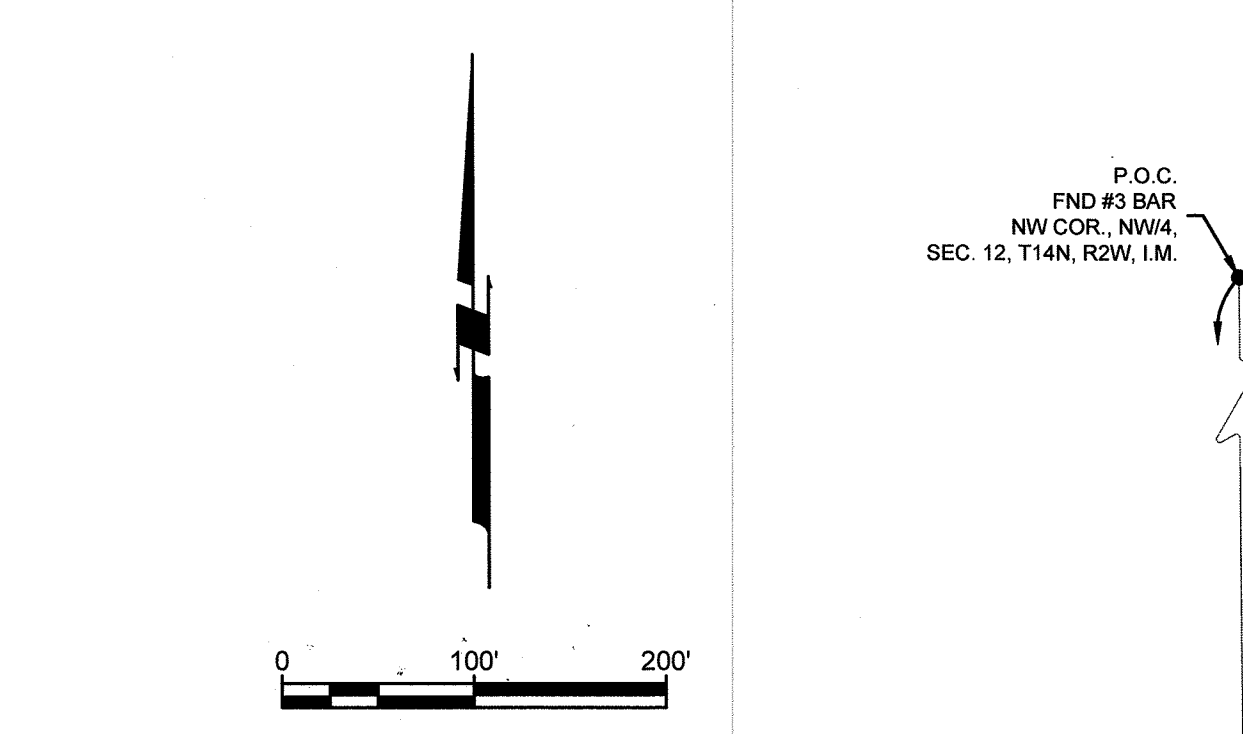


# FINAL PLAT of HIGHGARDEN PHASE 1

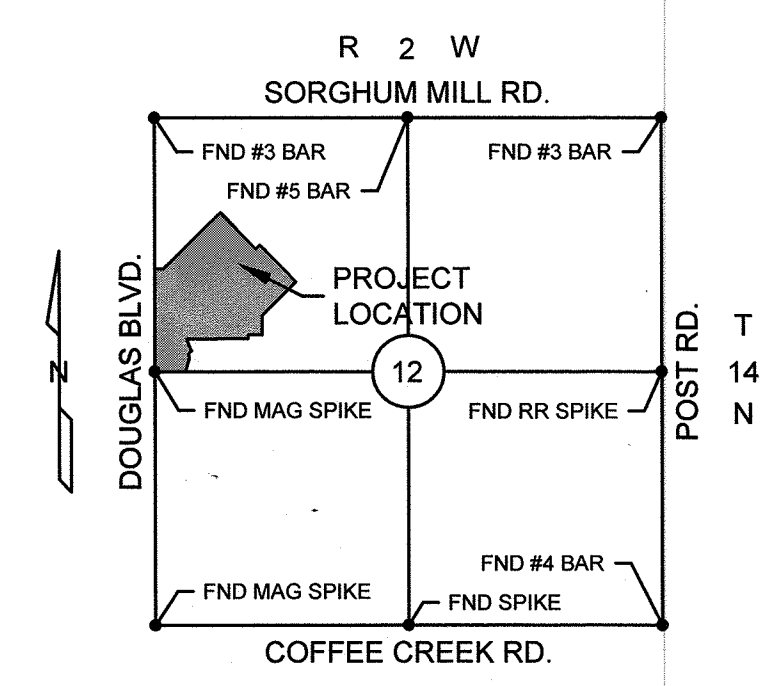
BEING A PART OF THE NW/4, SEC 12, T14N, R2W, I.M.,  
AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	89.06'	50.00'	61.80'	77.74'	S15°28'44"W	102°03'15"
C2	36.63'	100.00'	18.52'	36.43'	S79°55'08"E	020°59'16"
C3	36.63'	100.00'	18.52'	36.43'	S79°55'08"E	020°59'16"
C4	104.56'	135.00'	55.06'	101.97'	N67°23'55"E	044°22'38"
C5	140.70'	100.00'	84.82'	129.37'	N04°54'13"E	080°36'45"
C6	61.07'	100.00'	31.52'	60.12'	N17°54'28"W	034°59'23"
C7	135.91'	100.00'	80.79'	125.69'	S50°39'04"W	077°52'19"
C8	21.17'	100.00'	10.62'	21.13'	S05°39'04"W	012°07'42"
C9	661.63'	830.00'	349.52'	644.25'	N22°25'25"E	045°40'23"
C10	392.02'	490.00'	207.18'	381.65'	S22°20'26"W	045°50'21"
C11	120.01'	150.00'	63.42'	116.83'	S22°20'26"W	045°50'21"
C12	16.93'	25.00'	8.81'	16.61'	S64°08'43"E	038°48'39"
C13	50.71'	52.00'	27.58'	48.72'	N55°36'49"W	055°52'28"
C14	48.94'	52.00'	26.45'	47.15'	N00°42'54"W	053°55'25"
C15	52.48'	52.00'	28.72'	50.28'	N55°09'32"E	057°49'26"
C16	16.67'	25.00'	8.66'	16.36'	S64°58'20"W	038°11'50"
C17	0.27'	25.00'	0.13'	0.27'	S45°34'01"W	000°36'49"

Line Table		
Line #	Length	Direction
L1	5.88'	N45°12'35"E
L2	35.36'	N45°24'46"W
L3	35.41'	S44°30'15"W
L4	35.30'	N45°29'45"W
L5	35.36'	S89°44'23"E
L6	35.36'	N00°15'37"E
L7	35.36'	N89°44'23"W
L8	35.36'	S00°15'37"W
L9	35.36'	N89°44'23"W
L10	35.36'	S00°15'37"W
L11	35.36'	N00°15'37"E
L12	35.36'	N44°25'16"E
L13	35.36'	N45°34'44"W
L14	35.36'	S45°34'44"E
L15	35.36'	S44°25'16"W



Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)  
West line of Northwest Quarter having a Bearing of N00°24'46"W

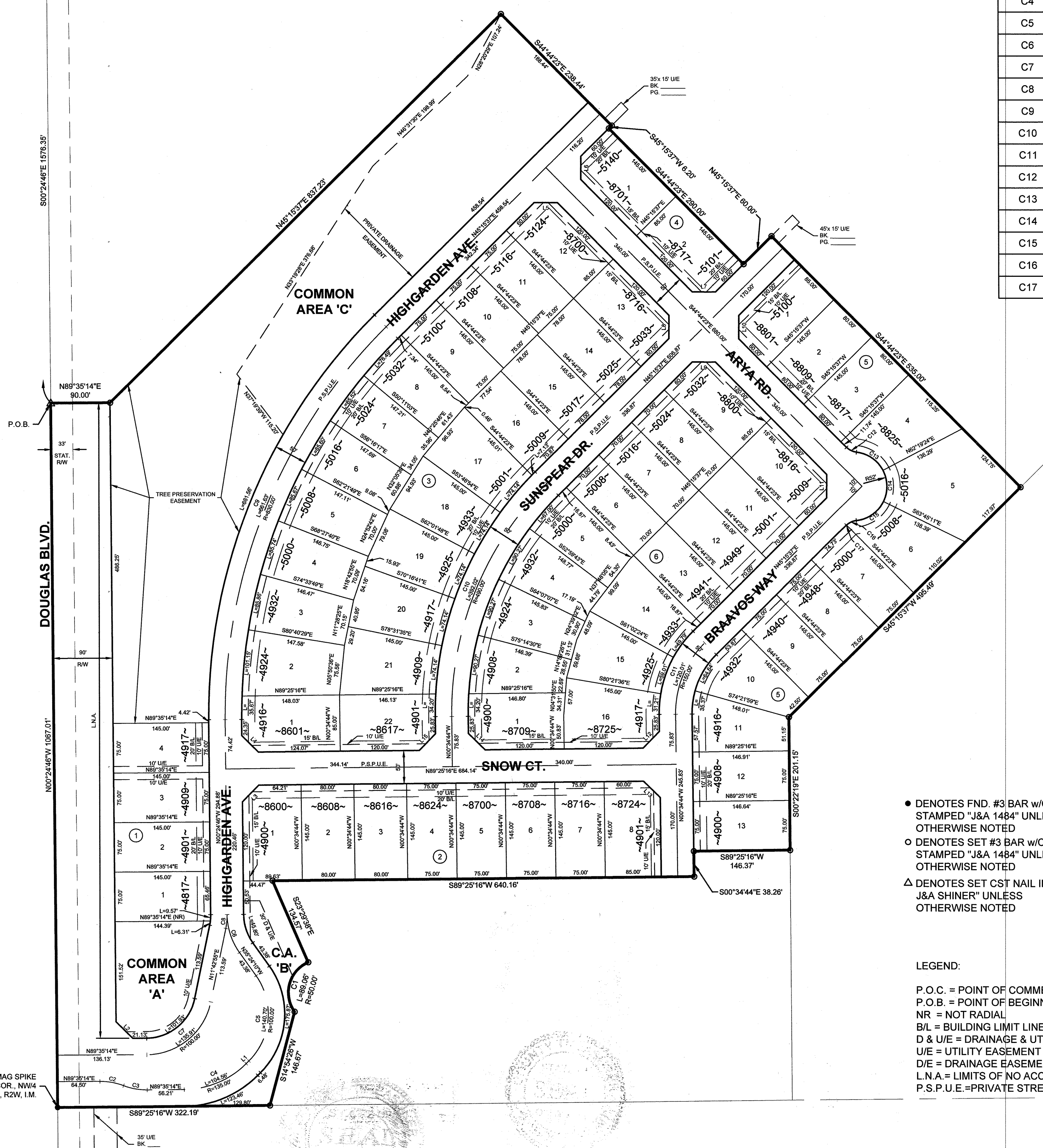


LOCATION MAP  
SCALE: 1"=2000'

**\*\*\*\*\* 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.  
CERT-NAT REV 12-2007

**NOTES:**

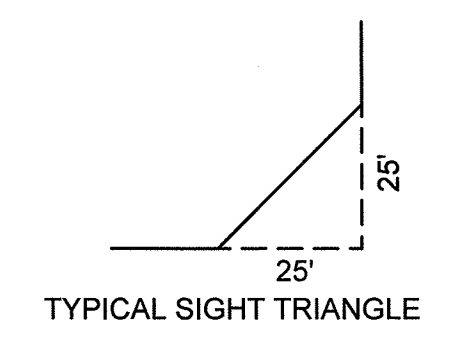
- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within HIGHGARDEN PHASE 1.
- Maintenance of all common areas and private drainage easements within HIGHGARDEN PHASE 1 shall be the responsibility 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.
- A sidewalk shall be required on each lot where it fronts a local and/or collector street. The sidewalk will be required at the building permit stage and installed prior to the issuance of an Occupancy Certificate by the City of Edmond.
- Either one 3-inch caliper deciduous tree or two 1½-inch caliper deciduous trees 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.



- 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 CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

**LEGEND:**

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



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05/16/2018 01:12:25 PM  
PLAT

FINAL PLAT  
of  
**HIGHGARDEN PHASE 1**

Johnson & Associates, Inc.  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078  
Certificate of Authorization #1484 Exp. Date: 06-30-2019  
ENGINEERS • SURVEYORS • PLANNERS