

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That EP Leasing, 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 8th day of August, 2024. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

EP Leasing, LLC

Daniel Remington, Manager

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)SS:

Before me, the undersigned Notary Public, in and for said County and State on this 8th day of August, 2024, personally appeared Daniel Remington, 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:
February 06, 2027

Notary Public, #23001785

LEGAL DESCRIPTION

A tract of land situate within the Northwest Quarter (NW/4) of Section Five (5), Township Six North (T6N), Range Seven West (R7W) of the Indian Meridian (I.M.), Chickasha, Grading County, Oklahoma, more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said NW/4; thence S00°03'38"W with the West line of said NW/4 a distance of 468.34 feet to the POINT OF BEGINNING; thence

S89°58'33"E a distance of 246.62 feet; thence N58°23'01"E a distance of 241.42 feet; thence N89°57'43"E a distance of 671.96 feet; thence S00°13'17"W a distance of 59.78 feet to the Northwestern Right-of-Way line of the Burlington Northern and Santa Fe Railroad; thence S45°22'05"W with said Right-of-Way line a distance of 1327.32 feet; thence S89°50'58"W a distance of 364.17 feet to the West line of said NW/4; thence N00°03'38"E with said West line a distance of 849.58 feet to the POINT OF BEGINNING.

Said tract contains 807,630 Sq Ft or 18.54 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, LEE ALLEN SCHROEDER, 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.

Lee Allen Schroeder, LPLS 1502

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)SS:

Before me, the undersigned Notary Public, in and for said County and State on this 8th day of August, 2024, personally appeared LEE ALLEN SCHROEDER, 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

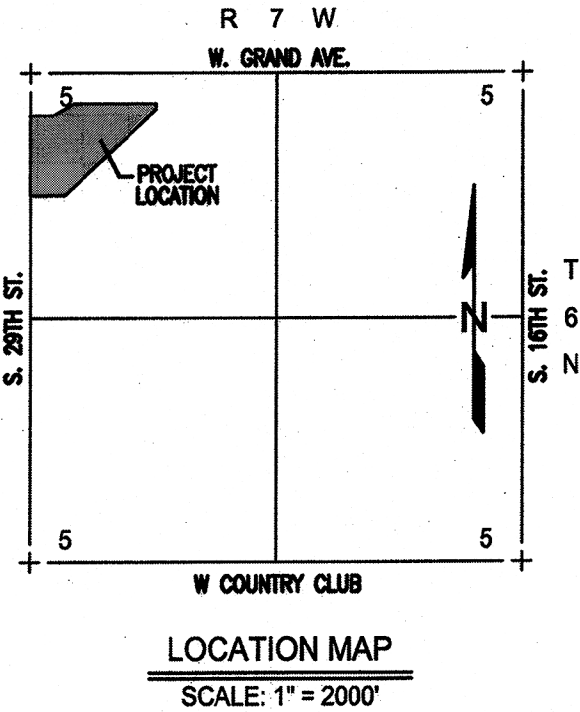
Notary Public, #03005138

CITY PLANNING COMMISSION APPROVAL

I, Rachel Bernish, Planning Director of the City of Chickasha, do certify that the Oklahoma City Planning Commission duly approved this plat on the 14th day of August, 2024.

Rachel Bernish, PLANNING DIRECTOR

FINAL PLAT
OF
SCISSORTAIL CROSSING
A PART OF THE NW/4 OF SECTION 5, T6N, R7W, I.M.
CHICKASHA, GRADY COUNTY, OKLAHOMA



Red BOOK 9 PAGE 7
I-2024-011027
09/06/2024 9:51am
Book 6356 Pg 185
Pg 0185-0186
Fee \$35.00 Doc \$0.00
Jill Locke, Grady County Clerk
State of Oklahoma

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of GRADY, 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 EP Leasing, LLC, that on the 14th day of August, 2024, there are no actions pending or judgments of any nature in any court of 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 2023, 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 12th day of August, 2024.

WASHITA VALLEY ABSTRACT COMPANY

John Bailey

COUNTY TREASURER'S CERTIFICATE

I, Robin Burton, do hereby certify that I am the duly elected, qualified and acting County Treasurer of GRADY COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2024, 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 Chickasha, OKLAHOMA, this 6th day of September, 2024.

Robin Burton, COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of CHICKASHA, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of CHICKASHA, OKLAHOMA, this 20th day of February, 2024.

ATTEST:

Susan M. McDaniel, CITY CLERK

Mayor

CERTIFICATE OF CITY CLERK

I, Susan M. McDaniel, City Clerk of the CITY of CHICKASHA, 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 6th day of August, 2024.

Susan M. McDaniel, 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 Oklahoma City 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.

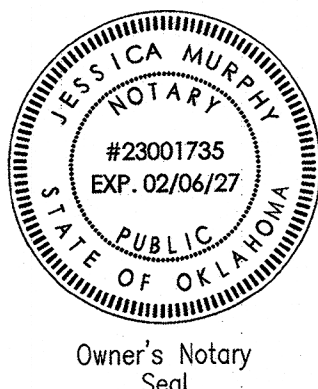
FINAL PLAT
SCISSORTAIL CROSSING

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

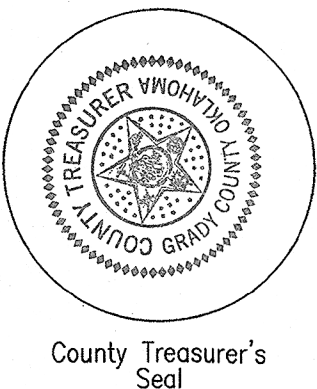
Crafton Tull
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www.craftontull.com

SHEET NO.: 1 OF 2
DATE: 07/17/24
PROJECT NO.: 21618600

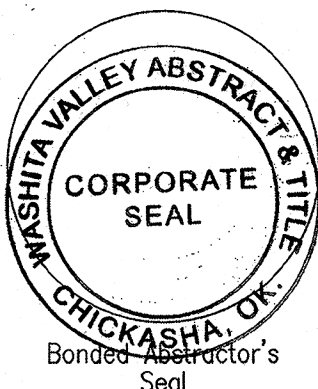
CERTIFICATE OF AUTHORIZATION
CA 973 PLOD EXPIRES 10/30/2025



Owner's Notary Seal



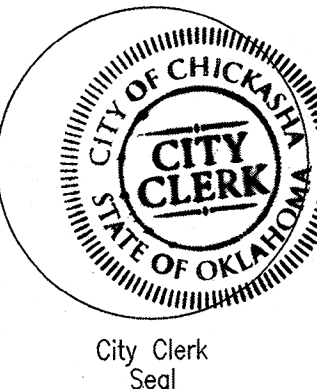
County Treasurer's Seal



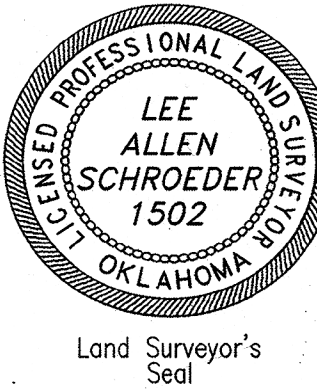
Bonded Abstractor's Seal



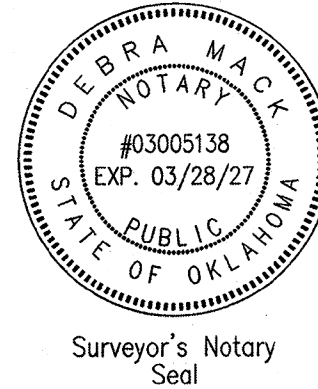
City CORPORATE Seal



City Clerk Seal

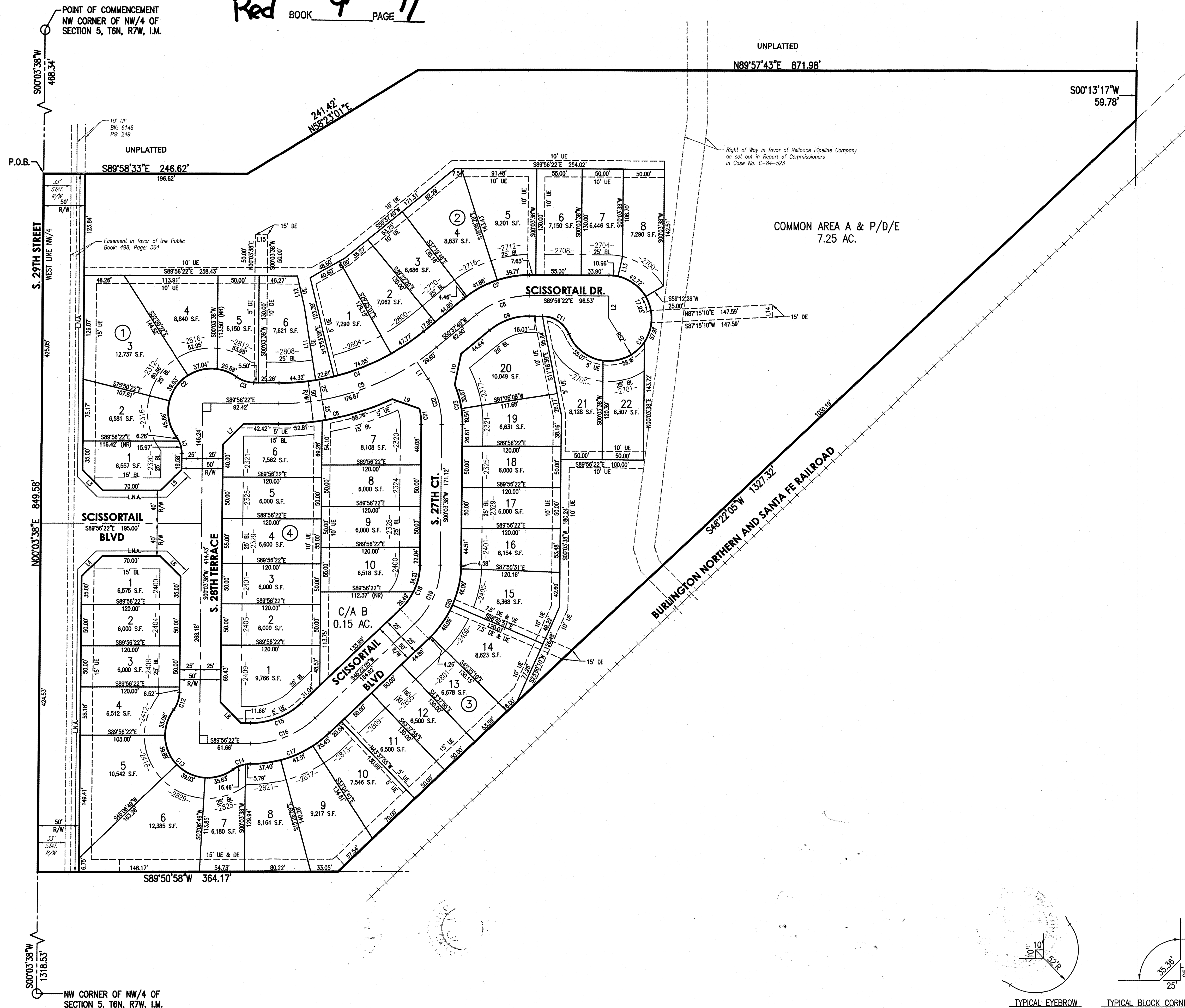


Land Surveyor's Seal

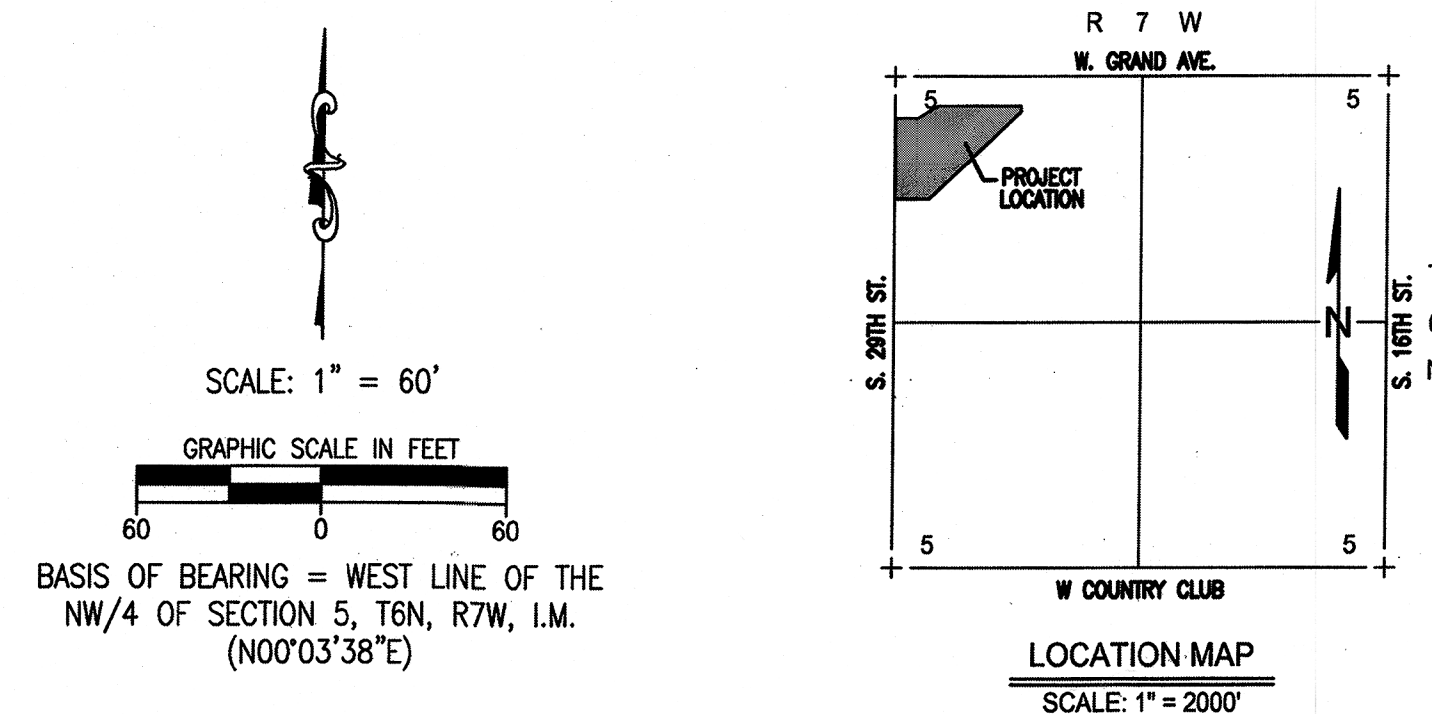


Surveyor's Notary Seal

Red BOOK 9 PAGE 7



FINAL PLAT
OF
SCISSORTAIL CROSSING
A PART OF THE NW/4 OF SECTION 5, T6N, R7W, I.M.
CHICKASHA, GRADY COUNTY, OKLAHOMA



LEGEND

P.O.B. POINT OF BEGINNING
EX. EXISTING
R/W RIGHT-OF-WAY
BL. BUILDING LIMIT LINE
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
P/D/E PRIVATE DRAINAGE EASEMENT
(NR) NONRADIAL LINE
L.N.A. LIMITS OF NO ACCESS
C/A COMMON AREA
(ESMT.) EASEMENT

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FINAL PLAT
SCISSORTAIL CROSSING

300 Points Parkway Blvd.
Yukon, Oklahoma 73099



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CERTIFICATE OF AUTHORIZATION
OK 975 (PEL) EXPIRES 6/30/2026

SHEET NO.: 2 OF 2
DATE: 07/17/24
PROJECT NO.: 21618600