

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
VISTA ROSE ESTATES, LLC, (JOSH L. TRIMBLE), DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS OR CORPORATION HAVING ANY RIGHT, TITLE, OR INTEREST IN AND TO THE LAND SHOWN ON THE PLAT OF VISTA ROSE ESTATES, PHASE 1, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND THEY HEREBY DEDICATED ALL STREETS, UTILITIES AND DRAINAGE, FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS 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 11th DAY OF January, 2021.

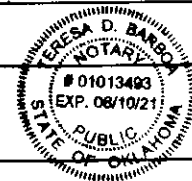
J. L. Trimble
JOSH L. TRIMBLE, MANAGER

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 11th DAY OF January, 2021, PERSONALLY APPEARED JOSH L. TRIMBLE 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 USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

My Commission Expires: 8-10-21
My Commission Number: 01013493
Notary Public David B. Baker



BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED ABSTRACTOR IN AND FOR SAID COUNTY AND STATE, CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE TO THE LAND SHOWN ON THE PLAT OF VISTA ROSE ESTATES, PHASE 1, TO THE COUNTY OF POTTAWATOMIE, STATE OF OKLAHOMA, APPEARS TO BE VESTED IN VISTA ROSE ESTATES, LLC, (JOSH L. TRIMBLE), UNENCUMBERED BY PENDING ACTIONS, JUDGMENTS, LIENS, MORTGAGES, TAXES, OR OTHER ENCUMBRANCES, EXCEPT MINERAL RESERVATIONS, RIGHT-OF-WAY AND MORTGAGES OF RECORD.

Executed this 4th day of January, 2021.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY Heidi A. Small

AUTHORIZED OFFICER

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE) SS

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

My Commission Expires: 10/19/24
My Commission Number: 16009164
Notary Public Connie Cleum

FLOOD INFORMATION

A Flood Zone "AE" (Base Flood Elevation Determined) and Zone "X" (Area of Minimal Flood Hazard) Affects the property shown above as indicated by the Flood Insurance Rate Map, Panel 70 of 550, Map Number 40125C0070 J with an effective date of May 16, 2019.

SURVEYORS NOTES:

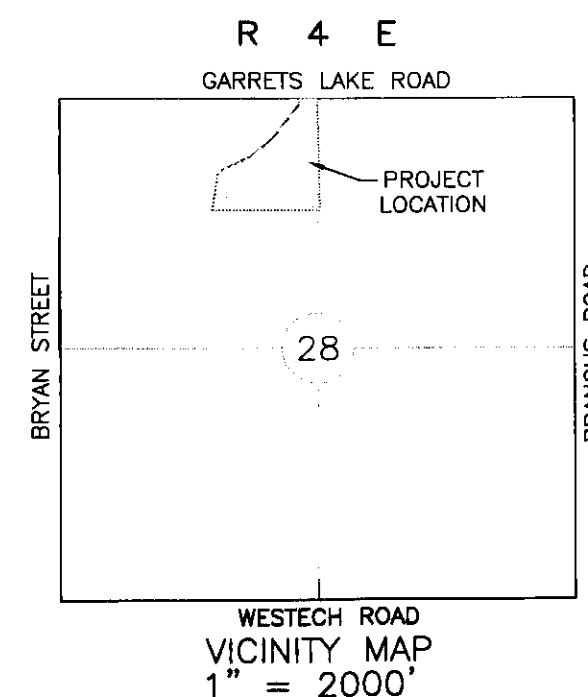
This plat of survey meets the Oklahoma Minimum standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title 11 section 41-108 of the Oklahoma State Statutes. No investigation or independent search for easements of record, encumbrances, restrictive covenants ownership title evidence, or any other facts which an accurate and current title search may disclose, was made. Environmental and subsurface conditions were not examined as a part of this survey. This Plat Or Drawing Is Not To Be Reproduced, Changed Or Copied In Any Form Or Manner Without First Obtaining the Express Written Permission And Consent Of Anchor Engineering, Nor Is It To Be Assigned To Any Third Party Without Obtaining Said Written Permission And Consent. Any Changes Made From This Plat Or Drawing Without The Consent of Anchor Engineering Is Unauthorized, And Shall Relieve Anchor Engineering Of Responsibility For All Consequences Arriving Out Of Such Changes.

FINAL PLAT
OF

VISTA ROSE ESTATES, PHASE I
A PART OF THE NW/4 QUARTER OF SECTION 28, T-11-N, R-4-E, I.M.
POTTAWATOMIE COUNTY, OKLAHOMA

LEGEND

ROW = RIGHT OF WAY
D/E = DRAINAGE EASEMENTS
U/E = UTILITY EASEMENTS
BLL = BUILDING LIMIT LINE



CERTIFICATE OF COUNTY COMMISSIONERS

I, Rachel Hester, CHAIRMAN OF THE BOARD OF THE OF COUNTY COMMISSIONERS FOR THE COUNTY OF POTTAWATOMIE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SAID COMMISSION DULY APPROVED THE PLAT OF VISTA ROSE ESTATES, PHASE I, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA AND WHEREAS THE ROADS ARE PRIVATELY OWNED AND MAINTAINED UNTIL THEY ARE ACCEPTED BY THE COUNTY AT AN UNKNOWN LATER DATE, THIS

CERTIFICATE OF COUNTY TREASURER

I, Wendy Magnus, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED ACTING COUNTY TREASURER OF POTTAWATOMIE COUNTY, STATE OF OKLAHOMA AND THE RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 2020 AND ALL PRIOR YEARS ON THE LAND SHOWN ON THE PLAT OF VISTA ROSE ESTATES, PHASE I, TO THE COUNTY OF POTTAWATOMIE, STATE OF OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUARANTEEING THE PAYMENT OF THE CURRENT YEAR'S TAXES. IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT SHAWNEE, OKLAHOMA, THIS 11th DAY OF January, 2021.

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, STEVE TRUMP, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF VISTA ROSE ESTATES, PHASE I, IN THE COUNTY OF POTTAWATOMIE, STATE OF OKLAHOMA, REPRESENTS AN ACCURATE SURVEY THEREOF MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN, I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SENATE BILL NO. 377, SECTION 518, AS AMENDED.

Steve Trump
Steve Trump, PLS #1607

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE) S.S.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 8th DAY OF January, 2021, PERSONALLY APPEARED STEVE TRUMP 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 USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

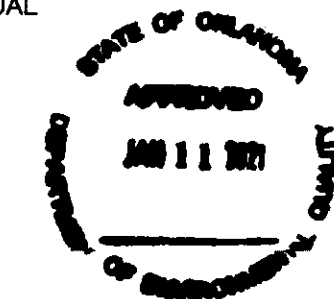
My Commission Expires: April 7, 2022
My Commission Number: 06003631

Notary Public Sherry But

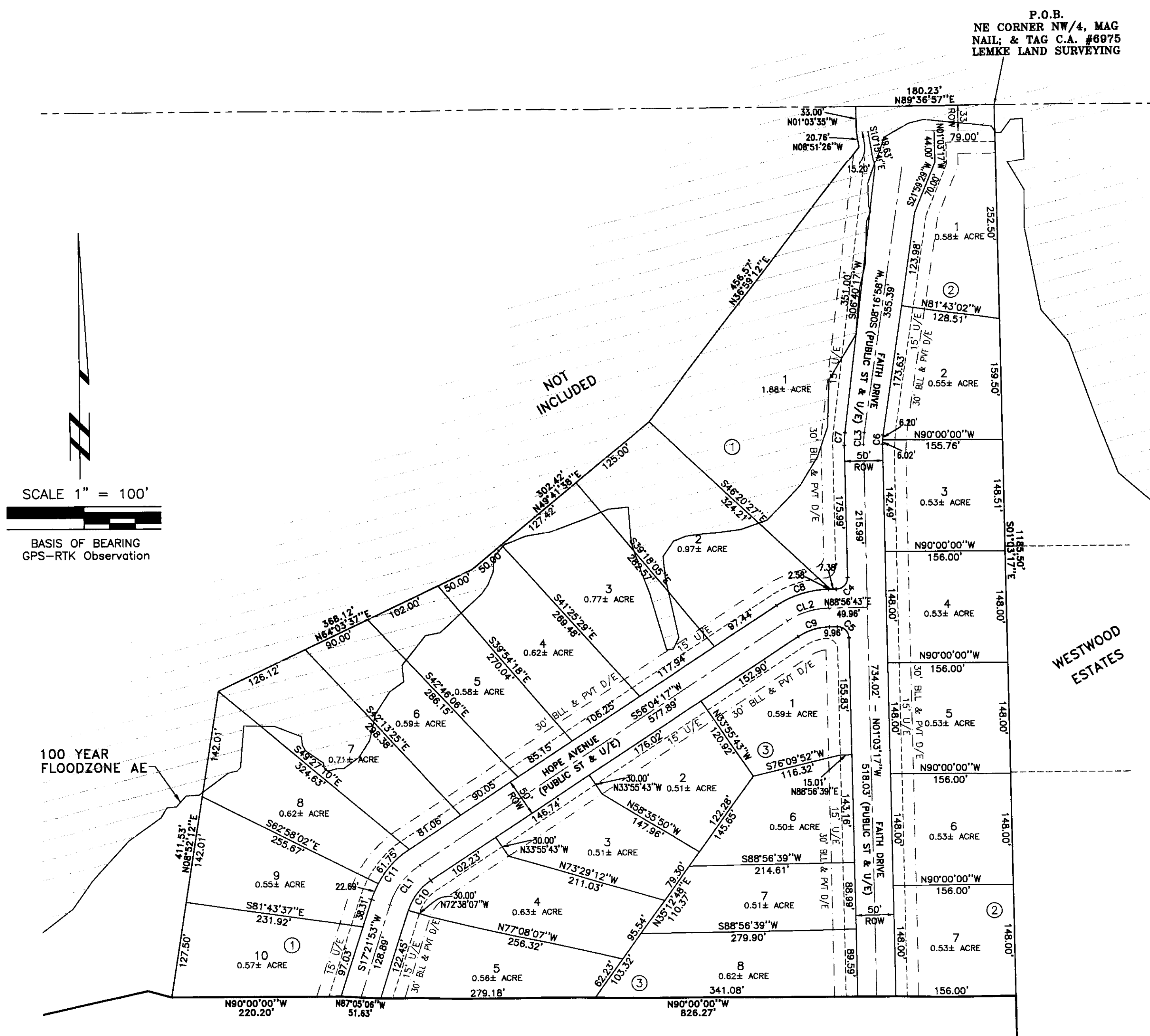
DEPARTMENT OF ENVIRONMENTAL QUALITY:

THE TECUMSEH OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SUPPLY AND INDIVIDUAL ON-SITE SEWER SYSTEMS ON THE 11th DAY OF January, 2021.

Van Payne
Environmental Program Specialist
Department of Environmental Quality



VISTA ROSE ESTATES
PLAT BY:
ANCHOR ENGINEERING, L.L.C.
CA 4167 EXP. 6-30-22
12617 S. McLoud Road
McLoud, OK 74051
405-749-9999
TRE20033



NUMBER	Radius	Delta Angle	Chord Direction	Chord Length	Arc Length
CL1	100.00	38°42'24"	N36°43'05"E	66.28	67.56
CL2	100.00	32°52'27"	N72°30'30"E	56.59	57.38
CL3	100.00	09°20'14"	S03°36'50"W	16.28	16.30
C4	15.00	90°00'00"	N43°56'43"E	21.21	23.56
C5	15.00	90°00'00"	N48°03'17"W	21.21	23.56
C6	75.00	09°20'14"	S03°36'50"W	12.21	12.22
C7	125.00	07°44'07"	S02°48'47"W	16.86	16.86
C8	125.00	32°52'27"	S72°30'30"W	70.74	71.72
C9	75.00	32°52'27"	S72°30'30"W	42.44	43.03
C10	75.00	38°42'24"	S36°43'05"W	49.71	50.67
C11	125.00	38°42'24"	S36°43'05"W	82.85	84.44

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, AND FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SAID NW/4; THENCE S01°03'17"E ON THE EAST LINE OF SAID NW/4 A DISTANCE OF 180.23 FEET; THENCE N89°56'57"E A DISTANCE OF 826.27 FEET; THENCE N87°05'06"W A DISTANCE OF 51.63 FEET; THENCE N90°00'00"W A DISTANCE OF 220.20 FEET; THENCE N87°52'12"E A DISTANCE OF 411.53 FEET; THENCE N84°03'37"E A DISTANCE OF 368.12 FEET; THENCE N49°41'38"E A DISTANCE OF 302.42 FEET; THENCE N36°59'12"E A DISTANCE OF 456.57 FEET; THENCE N08°51'26"W A DISTANCE OF 20.76 FEET; THENCE N01°03'35"W A DISTANCE OF 33.00 FEET TO THE NORTH LINE OF SAID NW/4; THENCE N89°36'57"E ALONG SAID NORTH LINE A DISTANCE OF 180.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.62 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

