

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That REMINGTON PROPERTIES, LLC, does hereby certify that they are the owners of and the only persons, firms 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 utility easements shown hereon to the public, for the purposes of utilities; and that the streets shown as private streets shall be reserved for private streets maintained by the homeowners within MAYBERRY VILLAS; for its 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.

Every deed must clearly acknowledge: "Said roadways are private and not maintained by McClain County."

Prior to the sale of any parcel in this subdivision, a conspicuous sign shall be posted and maintained at the entrance. Said sign shall read: "Private Roadways - Not Maintained by McClain County."

The streets and drives have not been dedicated to the public, and said streets shall be maintained by the private property owners within the subdivision, but said streets shall always be open to police, fire and other official vehicles of all City, County, State and Federal agencies.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 8th day of February, 2023. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

REMINGTON PROPERTIES, LLC

Daniel Remington
DANIEL REMINGTON, MANAGING MEMBER

STATE OF OKLAHOMA

COUNTY OF CLEVELAND

Before me, the undersigned Notary Public, in and for said County and State on this 8th day of February, 2023, 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:

June E. Young
NOTARY PUBLIC, #

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of McClain, 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 REMINGTON PROPERTIES, LLC, that on the 10th day of February, 2023, 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 2022, 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 10th day of February, 2023.

GUARANTY ABSTRACT COMPANY

Carol DePierzo
AUTHORIZED SIGNER

COUNTY TREASURER'S CERTIFICATE

I, *Teresa Jones*, do hereby certify that I am the duly elected, qualified and acting County Treasurer of McClain County, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2022, 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 Purcell, OKLAHOMA, this 10 day of February, 2023.

Teresa Jones
COUNTY TREASURER

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	35.29'	S45° 17' 45"E	
L2	35.42'	N44° 42' 15"E	

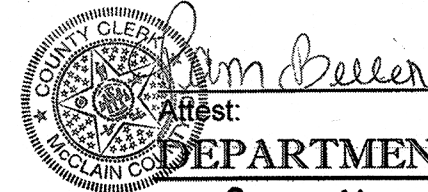
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	28.80'	35.00'	046°48'35"	N66° 11' 30"E	27.82'
C2	286.57'	60.00'	273°39'10"	N00° 23' 43"W	82.11'
C3	28.80'	35.00'	046°48'35"	N66° 58' 55"W	27.82'

COUNTY COMMISSIONER'S APPROVAL

I, *Wilson Lyles*, Chairman of the Board of County Commissioners of McClain County, Oklahoma, hereby certify that the said County Commissioners duly approved this plat in McClain County, Oklahoma, on this 17 day of February, 2023.

Further, the roads will not be maintained by the County, provided however, that the County may agree to maintain the roads at some future date.

Wilson Lyles
Signature:



DEPARTMENT OF ENVIRONMENTAL QUALITY

The *Purcell* Office of the Department of Environmental Quality has approved this plat for the use of Individual water systems and Individual On-Site sewer systems on the 10 day of February, 2023.

RESTRICTIONS TO APPROVAL:

2-10-23

DATE:

Chai Prady
DEPARTMENT OF ENVIRONMENTAL QUALITY

LEGAL DESCRIPTION

A tract of land situate within a portion of the Southwest Quarter (SW/4) of Section Eight (8), Township Seven North (7N), Range Four West (R4W) of the Indian Meridian (I.M.) in McClain County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; thence N00°10'31"W along the West line of said SW/4 a distance of 1321.27 feet; thence N89°36'17"E a distance of 64.50 feet to the POINT OF BEGINNING; thence

N00°11'47"W a distance of 329.91 feet; thence N89°32'36"E a distance of 1251.57 feet; thence S00°06'15"E a distance of 331.26 feet; thence S89°36'17"W a distance of 1251.03 feet to the POINT OF BEGINNING.

Said tract contains 413,651 Sq Ft or 9.49 Acres, more or less.

FINAL PLAT
OFMAYBERRY VILLAS
A PART OF THE SW/4 OF SECTION 8, T7N, R4W, I.M.
McCLAIN COUNTY, OKLAHOMA

1-2023-002381 Book 2842 Pg 615
02/28/2023 8:00am Pg 0615-0615
Fee: \$20.00 Doc: \$0.00
Pam Beller - McClain County Clerk
State of OK

Plat Cab 4 Page 74

LAND SURVEYOR'S CERTIFICATE

I, JEREMY A. LAWSON, 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.

Jeremy A. Lawson
JEREMY A. LAWSON, LPLS 1916

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, the undersigned Notary Public, in and for said County and State on this 13th day of January, 2023, personally appeared JEREMY A. LAWSON, 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

D. Mack
NOTARY PUBLIC, #03005138

McCLAIN COUNTY 911
TRUST AUTHORITY

R. A. G.
COORDINATOR

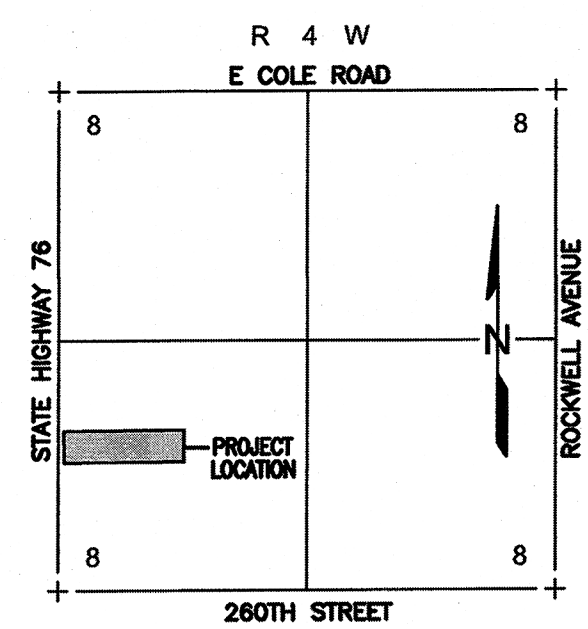
ADDRESSES

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

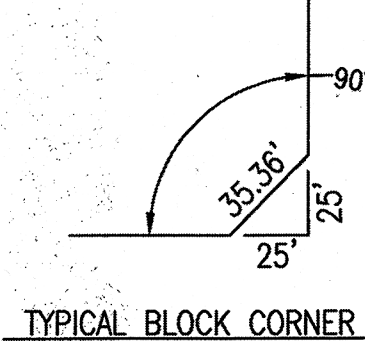
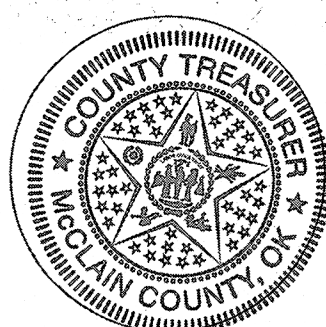
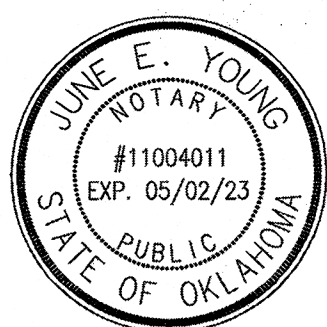
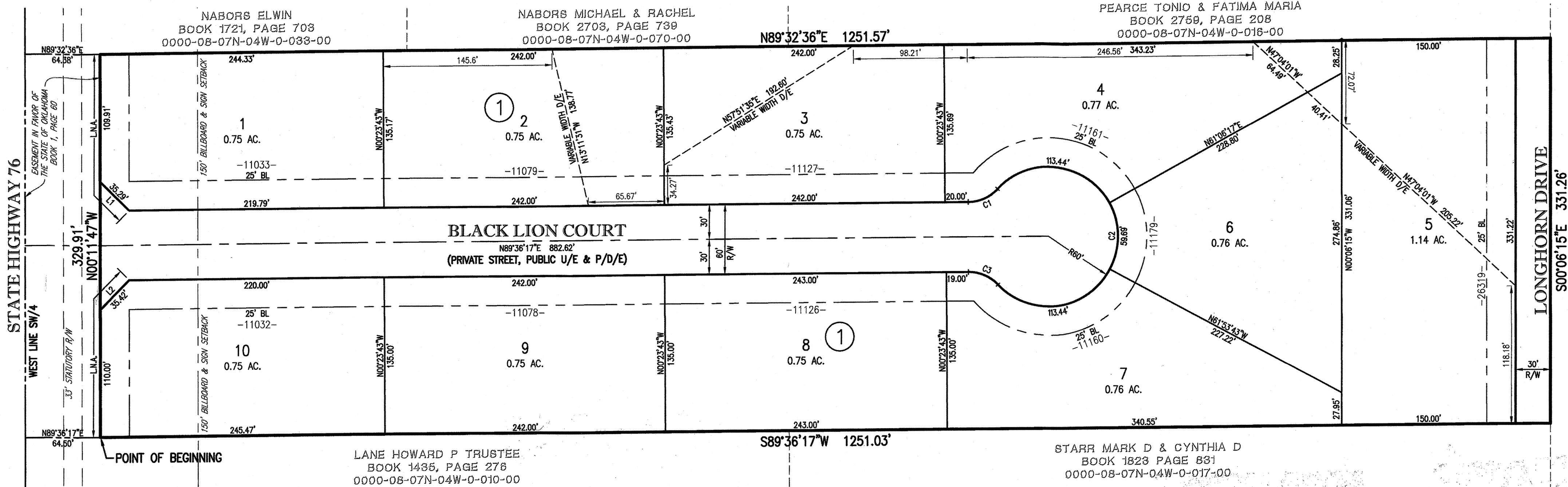
- This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma Statutes.
- 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 private drainage easements and islands/medians in street rights-of-way shall be the responsibility of the Property Owners Association and/or Property Owners within all phases of MAYBERRY VILLAS.
- The roads and storm sewer are private and shall not be maintained by McClain County.

GRAPHIC SCALE IN FEET
60 0 60
BASIS OF BEARING = WEST LINE OF THE
SW/4 OF SECTION 8, T7N, R4W, I.M.
(N00°10'31"W)

LOCATION MAP
SCALE: 1" = 2000'

LEGEND

EX. EXISTING
R/W RIGHT-OF-WAY
BL BUILDING LIMIT LINE
U/E UTILITY EASEMENT
P/D/E PRIVATE DRAINAGE EASEMENT
L.N.A. LIMITS OF NO ACCESS



FINAL PLAT
MAYBERRY VILLAS

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 |
www.craftontull.com

SHEET NO.: 1 OF 1
DATE: 01/13/23
PROJECT NO.: 22613500