

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

That TG ENTERPRISE GROUP, LLC, an Oklahoma limited liability company hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the final plat of COUNTRY COLONNADE PHASE VI an addition to the City of OKLAHOMA CITY, being a part of the SOUTHWEST QUARTER (SW/4), Section 24, Township 14 North, Range 4 West of the Indian Meridian in Oklahoma County, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said final plat, which said final plat (consisting of two sheets) represents a correct survey of all property included therein under the name of COUNTRY COLONNADE PHASE VI an addition to the City of OKLAHOMA CITY, Oklahoma.

The undersigned do hereby further certify that they are the Owner's of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said final plat, except as set forth in the Bonded Abstractor's Certificate, and do hereby dedicate all public streets and easements as shown on said final plat to the public for use as public streets and public street right-of-way, and public drainage easements and public utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear. The streets shown as private streets shall be reserved for private streets maintained by the homeowners within COUNTRY COLONNADE PHASE VI. The private streets are open to emergency vehicles, sanitation vehicles, and other government vehicles. All common areas and private drainage easements including channels and detention ponds are the responsibility of the Property Owner's Association and/or property owners within this plat to maintain.

In witness whereof the undersigned have caused this instrument to be executed on this_____day of _____, 2024.

TG ENTERPRISE GROUP, LLC
an Oklahoma limited liability company

By: Tom Boling
General Manager

STATE OF OKLAHOMA)
)SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this_____day of _____, 2024, personally appeared Tom Boling to me known to be the identical person who subscribed, as General Manager of TG ENTERPRISE GROUP, LLC, an Oklahoma limited liability company and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself.

My Commission Expires:

Notary Public

LICENSED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Darin L. Raibourn, do hereby certify that I am a Licensed Professional Land Surveyor, and the final plat of COUNTRY COLONNADE PHASE VI an addition to the City of OKLAHOMA CITY, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on this_____day of _____, 2024.

This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors; and said Final Plat complies with the requirements of Title 11 (Eleven) Section 41-108 of the Oklahoma State Statutes.

By: _____
Darin L. Raibourn
Professional Land Surveyor #1637

STATE OF OKLAHOMA)
)SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this_____day of _____, 2024, personally appeared Darin L. Raibourn to me known to be the identical person who executed as Licensed Professional Land Surveyor of the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written

My Commission Expires:

Notary Public

NOTES:

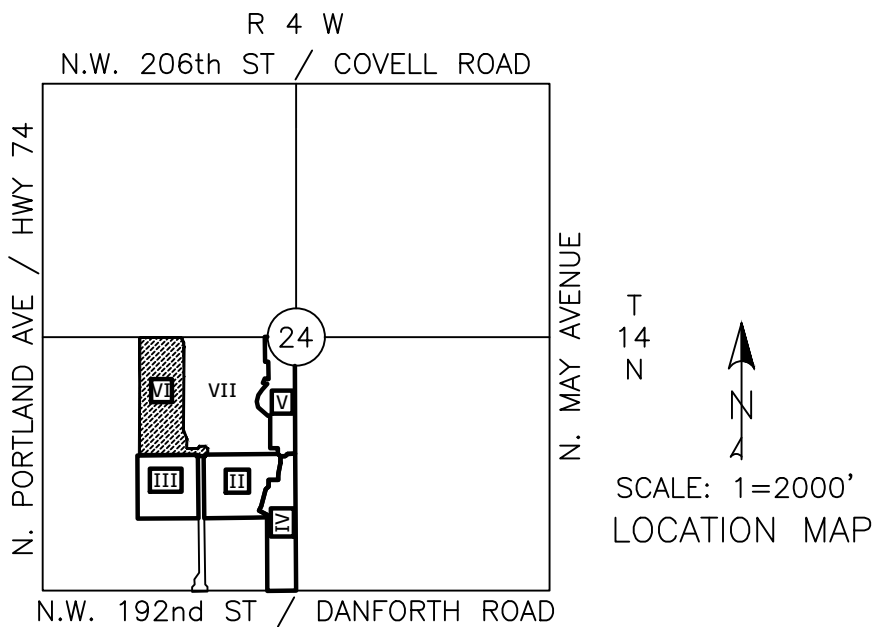
1. MAINTENANCE OF COMMON AREAS, PRIVATE STREETS, DRAINAGE EASEMENTS, AND ACCESS EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
2. MAINTENANCE OF ALL COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, THAT MAY CAUSE A BLOCKAGE OR 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. A SIDEWALK SHALL BE CONSTRUCTED ON EACH LOT WHERE IT ABUTS A PRIVATE OR PUBLIC 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.
4. A SIDEWALK SHALL BE CONSTRUCTED ON ALL COMMON AREAS WHERE IT ABUTS A PRIVATE OR PUBLIC STREET. THIS SIDEWALK WILL BE INSTALLED BY THE DEVELOPER/CONTRACTOR.

LEGEND	
(BEARING,DISTANCE) = RECORD BEARING,DISTANCE = MEASURED	OG&E/EG&E EASEMENT
⊕ BENCHMARK	SW SIDEWALK EASEMENT
○ IRON ROD	W West
⊗ "X" IN CONCRETE	Sec. Section
○ IRON PIPE FOUND	T Township
⊠ TYPE 1 MONUMENT	R Range
⊡ TYPE 2 MONUMENT	I.M. Indian Meridian
○ 1/2-INCH IRON ROD	OK Oklahoma
○ PROPERTY CORNER	R.O.W. Right-of-Way
○ POINT OF BEGINNING	UE Utility Easement
PGB COMMENCEMENT	DE Drainage Easement
BL BUILDING LIMIT LINE	BL Building Limit Line
U/E UTILITY EASEMENT	St. Street
D/E DRAINAGE EASEMENT	Ave. Avenue
N North	Bvd. Boulevard
E East	POB Point of Beginning
S South	w/ With
	& And
	FPK FOUND PK NAIL

FINAL PLAT OF COUNTRY COLONNADE PHASE VI

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF
SECTION TWENTY-FOUR, TOWNSHIP FOURTEEN NORTH, RANGE FOUR WEST
OF THE INDIAN MERIDIAN,

CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



COUNTRY COLONNADE PHASE VI LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of the Southwest Quarter (SW/4) of said Section Twenty-four (24);
THENCE North 00°19'04" West, along the east line of said Southwest Quarter (SW/4), a distance of 1424.92 feet;
THENCE South 89°23'05" West a distance of 916.30 feet to the POINT OF BEGINNING;

THENCE Continuing South 89°23'05" West a distance of 15.12 feet;
THENCE South 44°21'09" West a distance of 35.31 feet;
THENCE South 89°23'12" West a distance of 60.00 feet;
THENCE North 45°41'29" West a distance of 35.37 feet;
THENCE South 89°23'05" West a distance of 603.81 feet;
THENCE North 00°16'53" West a distance of 1221.56 feet to a point on the north line of said Southwest Quarter;
THENCE North 89°23'08" East, along the north line of said Southwest Quarter, a distance of 444.31 feet;
THENCE South 30°08'27" East a distance of 51.62 feet;
THENCE South 00°16'53" East a distance of 882.28 feet;
THENCE South 32°04'11" East a distance of 66.44 feet;
THENCE South 00°16'53" East a distance of 157.67 feet;
THENCE South 45°26'54" East a distance of 28.20 feet;
THENCE North 89°23'05" East a distance of 73.57 feet;
THENCE North 44°33'06" East a distance of 35.46 feet;
THENCE North 00°16'53" West a distance of 10.41 feet;
THENCE North 89°43'07" East a distance of 70.00 feet;
THENCE South 00°16'53" East a distance of 10.00 feet;
THENCE South 45°26'54" East a distance of 35.25 feet;
THENCE North 89°23'05" East a distance of 10.00 feet;
THENCE South 00°36'55" East a distance of 60.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 601,702.19 square feet or 13.8132 acres, more or less.

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County, Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the final plat of COUNTRY COLONNADE PHASE VI an addition to the City of OKLAHOMA CITY, Oklahoma, is vested in TG ENTERPRISE GROUP, LLC, an Oklahoma limited liability company, and on this_____day of _____, 2024, 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 owners thereof, that the taxes are paid for the year of 2023 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, mortgages or other encumbrances of any kind against the land included in the final plat, except mortgages of record.

ATTEST

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this_____day of _____, 2024.

CHICAGO TITLE OKLAHOMA CO.

By: _____
NAME
TITLE

STATE OF OKLAHOMA)
)SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this_____day of _____, 2024, personally appeared _____ to me known to be the identical person who executed as _____ of the within and foregoing instrument and acknowledged to me that ____ executed the same as ____ free and voluntary act and deed for the uses and purposes therein set forth.
Given under my hand and seal the day and year last above written.

My Commission Expires:

Notary Public

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of City of OKLAHOMA CITY, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the final plat of COUNTRY COLONNADE PHASE VI an addition to the City of OKLAHOMA CITY, Oklahoma.

Signed by the City Clerk on this_____day of _____, 2024.

By: _____
City Clerk

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Oklahoma County, Oklahoma, that the tax records of said county show that all taxes for the year 2023 and prior years are paid on the final plat of COUNTRY COLONNADE PHASE VI an addition to the City of OKLAHOMA CITY, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this_____day of _____, 2024.

By: _____
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, _____, Planning Director of the City of OKLAHOMA CITY, hereby certify that the City of OKLAHOMA CITY Planning Commission duly approved the final plat of COUNTRY COLONNADE PHASE VI.

Date _____ By: _____
Planning Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of OKLAHOMA CITY, that the final plat of COUNTRY COLONNADE PHASE VI an addition to the City of OKLAHOMA CITY, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of OKLAHOMA CITY, this_____day of _____, 2024.

ADOPTED by the Mayor of the City of OKLAHOMA CITY, this_____day of _____, 2024.

By: _____
City Clerk

By: _____
Mayor

HORIZONTAL DATUM:
OKLAHOMA STATE PLANE
(NORTH ZONE)
NAD83 (2011)
UNITS: U.S. SURVEY FEET

VERTICAL DATUM:
NAVD88 (GEOID18)
UNITS: U.S. SURVEY FEET

OWNER / DEVELOPER
TG ENTERPRISE GROUP, LLC
an Oklahoma Limited Liability Company
3701 NW 192ND ST
EDMOND, OKLAHOMA 73012

COUNTRY COLONNADE PHASE VI SHEET 1 OF 2



Civil & Environmental Consultants, Inc.

4700 Gaillardia Parkway Suite 101 · Oklahoma City, OK 73142

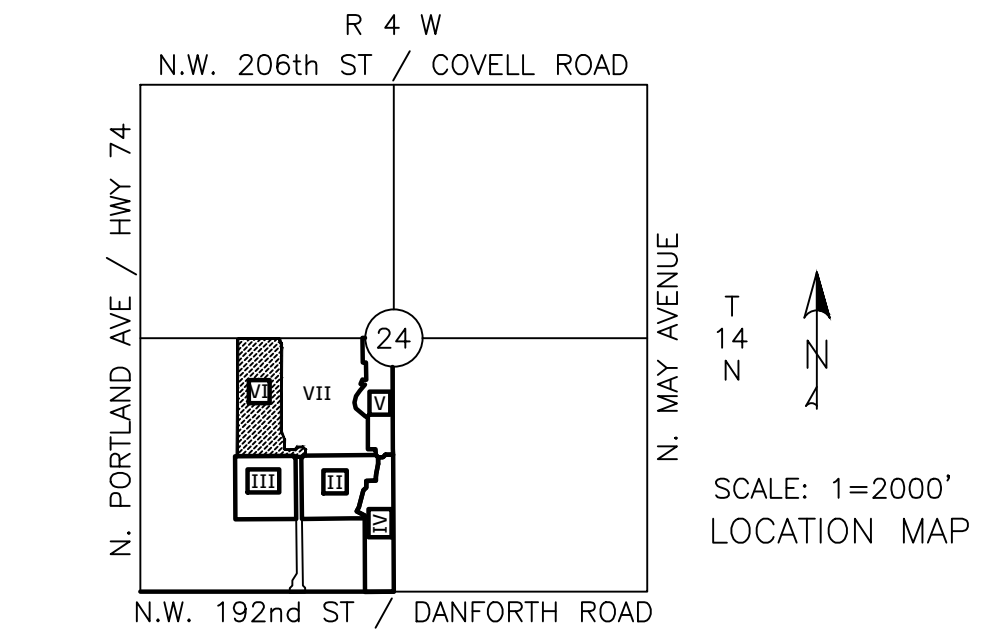
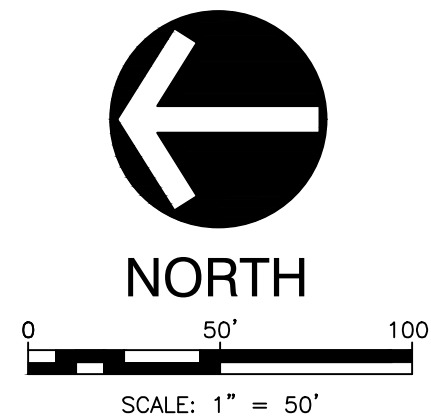
Ph: 405.246.9411

www.cecinc.com

C.A. #6429 EXP. 6/30/24

FINAL PLAT OF COUNTRY COLONNADE PHASE VI

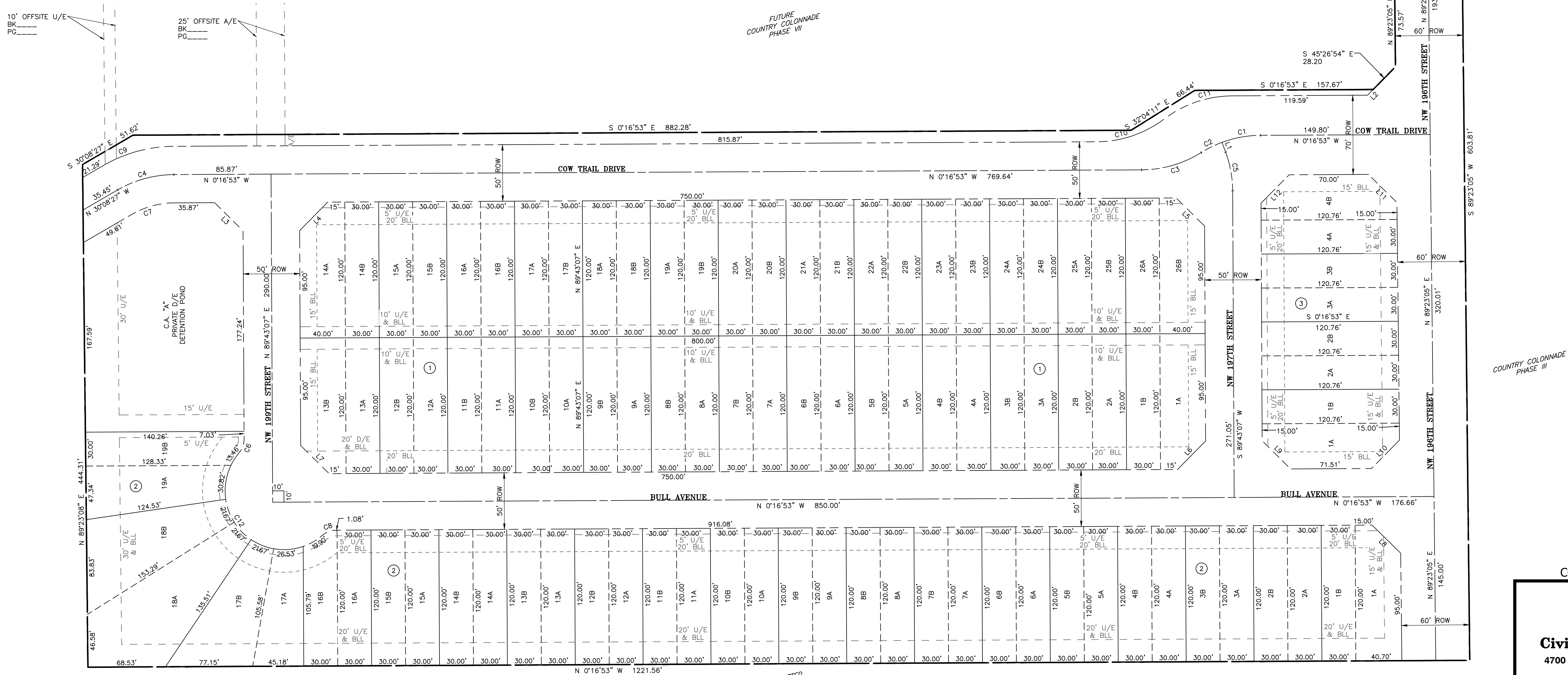
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SECTION TWENTY-FOUR, TOWNSHIP FOURTEEN NORTH, RANGE FOUR WEST
OF THE INDIAN MERIDIAN,
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POINT OF COMMENCEMENT	UE Utility Easement
POINT OF BEGINNING	DE Drainage Easement
BL BUILDING LIMIT LINE	BLL Building Limit Line
U/E UTILITY EASEMENT	St. Street
DRAINAGE EASEMENT	Ave. Avenue
N North	Blvd. Boulevard
E East	POB Point of Beginning
S South	w/ With
	& And
	FPK FOUND PK NAIL

- NOTES:
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CURVE TABLE						LINE TABLE		
Curve #	Length	Radius	Delta	Cord Bearing	Cord Length	Line #	Length	Direction
C1	34.91	100.00	20°00'00"	S 10°16'53" E	34.73	L1	9.27	S 69°43'07" W
C2	20.57	100.00	11°47'18"	S 26°10'32" E	20.54	L2	7.05	N 45°26'54" W
C3	55.48	100.00	31°47'18"	N 16°10'32" W	54.77	L3	35.36	N 44°43'07" E
C4	52.11	100.00	29°51'34"	N 15°12'40" W	51.53	L4	35.36	N 45°16'53" W
C5	34.91	100.00	20°00'00"	S 79°43'07" W	34.73	L5	35.36	N 44°43'07" E
C6	12.81	18.00	40°47'13"	N 69°53'17" W	12.54	L6	35.36	S 45°16'53" E
C7	39.09	75.00	29°51'34"	N 15°12'40" W	38.65	L7	35.36	S 44°43'07" W
C8	12.81	18.00	40°47'13"	S 20°40'30" E	12.54	L8	35.46	N 44°33'06" E
C9	65.14	125.00	29°51'34"	S 15°12'40" E	64.41	L9	35.36	S 44°43'07" W
C10	64.35	100.00	36°52'12"	S 18°42'59" E	63.25	L10	35.25	S 45°26'54" E
C11	64.35	100.00	36°52'12"	S 18°42'59" E	63.25	L11	35.46	N 44°33'06" E
C12	155.72	52.00	171°34'27"	N 44°43'07" E	103.72	L12	35.36	N 45°16'53" W



HORIZONTAL DATUM:
OKLAHOMA STATE PLANE
(NORTH ZONE)
NAD83 (2011)
UNITS: U.S. SURVEY FEET

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COUNTRY COLONNADE PHASE VI SHEET 2 OF 2



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