

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

That TG ENTERPRISE GROUP, LLC 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 V 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 plotted 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 V 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 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 V. 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 _____, 2023.

TG ENTERPRISE GROUP, LLC

By: Tom Boling
General Manager

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)SS

Before me, the undersigned, a Notary Public in and for said County and State, on this_____day of _____, 2023, personally appeared Tom Boling to me known to be the identical person who subscribed, as General Manager of TG ENTERPRISE GROUP, LLC 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 V 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 _____, 2023.

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)
COUNTY OF OKLAHOMA)SS

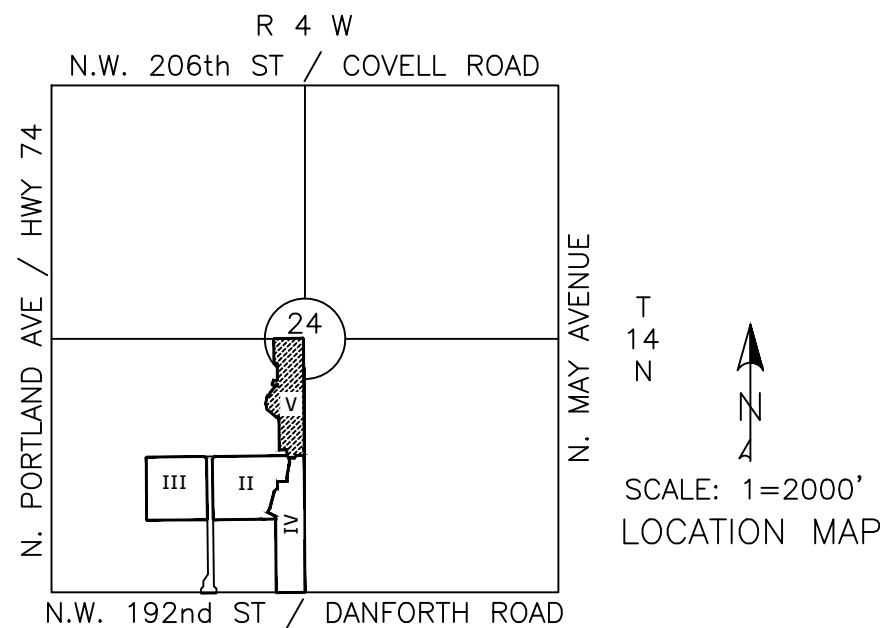
Before me, the undersigned, a Notary Public in and for said County and State, on this_____day of _____, 2023, personally appeared Darin L. Raibourn to me known to be the identical person who executed as Licensed Professional Land Surveyor of the within and foregoing instrument and acknowledged to me 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

FINAL PLAT OF COUNTRY COLONNADE PHASE V

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



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:

With the basis of bearing being North 00°19'04" West along the east line of said Southwest Quarter (SW/4);

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 to the POINT OF BEGINNING;

THENCE South 89°23'05" West a distance of 79.85 feet;

THENCE South 44°23'05" West a distance of 35.36 feet;

THENCE South 89°23'05" West a distance of 50.00 feet;

THENCE North 45°36'55" West a distance of 35.36 feet;

THENCE North 00°36'55" West a distance of 60.00 feet;

THENCE South 89°23'05" West a distance of 79.85 feet;

THENCE North 00°19'04" West a distance of 339.08 feet;

THENCE South 89°40'56" West a distance of 24.05 feet;

THENCE North 49°22'04" West a distance of 135.76 feet;

THENCE North 10°46'46" West a distance of 60.42 feet;

THENCE North 12°47'56" East a distance of 69.47 feet;

THENCE North 36°22'37" East a distance of 69.47 feet;

THENCE North 40°02'31" East a distance of 81.07 feet to a point on a non-tangent curve;

THENCE Northwestly along a curve to the right having a radius of 125.00 feet, a chord bearing of North 79°39'23" West a distance of 46.25 feet, for an arc length of 46.52 feet;

THENCE North 21°00'17" East a distance of 50.00 feet to a point on a non-tangent curve;

THENCE Southeastly along a curve to the left having a radius of 75.00 feet, a chord bearing of South 79°39'23" East a distance of 27.75 feet, for an arc length of 27.91 feet;

THENCE North 89°40'56" East a distance of 12.79 feet;

THENCE North 00°19'04" West a distance of 180.00 feet;

THENCE South 89°40'56" West a distance of 35.00 feet;

THENCE North 00°19'04" West a distance of 258.68 feet to a point on the north line of said Southwest Quarter (SW/4);

THENCE North 89°23'08" East, along said north line, a distance of 310.00 feet to the northeast corner of said Southwest Quarter (SW/4);

THENCE South 00°19'04" East, along the east line of said Southwest Quarter (SW/4), a distance of 1221.53 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 365,851.13 square feet or 8.3988 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 V an addition to the City of OKLAHOMA CITY, Oklahoma, is vested in TG ENTERPRISE GROUP, LLC, and on this_____day of _____, 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 owners thereof, that the taxes are paid for the year of 2022 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 _____, 2023.

CHICAGO TITLE OKLAHOMA CO.

By: Charles Francis
Vice President – Title Operations

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)SS

Before me, the undersigned, a Notary Public in and for said County and State, on this_____day of _____, 2023, personally appeared Charles Francis to me known to be the identical person who executed as Vice President – Title Operations 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

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 V an addition to the City of OKLAHOMA CITY, Oklahoma.

Signed by the City Clerk on this_____day of _____, 2023.

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 2022 and prior years are paid on the final plat of COUNTRY COLONNADE PHASE V 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 _____, 2023.

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 V.

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 V 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 _____, 2023.

ADOPTED by the Mayor of the City of OKLAHOMA CITY, this_____day of _____, 2023.

By: _____
City Clerk

By: _____
Mayor

LEGEND

(BEARING,DISTANCE) = RECORD

BEARING,DISTANCE = MEASURED

BENCHMARK

IRON ROD

2" IN CONCRETE

IRON PIPE FOUND

TYPE 1 MONUMENT

TYPE 2 MONUMENT

1/2-INCH IRON ROD

PROPERTY CORNER

POINT OF COMMENCEMENT

POINT OF BEGINNING

BUILDING LIMIT LINE

UTILITY EASEMENT

DRAINAGE EASEMENT

North

East

South

SW

W

Sec.

T

R

I.M.

OK

R.O.W.

UE

DE

BL

St.

Ave.

Bldg.

U/E

N

E

S

FPK

FOUND PK NAIL

SIDEWALK EASEMENT

West

Section

Township

Range

Indian Meridian

Oklahoma

Right-of-Way

Utility Easement

Drainage Easement

Building Limit Line

Street

Avenue

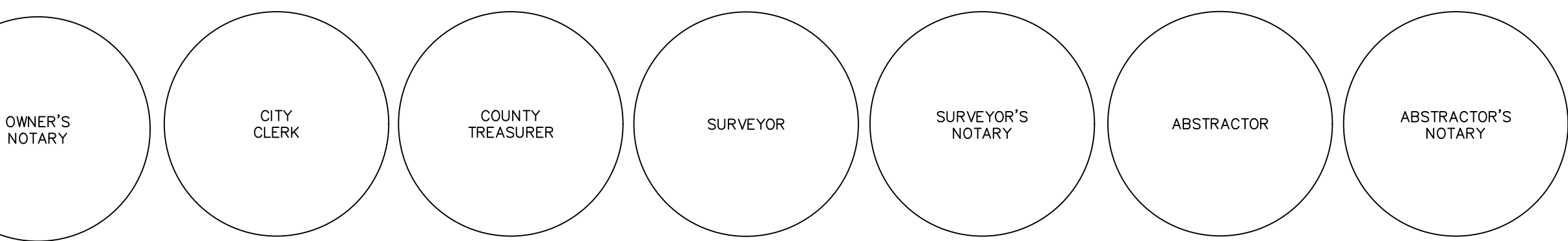
Boulevard

Point of Beginning

With

And

Found PK Nail



OWNER / DEVELOPER

TG ENTERPRISE GROUP, LLC
3701 NW 192ND ST
EDMOND, OKLAHOMA 73012

COUNTRY COLONNADE PHASE V SHEET 1 OF 2



Civil & Environmental Consultants, Inc.

4700 Gaillardia Parkway · Suite 101 · Oklahoma City, OK 73142

Ph: 405.246.9411

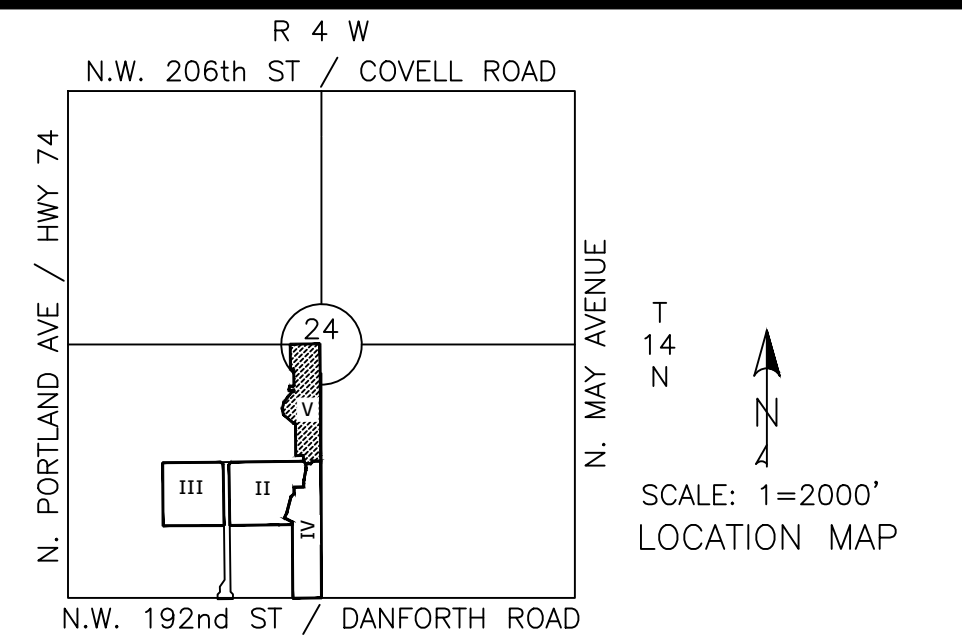
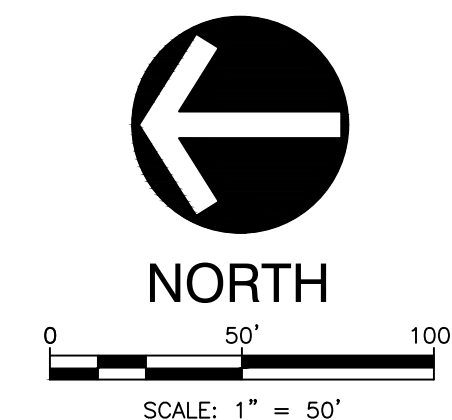
www.cecinc.com

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

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

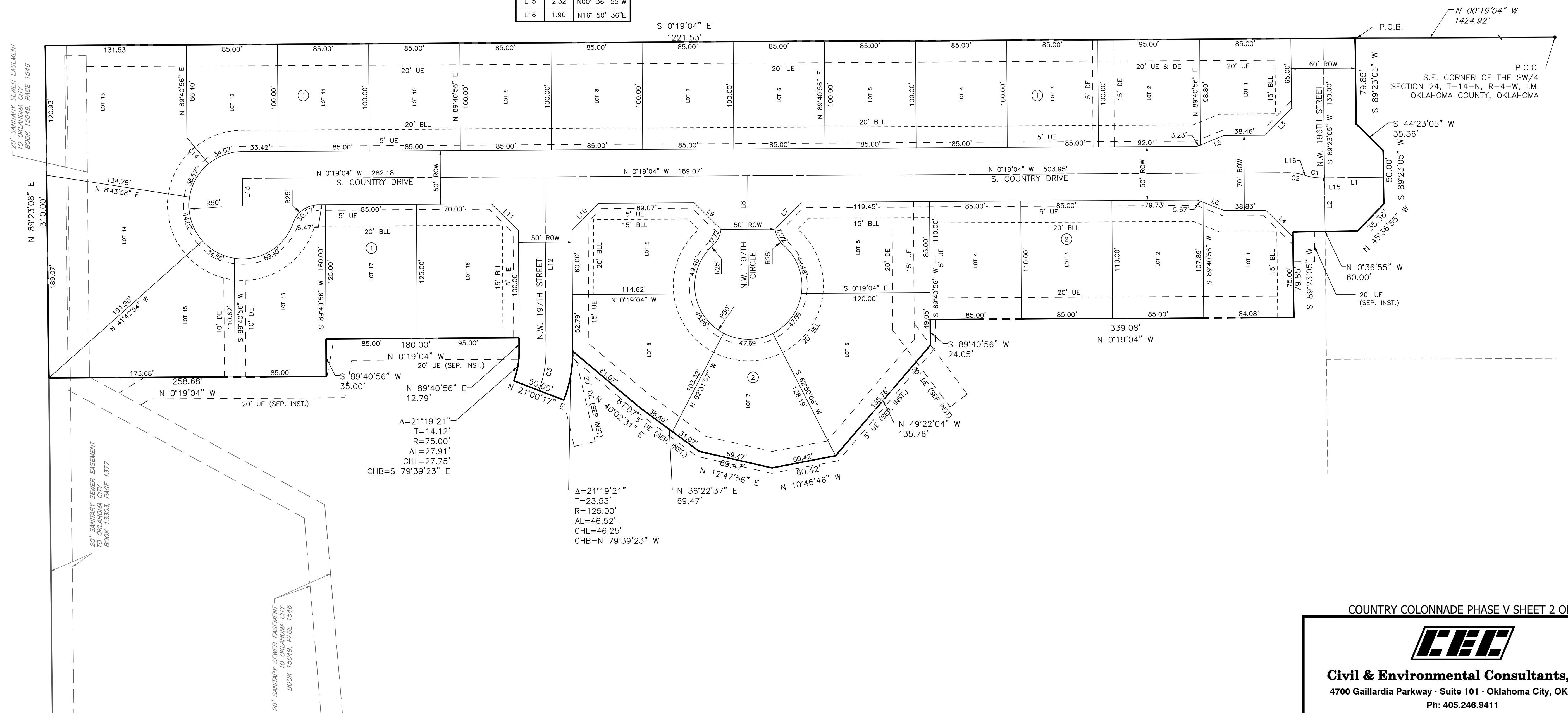
1. MAINTENANCE OF COMMON AREAS, PRIVATE STREETS, AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
2. A SIDEWALK SHALL BE CONSTRUCTED ON EACH LOT WHERE IT ADJUTS A PRIVATE STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY.
3. A SIDEWALK SHALL BE INSTALLED ON ALL COMMON AREAS WHERE IT ADJUTS A PUBLIC STREET. THIS SIDEWALK WILL BE INSTALLED BY THE DEVELOPER/CONTRACTOR.

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



LINE TABLE		
Line #	Length	Direction
L1	55.00	N00° 36' 55"W
L2	50.00	S89° 23' 05"W
L3	35.26	N45° 27' 09"W
L4	35.45	S44° 32' 01"W
L5	23.70	N22° 07' 09"W
L6	21.25	S21° 29' 01"W
L7	35.20	S45° 34' 05"E
L8	102.60	N89° 40' 56"E
L9	35.20	S44° 55' 07"W
L10	35.36	S45° 19' 04"E
L11	35.36	S44° 40' 56"W
L12	162.79	S89° 40' 56"W
L13	25.00	S89° 40' 56"W
L14	31.88	N50° 38' 22"W
L15	2.32	N00° 36' 55"W
L16	1.90	N16° 50' 36"E

CURVE TABLE					
Curve #	Length	Radius	Delta	Cord Bearing	Cord Length
C1	15.24	50.00	17°27'31"	N 08° 06' 51" E	15.18
C2	14.98	50.00	17°09'40"	N 08° 15' 46" E	14.92
C3	37.21	100.00	21°19'21"	N 79° 39' 23" W	37.00



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