FINAL PLAT
OF
FOUR LAKES IV

A PART OF THE N/2 OF OF SECTION 2, T-7-N, R-5-W, I.M., CITY OF BLANCHARD, GRADY COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That KOPCAT, LLC, an Oklahoma company, is the owner of all the property contained and included in the plat of FOUR LAKES IV, an addition to the City of Blanchard, being a part of Section Two (2), Township Seven (7) North, Range Five (5) West, of the Indian Meridian, in Grady County, Oklahoma and has caused the premises to be surveyed and platted into Lots and Blocks as shown on said plat (consisting of one sheet) represents a careful survey of all property contained and included therein and is hereby adopted as the plat of said land under the name of FOUR LAKES IV, an addition to the City of Blanchard, Grady County, Oklahoma.

The undersigned does hereby further certify that it is the owner 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 plat, except as set forth in the Bonded Abstractors Certificate.

The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed seperately.

In witness whereof the undersigned has caused this instrtument to be executed on this _____ day of _____, 20__.

KOPCAT, LLC
an Oklahoma company

_____
Chris Cathey
Manager

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared __Chris Cathey___ to me known to be the identical person who subscribed, as Owner of __Kopcat, LLC__, an Oklahoma company, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company.

My Commission Expires:

_____

_____
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Grady County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the plat of FOUR LAKES IV, an addition to the City of Blanchard, Oklahoma, is vested in Kopcat, LLC, an Oklahoma company, and on this _____ day of _____, 20____, 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 20____ 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 annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this _____ day of _____, 20____.

ATTEST:

STEWART GUARANTEE TITLE

_____
Assistant Secretary

_____
Authorized Officer

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared _____ to me known to be the identical person who subscribed, as Authorized Officer of STEWART GUARANTEE TITLE, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company.

My Commission Expires:

_____

_____
Notary Public

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of Blanchard, 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 plat of FOUR LAKES IV, an addition to the City of Blanchard, Oklahoma.
Signed by the City Clerk on this _____ day of _____, 20____.

_____
City Clerk

COUNTY TREASURER'S CERTIFICATE

I,_____, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Grady County, Oklahoma, that the tax records of said county show that all taxes for the year 20_____ and prior years are paid on the plat of FOUR LAKES IV, an addition to the City of Blanchard, 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 _____, 20____.

_____
County Treasurer

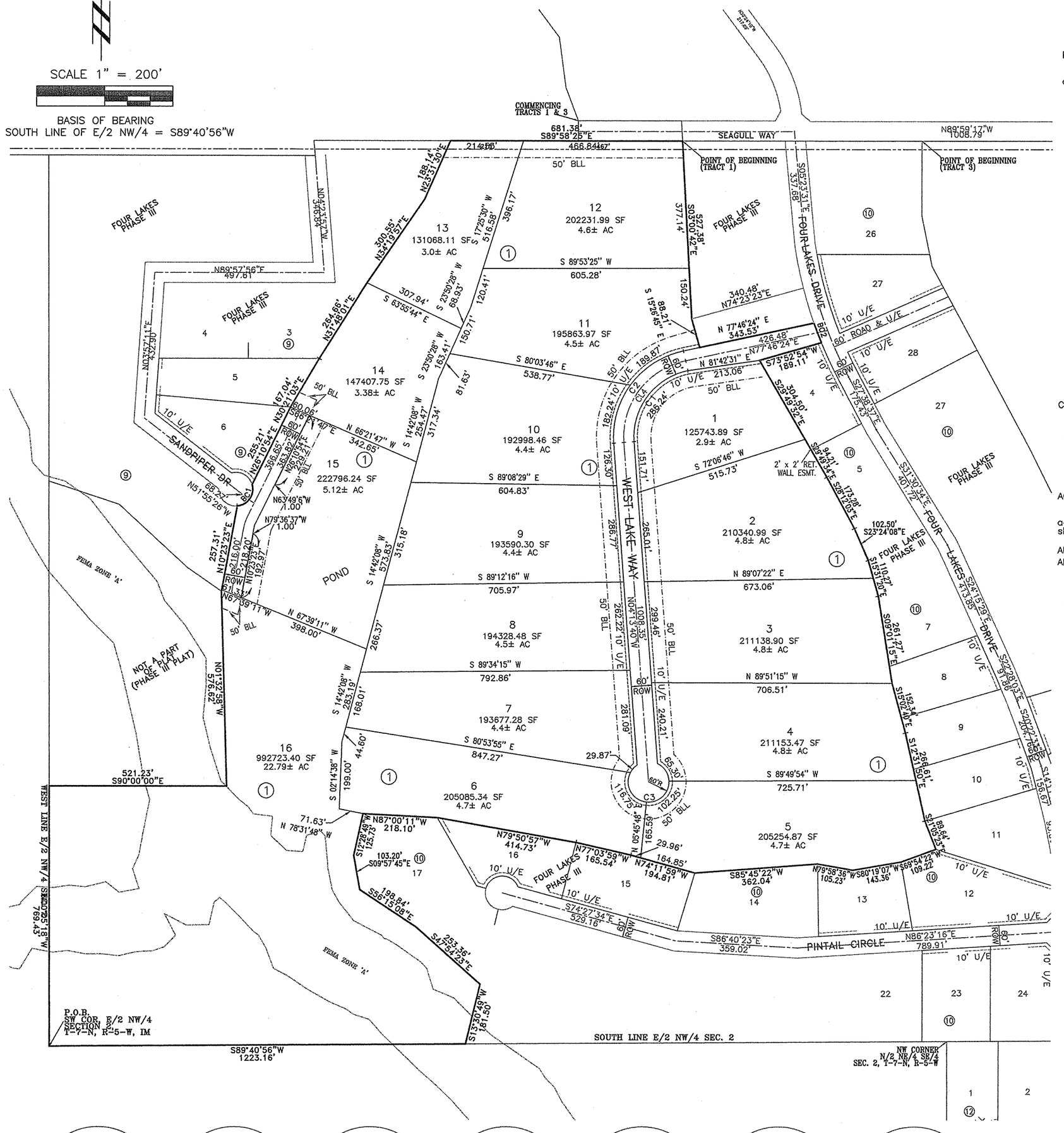
PLAT NOTES

1. MAINTENANCE OF THE COMMON AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, THAT AFFECT DRAINAGE RUN-OFF, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE COMMON AREA SHOWN EXCEPT AS APPROVED BY THE PUBLIC WORKS DIRECTOR.

This 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.

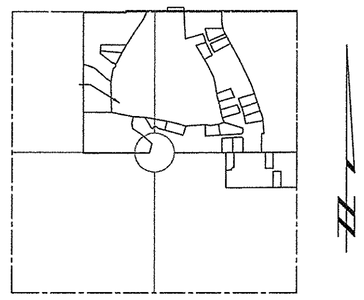
SCALE 1" = 200'

BASIS OF BEARING
SOUTH LINE OF E/2 NW/4 = S89°40'56"W



CURVE TABLE

NUMBER	Radius	Delta Angle	Chord Bearing	Chord Length	Arc Length
BC1	50.00	101°07'18"	N34°08'04"E	77.23	88.25
BC2	1275.27	02°48'23"	S20°36'43"E	62.45	62.46
CL4	230.00	82°00'04"	S36°46'22"W	301.79	329.17
C1	200.00	82°00'04"	S36°46'22"W	262.43	286.24
C2	260.00	82°00'04"	S36°46'22"W	341.15	372.11
C3	60.00	300°00'00"	S85°46'20"W	60.00	314.16
C4	50.00	220°59'31"	S44°48'21"W	93.67	192.85



VICINITY MAP
1" = 2000'

DEPARTMENT OF ENVIRONMENTAL QUALITY

The Oklahoma City 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 _____ day of _____, 20___.

_____
Environmental Program Specialist
Department of Environmental Quality

REGISTERED SURVEYOR'S CERTIFICATE

I, Steve Trump, a Professional Land Surveyor, do hereby certify that the plat of FOUR LAKES IV, an addition to the City of Blanchard, Oklahoma, consisting of 1 sheet represents a survey made under my supervision.
I further certify that said plat complies with Requirements of Senate Bill 377, Section 518 as amended.

_____
Steve Trump
Professional Land Surveyor #1607

STATE OF OKLAHOMA)
) SS
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20___, 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 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 PLANNING COMMISSION

I, _____, Planning Director of the City of Blanchard, do certify that the Blanchard Planning Commission duly approved this plat on the _____ day of _____, 20___.

_____
Planning Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Blanchard, that the plat of FOUR LAKES IV, an addition to the City of Blanchard, Grady County, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Blanchard, Oklahoma this _____ day of _____, 20___.
APPROVED by the Mayor of the City of Blanchard, Oklahoma this _____ day of _____, 20___.

_____
City Clerk

_____
Mayor

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTH HALF OF SECTION TWO (2), TOWNSHIP SEVEN (7) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, GRADY COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION TWO (2).
THENCE N00°05'18"W A DISTANCE OF 769.43 FEET;
THENCE S89°00'00"E A DISTANCE OF 521.23 FEET;
THENCE N01°32'58"W A DISTANCE OF 576.62 FEET;
THENCE N10°23'23"E A DISTANCE OF 257.31 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 101°07'18", A RADIUS OF 50.00 FEET, A CHORD DISTANCE OF 77.23 FEET, AND A CHORD BEARING OF N34°08'04"E; THENCE ALONG SAID CURVE A DISTANCE OF 88.25 FEET;
THENCE N26°10'54"E A DISTANCE OF 255.21 FEET;
THENCE N30°21'03"E A DISTANCE OF 167.04 FEET;
THENCE N31°48'01"E A DISTANCE OF 264.66 FEET;
THENCE N34°19'57"E A DISTANCE OF 300.55 FEET;
THENCE N23°31'30"E A DISTANCE OF 188.14 FEET;
THENCE S89°58'25"E A DISTANCE OF 681.38 FEET;
THENCE S00°00'42"E A DISTANCE OF 527.38 FEET;
THENCE S15°26'45"E A DISTANCE OF 88.21 FEET;
THENCE N77°46'24"E A DISTANCE OF 343.53 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 02°48'23", A RADIUS OF 1275.27 FEET, A CHORD DISTANCE OF 62.45 FEET, AND A CHORD BEARING OF S20°36'43"E; THENCE ALONG SAID CURVE A DISTANCE OF 62.46 FEET;
THENCE S73°52'54"W A DISTANCE OF 189.11 FEET;
THENCE S29°49'32"E A DISTANCE OF 304.50 FEET;
THENCE S29°49'34"E A DISTANCE OF 94.21 FEET;
THENCE S28°12'03"E A DISTANCE OF 173.28 FEET;
THENCE S23°24'08"E A DISTANCE OF 102.50 FEET;
THENCE S15°31'20"E A DISTANCE OF 110.27 FEET;
THENCE S09°01'15"E A DISTANCE OF 261.27 FEET;
THENCE S15°02'40"E A DISTANCE OF 152.34 FEET;
THENCE S12°31'50"E A DISTANCE OF 266.61 FEET;
THENCE S21°05'23"E A DISTANCE OF 88.64 FEET;
THENCE S69°54'22"W A DISTANCE OF 109.22 FEET;
THENCE S80°19'07"W A DISTANCE OF 143.36 FEET;
THENCE N79°58'36"W A DISTANCE OF 105.23 FEET;
THENCE S85°45'22"W A DISTANCE OF 362.04 FEET;
THENCE N74°11'59"W A DISTANCE OF 194.81 FEET;
THENCE N77°03'59"W A DISTANCE OF 165.54 FEET;
THENCE N79°50'57"W A DISTANCE OF 414.73 FEET;
THENCE N87°00'11"W A DISTANCE OF 218.10 FEET;
THENCE S09°57'45"E A DISTANCE OF 103.20 FEET;
THENCE S56°15'08"E A DISTANCE OF 198.84 FEET;
THENCE S47°54'23"E A DISTANCE OF 253.36 FEET;
THENCE S13°30'49"W A DISTANCE OF 181.50 FEET;
THENCE S89°40'56"W A DISTANCE OF 1223.16 FEET TO THE POINT OF BEGINNING, CONTAINING 91.48 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

LEGEND

L.O.N.A = LIMITS OF NO ACCESS
• = SET IRON PIN
○ = FOUND IRON PIN

OWNER'S NOTARY | CITY CLERK | COUNTY TREASURER | SURVEYOR | SURVEYOR'S NOTARY | ABSTRACTOR | ABSTRACTOR'S NOTARY

FOUR LAKES IV
PLAT BY:
ANCHOR ENGINEERING, L.L.C.
CA 4161 EXP. 6-30-20
12617 South McLoud Road
McLOUD, OKLAHOMA 74851
405-749-9998
CA#18051