

Skyline East, Section Two - Phase 1
Part of the NE/4, Section 12, T-19-N, R-2-E, I.M.
City Of Stillwater, Payne County, Oklahoma

OWNER'S CERTIFICATE

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

KNOW ALL MEN BY THESE PRESENTS, _____, MEMBER/MANAGER OF CHC MANAGEMENT, HEREBY CERTIFIES THAT THEY ARE THE OWNERS AND HAVE ALL RIGHTS, TITLE AND INTEREST IN AND TO A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
A TRACT OF LAND THAT IS PART OF NORTHEAST QUARTER (NE/4) OF SECTION TWELVE (12), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NE/4; THENCE NORTH 89°53'10" WEST ALONG THE SOUTH LINE OF SAID NE/4 FOR 336.45 FEET; THENCE NORTH 00°51'30" WEST (PREVIOUSLY DESCRIBED AS NORTH 00°53'00" WEST) ALONG THE EAST LINE OF LOT 1, BLOCK 1 SKYLINE EAST, SECTION ONE, AN ADDITION TO THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF FOR 180.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 89°53'10" WEST ALONG THE NORTH LINE OF BLOCK 1 AND THE NORTH LINE OF BLOCK 2, SKYLINE EAST, SECTION ONE FOR 829.90 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 2, SKYLINE EAST, SECTION ONE; THENCE NORTH 00°50'58" WEST (PREVIOUSLY DESCRIBED AS NORTH 00°52'55" WEST) ALONG AN EAST LINE OF BLOCK 2 AND THE EAST LINE OF BLOCK 3, SKYLINE EAST, SECTION ONE FOR 117.53 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 3, SKYLINE EAST, SECTION ONE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 10 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 241.80 FEET, A CHORD BEARING OF SOUTH 84°09'29" WEST, AND A CHORD DISTANCE OF 50.18 FEET FOR AN ARC LENGTH OF 50.27 FEET; THENCE NORTH 89°53'10" WEST ALONG SAID NORTH LINE FOR 70.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE NORTH 00°52'55" WEST ALONG THE EAST RIGHT OF WAY LINE OF SKYLINE STREET FOR 30.23 FEET; THENCE SOUTH 89°44'19" WEST FOR 35.00 FEET TO THE NORTHWEST CORNER OF THE SE/4 OF THE NE/4; THENCE NORTH 00°52'55" WEST FOR 25.23 FEET; THENCE SOUTH 89°53'10" EAST FOR 105.96 FEET; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 186.56 FEET, A CHORD BEARING OF NORTH 76°48'18" EAST, AND A CHORD DISTANCE OF 85.89 FEET FOR AN ARC LENGTH OF 86.67 FEET; THENCE NORTH 63°29'47" EAST FOR 128.87 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF NORTH 66°48'04" EAST, AND A CHORD DISTANCE OF 25.94 FEET FOR AN ARC LENGTH OF 25.95 FEET; THENCE SOUTH 00°50'56" EAST FOR 527.68 FEET; THENCE NORTH 89°09'04" EAST FOR 630.00 FEET; THENCE SOUTH 00°50'56" EAST FOR 160.35 FEET; THENCE NORTH 89°08'27" EAST FOR 124.69 FEET TO A POINT ON THE EAST LINE OF THE PROPERTY DESCRIBED IN WARRANTY DEED, BOOK 2543, PAGE 306; THENCE SOUTH 00°51'30" EAST (PREVIOUSLY DESCRIBED AS SOUTH 00°53'00" EAST) ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN WARRANTY DEED, BOOK 2543, PAGE 306 FOR 578.33 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. SAID TRACT OF LAND CONTAINS 15.61 ACRES, MORE OR LESS.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY CLAYTON CANTRELL, OKLAHOMA PLS #1802, NOVEMBER 13, 2020.

HAS BEEN SURVEYED, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, UNDER THE NAME OF SKYLINE EAST, SECTION TWO - PHASE 1, AND DOES HEREBY GRANT AND CONVEY TO THE CITY OF STILLWATER, OKLAHOMA, PUBLIC STREETS, DRAINAGE EASEMENTS, PEDESTRIAN EASEMENTS, AND PERPETUAL PUBLIC UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER COLLECTION SYSTEMS, WATER DISTRIBUTION SYSTEMS, ELECTRIC DISTRIBUTION SYSTEMS AND ANY OTHER MUNICIPAL UTILITY SERVICE PROVIDED BY THE CITY OR OTHER UTILITY COMPANY THAT HAS THE LEGAL RIGHT TO PROVIDE SUCH SERVICE WITH THE CITY OF STILLWATER, WITH THE RIGHT OF INGRESS AND EGRESS TO THE EASEMENTS FOR THE USES AND PURPOSES AFORESAID AS DISPLAYED AND REFLECTED ON THE ATTACHED PLAT. (RESTRICTIVE COVENANTS ARE FILED SEPARATELY)

SUBSCRIBED THIS ____ DAY OF JANUARY, 2021.

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

ON THIS _____ DAY OF JANUARY, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON (S) WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE 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 _____

My COMMISSION NO. _____

NOTARY PUBLIC

SURVEYOR'S NOTARY

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

I, CLAYTON CANTRELL, A LICENSED PROFESSIONAL LAND SURVEYOR NO. 1802, IN THE STATE OF OKLAHOMA HEREBY CERTIFY THAT THE PLAT OF SKYLINE EAST, SECTION TWO - PHASE 1, CORRECTLY REPRESENTS A CAREFUL SURVEY THEREOF MADE UNDER MY SUPERVISION AND ANY MONUMENTS SHOWN THEREON ACTUALLY EXIST AND RESPECTIVE POSITIONS ARE CORRECTLY SHOWN, THAT 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.

DATE OF LAST SITE VISIT: NOVEMBER 23RD, 2020.
WITNESS MY HAND AND SEAL THIS ____ DAY OF JANUARY, 2021.

CLAYTON CANTRELL
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1802

STATE OF OKLAHOMA)
SS
COUNTY OF PAYNE)

ON THIS _____ DAY OF JANUARY, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED CLAYTON CANTRELL, TO ME KNOWN TO BE THE IDENTICAL PERSON (S) WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE 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 _____

My COMMISSION NO. _____

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY TREASURER OF PAYNE COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORD OF SAID COUNTY SHOWS ALL TAXES ARE PAID FOR THE YEAR 2019 AND ALL PRIOR YEARS ON THE LAND SHOWN AS SKYLINE EAST, SECTION TWO - PHASE 1, IN PAYNE COUNTY, OKLAHOMA, AND 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 TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT STILLWATER, OKLAHOMA, ON THIS _____ DAY OF JANUARY, 2021.

COUNTY TREASURER

CERTIFICATE OF PLANNING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF STILLWATER, OKLAHOMA, HEREBY CERTIFY THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF SKYLINE EAST, SECTION TWO - PHASE 1, CITY OF STILLWATER, OKLAHOMA, THIS ____ DAY OF JANUARY, 2021.

CHAIRMAN

CERTIFICATE OF CITY CLERK

I, _____, CITY CLERK OF THE CITY OF STILLWATER, OKLAHOMA HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON 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 SKYLINE EAST, SECTION TWO - PHASE 1, CITY OF STILLWATER, OKLAHOMA, THIS ____ DAY OF JANUARY, 2021.

CITY CLERK

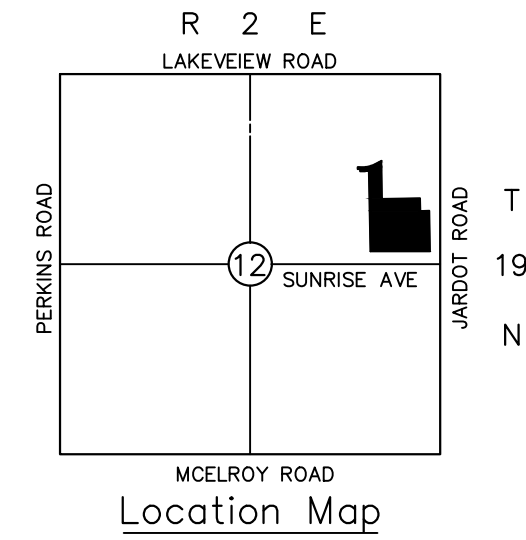
ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA, THAT THE DEDICATION SHOWN ON THE FINAL PLAT OF SKYLINE EAST, SECTION TWO - PHASE 1, AN ADDITION TO THE CITY OF STILLWATER, OKLAHOMA IS HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF STILLWATER, THIS ____ DAY OF JANUARY, 2021.

ATTEST:

CITY CLERK MAYOR



Notes

- 1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF SKYLINE EAST, SECTION ONE WITH THE SOUTH LINE OF THE NE/4 BEING NORTH 89°53'10" W.
3. SET 3/8" IRON PIN AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
4. THE PROPERTY DESCRIBED HEREON CONTAINS 15.61 ACRES.

REGISTERED ENGINEER
GOSE & ASSOCIATES
113 E. 8TH AVE.
STILLWATER, OK 74074
STEPHEN GOSE, P.E.
PHONE : (405) 743-4907
FAX: (405) 743-4908

REGISTERED LAND SURVEYOR
Crossroads Survey Company, LLC
PO BOX 1772
CUSHING, OK 74023
CLAYTON CANTRELL
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1802
CA.1802 EXPIRES 6/30/2022
PHONE : (918) 225-0345

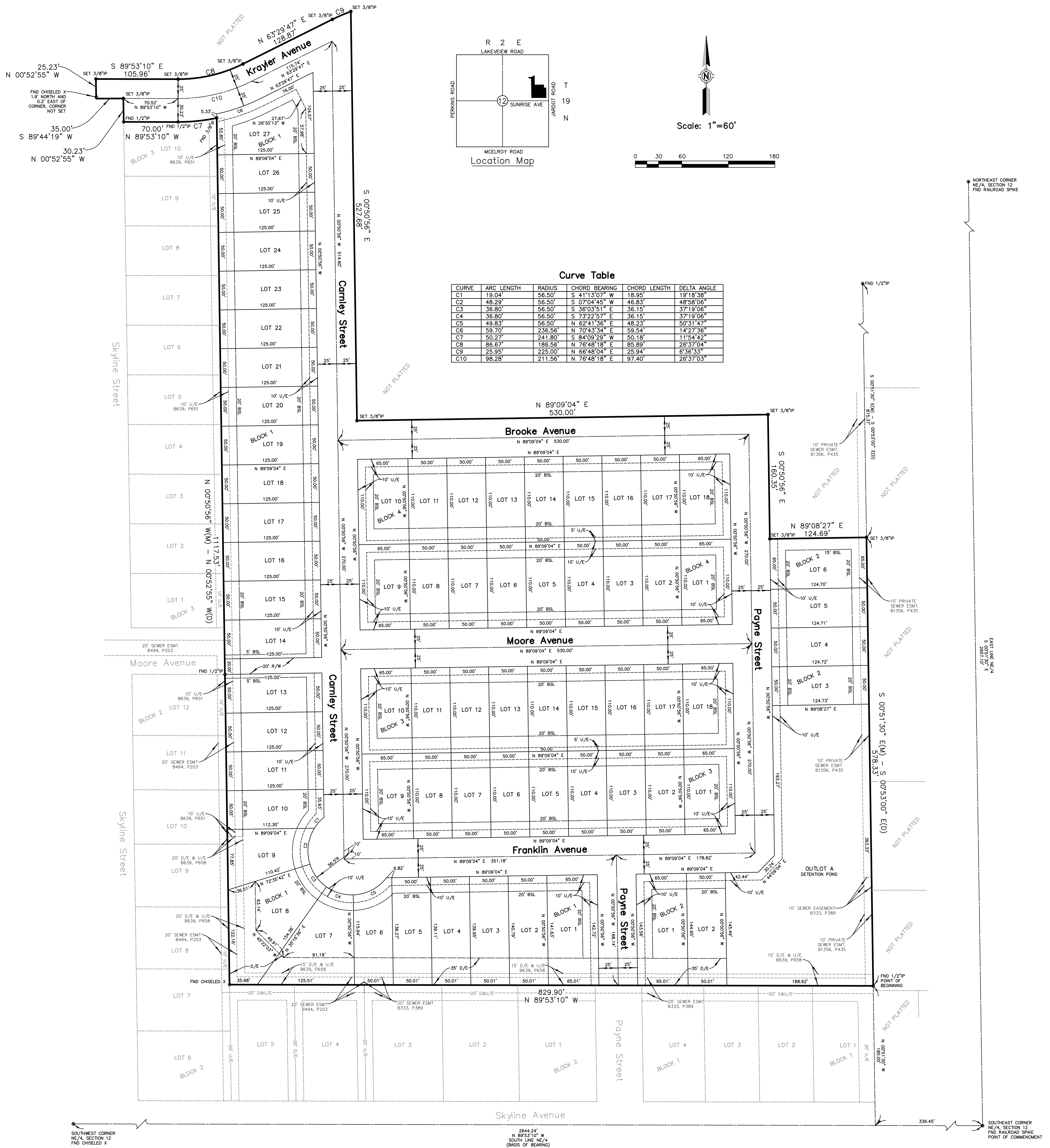
OWNER/DEVELOPER
CHC MANAGEMENT
PO BOX 1898
STILLWATER, OK 74076

OWNERS NOTARY SURVEYOR'S SEAL SURVEYOR'S NOTARY PAYNE COUNTY REGISTER OF DEEDS

PAYNE COUNTY TREASURER PLANNING COMMISSION CITY CLERK CITY COUNCIL



Skyline East, Section Two - Phase 1
Part of the NE/4, Section 12, T-19-N, R-2-E, I.M.
City Of Stillwater, Payne County, Oklahoma



Legend

- P/E PEDESTRIAN EASEMENT
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- BSL BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY
- ESMT EASEMENT
- FND FOUND
- IP IRON PIN
- B494, P203 BOOK 494, PAGE 203
- (M) MEASURED
- (D) DEED

Notes

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF SKYLINE EAST, SECTION ONE WITH THE SOUTH LINE OF THE NE/4 BEING NORTH 89°53'10" W.
3. SET 3/8" IRON PIN AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
4. THE PROPERTY DESCRIBED HEREON CONTAINS 15.61 ACRES.

REGISTERED ENGINEER

GOSE & ASSOCIATES
113 E. 8TH AVE
STILLWATER, OK 74074

STEPHEN GOSE, P.E.
PHONE : (405) 743-4907
FAX: (405) 743-4908

REGISTERED LAND SURVEYOR

Crossroads Survey Company, LLC
PO BOX 1772
CUSHING, OK 74023
CLAYTON CANTRELL
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1802
CA.1802 EXPIRES 6/30/2022
PHONE : (918) 225-0345

OWNER/DEVELOPER

CHC MANAGEMENT
PO BOX 1898
STILLWATER, OK 74076