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07/15/2011 11:11:49 AM
Bk PL69 Pg 23 Pgs 2 PLAT
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

FINAL PLAT

of

HAWTHORN ADDITION

BEING A PART OF THE NE/4 OF SECTION 30, T13N, R3W OF THE I.M.

AN ADDITION TO THE CITY OF THE VILLAGE, OKLAHOMA COUNTY, OKLAHOMA

A REPLAT OF A PORTION OF WHISPERING HILLS BLOCK 2

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That HAWTHORN VILLAGE L.L.C. hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of HAWTHORN ADDITION, an addition to the City of The Village, Oklahoma County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of HAWTHORN ADDITION, an addition to the City of The Village, being a part of the Northeast Quarter (NE/4), Section Thirty (30), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 5th day of July, 2011.

Signed by the MEMBER/MANAGER this 5th day of July, 2011.

HAWTHORN VILLAGE L.L.C.

By: _____
JAY JOHNSTON, MEMBER/MANAGER

STATE OF OKLAHOMA
SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 5 day of July, 2011, personally appeared JAY JOHNSTON, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its MEMBER/MANAGER, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 5 day of July, 2011.

My Commission Expires: 8/31/13
My Commission No.: 05008140

Laurie Boyd
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, CAROL LINDSAY, Planning Director for the City of The Village, hereby certify that the City of The Village Planning Commission duly approved the Final Plat of HAWTHORN ADDITION, an addition to the City of The Village, Oklahoma County, Oklahoma at a meeting the 7th day of DECEMBER, 2010

Signed by the Planning Director this 6th day of JULY, 2011.

Carol Lindsay
Planning Director

CERTIFICATE OF CITY CLERK

I, Bruce K. Stone, City Clerk of the City of The Village, Oklahoma County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of HAWTHORN ADDITION, an addition to the City of The Village, Oklahoma County, Oklahoma.

Signed by the City Clerk this 5th day of JULY, 2011.

City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of The Village that the dedication shown on the Final Plat of HAWTHORN ADDITION, an addition to the City of The Village, Oklahoma County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Oklahoma City this 5th day of JULY, 2011.

City Clerk Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of HAWTHORN ADDITION, an addition to the City of The Village, Oklahoma County, Oklahoma is vested in HAWTHORN VILLAGE LLC, on the 13th day of July, 2011, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2010 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, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this 13th day of July, 2011.

FIRST AMERICAN TITLE & TRUST, CO.

Kerry Byers
~~Bonded Abstractor~~ Vice President

STATE OF OKLAHOMA
SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 13th day of July, 2011, personally appeared Kerry Byers, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice-President, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 13th day of July, 2011.

My Commission Expires: 04/02/13
My Commission No.: 01004703

Shonna L. Domgaard
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Forest "Butch" Freeman, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County and that the tax records of said county show that all taxes for the year 2010 and prior years are paid on the Final Plat of HAWTHORN ADDITION, an addition to the City of The Village, Oklahoma County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this 19th day of July, 2011.

Forest "Butch" Freeman
County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Robert R. Hume, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of HAWTHORN ADDITION, an addition to the City of The Village, Oklahoma County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 1st day of July, 2011, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness my hand and seal this 1st day of July, 2011.

Robert R. Hume
Robert R. Hume, P.L.S. No. 1531

STATE OF OKLAHOMA
SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Robert R. Hume, 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.

Witness my hand and seal this 1st day of July, 2011.

My Commission Expires: 5-1-2015
My Commission No.: 07004245

Notary Public

PROPERTY DESCRIPTION

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty (30), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, The City of the Village, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE North 89°28'06" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 444.16 feet;

THENCE North 00°02'14" East, departing said South line, a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE North 89°28'06" West, parallel to the South line of said Northeast Quarter (NE/4), a distance of 568.91 feet;

THENCE North 02°13'02" East, a distance of 17.04 feet;

THENCE North 11°46'38" East, a distance of 24.48 feet;

THENCE North 04°28'38" East, a distance of 130.08 feet;

THENCE North 11°49'42" East, a distance of 313.63 feet;

THENCE North 00°00'00" East, a distance of 495.52 feet;

THENCE South 90°00'00" West, a distance of 157.48 feet;

THENCE on a non tangent curve to the right, having a radius of 419.43 feet, a chord bearing of South 12°01'36" East, a chord distance of 16.81 feet, and an arc length of 16.81 feet;

THENCE South 84°39'21" West, a distance of 50.00 feet;

THENCE North 53°42'36" West, a distance of 35.80 feet;

THENCE on a non tangent curve to the right, having a radius of 125.00 feet, a chord bearing of South 88°52'47" West, a chord distance of 4.89 feet, and an arc length of 4.89 feet;

THENCE South 90°00'00" West, a distance of 10.13 feet;

THENCE North 00°00'00" West, a distance of 50.00 feet;

THENCE North 39°14'43" East, a distance of 28.93 feet;

THENCE on a non tangent curve to the right, having a radius of 227.00 feet, a chord bearing of North 04°23'32" West, a chord distance of 34.77 feet, and an arc length of 34.80 feet;

THENCE North 00°00'00" East, a distance of 17.95 feet;

THENCE along a curve to the right having a radius of 227.00 feet, a chord bearing of North 03°18'41" East, a chord distance of 26.22 feet, and an arc length of 26.24 feet;

THENCE South 89°29'24" East, a distance of 433.14 feet;

THENCE South 70°31'34" East, a distance of 92.32 feet;

THENCE South 89°29'24" East, a distance of 182.77 feet;

THENCE South 00°02'14" West, a distance of 355.00 feet;

THENCE South 89°29'24" East, a distance of 17.06 feet;

THENCE South 00°02'14" West, a distance of 738.25 feet to the POINT OF BEGINNING.

Said tract containing 595,075 square feet or 13.6610 acres, more or less.

This property description was prepared on the 1st day of July, 2011, by Robert R. Hume, Licensed Professional Surveyor, No. 1531.

OWNER'S NOTARY	COUNTY CLERK	COUNTY TREASURER	SURVEYOR	SURVEYOR'S NOTARY	ABSTRACTOR	ABSTRACTOR'S NOTARY	CITY CLERK
LAURIE BOYD Notary Public State of Oklahoma Commission # 05008140 Expires 08/31/13		COUNTY TREASURER STATE OF OKLAHOMA SEAL OKLAHOMA COUNTY	REGISTERED PROFESSIONAL LAND SURVEYOR ROBERT R. HUME 1531 OKLAHOMA	ZACHARY JOHNSON NOTARY PUBLIC #07004245 EXP. 05/01/15 STATE OF OKLAHOMA	FIRST AMERICAN TITLE & TRUST COMPANY CORPORATE SEAL OKLAHOMA	SHONNA L. DOMGARD NOTARY PUBLIC #01004703 EXP. 04/02/13 STATE OF OKLAHOMA	CITY OF THE VILLAGE OFFICIAL SEAL OKLAHOMA COUNTY, OKLA.

FINAL PLAT
of
HAWTHORN ADDITION

Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
Certificate of Authorization #1484 Exp. Date: 06-30-2013
• ENGINEERS • SURVEYORS • PLANNERS •

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G NUMBER

DRAWING NUMBER 1 of 2

DRAWING NUMBER 69-23

DRAWING

69-23 1 of 2

FINAL PLAT

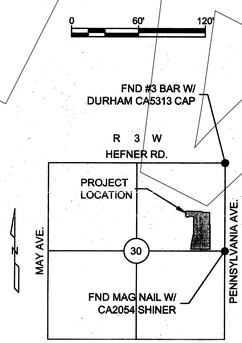
of

HAWTHORN ADDITION

BEING A PART OF THE NE/4 OF SECTION 30, T13N, R3W OF THE I.M.

AN ADDITION TO THE CITY OF THE VILLAGE, OKLAHOMA COUNTY, OKLAHOMA

A REPLAT OF A PORTION OF WHISPERING HILLS BLOCK 2



LOCATION MAP

SCALE: 1"=2000'

********** NOTE **********

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.

CERT-NT REV 12-2007

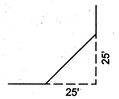
LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
NR = NOT RADIAL
B/L = BUILDING LIMIT LINE
D & U/E = DRAINAGE & UTILITY EASEMENT
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
L.N.A.= LIMITS OF NO ACCESS

● DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED

○ DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED

△ DENOTES SET CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED



TYPICAL SIGHT TRIANGLE

PENNSYLVANIA AVE.

P.O.C.
SE CORNER, NE/4
SEC. 30, T13N, R3W, I.M.

N89°28'06"W 444.16'

P.O.B.
N00°02'14"E 50.00'

FND #4 BAR
w/ CA3045 CAP

S00°02'14"W 738.25'

FND #3 BAR
w/ DURHAM CA5313 CAP

FND #4 BAR
w/ SRA CAP

S89°29'24"E 17.06'

EXIST. EASEMENT
BK. 4046, PG. 788

CITY OF OKC EASEMENT
BK. 4046, PG. 788

FND MAG NAIL
w/ 5313 SHINER
0.44' EAST

S00°02'14"W 355.00'

S89°29'24"E 433.14'

FND #3 BAR

S89°29'24"E 182.77'

FND #4 BAR
w/ SRA 794 CAP

S00°03'24"E 409.32'

KAYANAUGH BLVD.

VINEYARD BLVD.

NORRINGTON LN.

KINGSTON WAY

HAWTHORN DR.

FINLEY RD.

EXIST. 50' R/W

C.A. "L" & U/E

EXIST. D & U/E

COMMON AREA "A" & D & U/E

OKLAHOMA COUNTY SEWER IMPROVEMENT DISTRICT NO. 3
BK. 1215, PG. 350

N00°00'00"E 495.52'

N11°49'42"E 313.63'

N04°28'38"E 130.08'

N11°46'38"E 24.48'

N02°13'02"E 17.04'

N04°28'38"E 147.96'

N11°50'44"E 280.47'

N01°33'36"E 290.96'

N00°09'00"W 409.54'

N11°50'44"E 320.81'

N00°00'00"W 667.63'

N00°00'00"E 150.47'

S90°00'00"W 157.48'

N00°00'00"E 149.15'

S90°00'00"W 10.13'

N53°42'36"W 35.80'

S84°39'21"W 50.00'

N00°00'00"W 50.00'

N36°50'06"E 17.95'

C4 R=227.00' L=26.24'

C3 R=227.00' L=34.80'

N39°14'43"E 28.93'

C1 R=419.43' L=16.81'

C2 R=125.00' L=4.89'

PROP. 25'x 15' U/E

PROP. U/E
(MADE PART OF THIS PLAT)

7.5' U/E

7.3' U/E

R=200.00' L=128.88'
L=77.12'

R=300.00'
L=62.02'

R=200.00'
L=73.90'

R=200.00'
L=55.25'

R=200.00'
L=66.41'

L=44.96'

L=28.49'

L=26.82'

L=26.01'

L=6.66'
3.34'

L=171.37'

L=53.23'

L=15.40'

L=10.94'

L=10.47'

L=10.82'

L=10.84'

L=10.47'

L=10.47'

L=10.47