

FINAL PLAT

PRAIRIE ESTATES PHASE 1

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SRB PL
Canadian County, OK



OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT LANDMARK LAND COMPANY, LLC AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF, AND THE ONLY PERSON, FIRM, CORPORATION, OR ENTITY HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF PRAIRIE ESTATES PHASE 1, AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA.

THEY FURTHER CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRM, CORPORATION, OR ENTITY WHO HAVE ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THE ABOVE MENTIONED FINAL PLAT, AND THEY DO HEREBY DEDICATE ALL STREET, DRAINAGE & UTILITY EASEMENTS AS SHOWN ON SAID FINAL PLAT TO THE USE OF THE PUBLIC, FOR PUBLIC STREETS, DRAINAGE AND UTILITIES FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES, EXECUTED ON THIS 12th DAY OF January, 2022.

LANDMARK LAND COMPANY, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, BY LANDMARK FINE HOMES, LP, AN OKLAHOMA LIMITED PARTNERSHIP, MANAGER, BY LANDMARK INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, GENERAL PARTNER

Daniel T. Reeves, Manager & General Partner

STATE OF OKLAHOMA }
COUNTY OF Cleveland } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 12th DAY OF January, 2022, PERSONALLY APPEARED DANIEL T. REEVES, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS MANAGER & GENERAL PARTNER, 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 LIMITED LIABILITY COMPANIES FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS 12th DAY OF January, 2022.

MY COMMISSION EXPIRES: 05/06/24 Stacy W. Masopust
NOTARY PUBLIC

CERTIFICATION OF PLANNING COMMISSION:

I, Geoffrey Butler, DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF PRAIRIE ESTATES PHASE 1, AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA AT A MEETING THE 8th DAY OF April, 2021.

Geoffrey Butler, Planning Director

CERTIFICATE OF CITY CLERK:

I, Amy K. Simpson, CITY CLERK OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UN-MATURED 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 PRAIRIE ESTATES PHASE 1, AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 15th DAY OF February, 2022.

Amy K. Simpson, City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY THAT THE DEDICATION SHOWN ON THE FINAL PLAT OF PRAIRIE ESTATES PHASE 1, AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, IS HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY THIS 1st DAY OF February, 2022.

Amy K. Simpson, City Clerk; David Holt, Mayor

COUNTY TREASURER'S CERTIFICATE:

I, Carolyn M. Leck, DO HEREBY CERTIFY THAT I AM THE DULY QUALIFIED COUNTY TREASURER OF CANADIAN COUNTY AND THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES FOR THE YEAR 2021 AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF PRAIRIE ESTATES PHASE 1, AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, 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 13th DAY OF January, 2022.

Carolyn Leck by Deanne Cook, County Treasurer

CERTIFICATE OF DEPARTMENT OF ENVIRONMENTAL QUALITY:

THE Oklahoma City OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND INDIVIDUAL ON-SITE SEWER SYSTEMS ON THE 13 DAY OF January, 2022.

13 January 2022, J. Stephens, Environmental Specialist Supervisor, Oklahoma Department of Environmental Quality

BONDED ABSTRACTOR'S CERTIFICATE:

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR CANADIAN COUNTY AND STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF PRAIRIE ESTATES PHASE 1, AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, IS VESTED IN LANDMARK LAND COMPANY, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, THE 12th DAY OF January, 2022. THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK THEREOF, THAT THE TAXES ARE PAID FOR THE YEAR 2021 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 January, 2022.

Damon K. Durham, Authorized Signer, First American Title Insurance Co.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, DAMON K. DURHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF PRAIRIE ESTATES PHASE 1, AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, CONSISTING OF 2 SHEETS, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE 7TH DAY OF DECEMBER, 2021, AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS.

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, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

WITNESS MY HAND AND SEAL THIS 12th DAY OF January, 2022.

Damon K. Durham, P.L.S. No. 1521, Durham Surveying, Inc., Certificate of Authorization No. 5313

STATE OF OKLAHOMA }
COUNTY OF CANADIAN } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAMON K. DURHAM, 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.

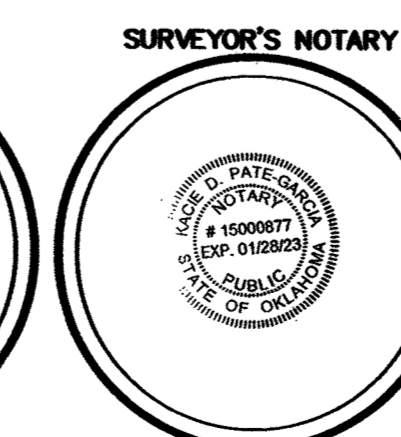
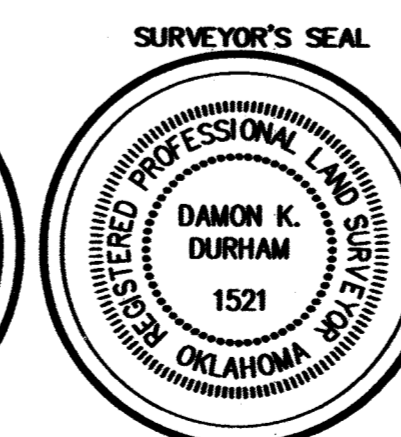
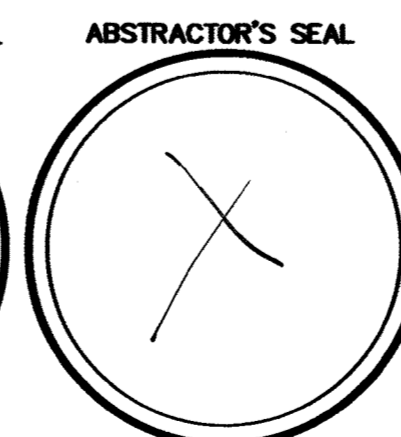
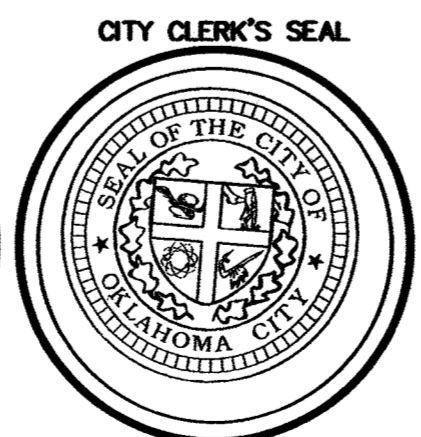
WITNESS MY HAND AND SEAL THIS 12th DAY OF January, 2022.

My Commission Expires: 01/20/2025, My Commission No.: 15000577, Notary Public

DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD
YUKON, OKLAHOMA 73099

Phone (405) 265-3404 Fax (405) 265-0649 ddurham@durhamsurveying.com
CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2022



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/22



FINAL PLAT

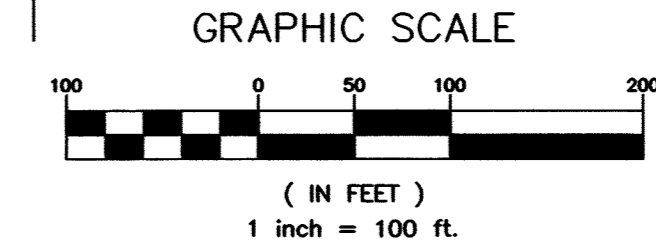
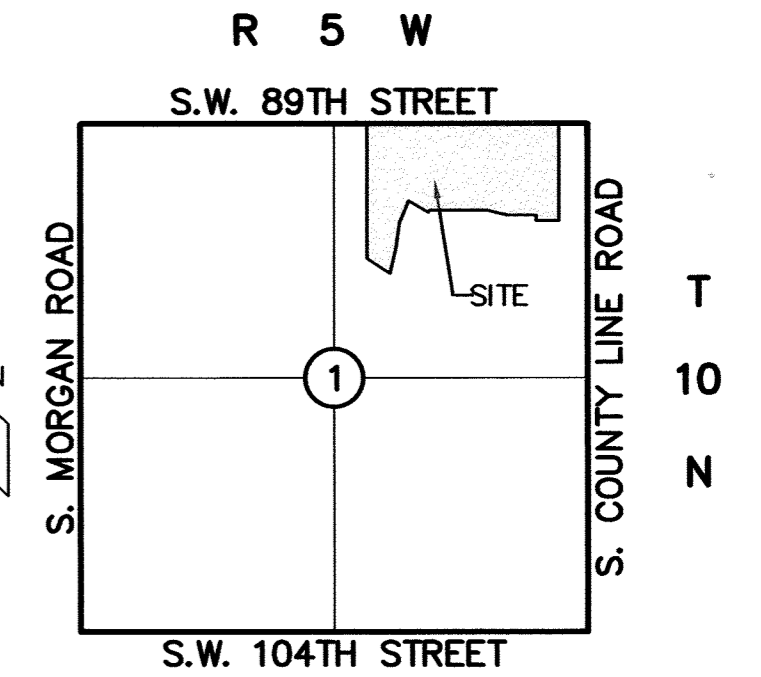
PRAIRIE ESTATES PHASE 1

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP TEN (10) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA

SUBDIVISION CONTAINS:  
FIFTY-NINE (59) LOTS IN  
SEVEN (7) BLOCKS  
GROSS SUBDIVISION AREA: 42,017,650 SQ. FT.  
OR 446.3189 ACRES

OWNER:  
LANDMARK LAND COMPANY, LLC  
2900 WASHINGTON DR.  
NORMAN, OKLAHOMA 73069

ENGINEER:  
GRUBBS CONSULTING, LLC  
1800 S. SARA ROAD  
YUKON, OKLAHOMA 73099  
(405) 265-0641



LOCATION MAP  
SCALE: 1"=2000'

THE BASIS OF BEARING IS THE RECORD BEARING OF NORTH 89°52'54" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION ONE (1)

PLAT NOTES:

- ALL ISLANDS/MEDIANS WITHIN STREET RIGHTS-OF-WAY, AND ARTERIAL LANDSCAPING WITH ITS IRRIGATION SYSTEM, SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN PRAIRIE ESTATES PHASE 1.
- MAINTENANCE OF ALL COMMON AREAS WITHIN PRAIRIE ESTATES PHASE 1 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, THAT MAY CAUSE A BLOCKAGE OF 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.
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING EASEMENTS CONTAINED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 2103289, DATED APRIL 14, 2021:
  - A. BOOK 937, PAGE 148
  - B. BOOK 948, PAGE 433
  - C. BOOK 955, PAGE 618
  - D. BOOK 991, PAGE 324
  - E. BOOK 1074, PAGE 721
  - F. BOOK 1084, PAGE 840
  - G. BOOK 1116, PAGE 8
  - H. BOOK 2642, PAGE 200
  - I. BOOK 2653, PAGE 757
- 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, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
- CENTERLINE OF RIGHT OF WAY MONUMENTS SHALL BE AS FOLLOWS:  
MAGNETIC NAIL WITH SHINER STAMPED "DURHAM CA 5313" FOR ALL PAVED SURFACES OR #3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED FOR ALL UNPAVED SURFACES
- THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE AS FOLLOWS:  
#3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED

**CENTERLINE TABLE**

LINE NO.	DIRECTION	LENGTH
L1	S89°52'54"W	25.00'
L2	N0°07'06"W	265.00'
L3	N89°52'54"E	247.52'
L4	N89°52'54"E	333.87'
L5	S74°22'31"E	92.69'

**CENTERLINE CURVE TABLE**

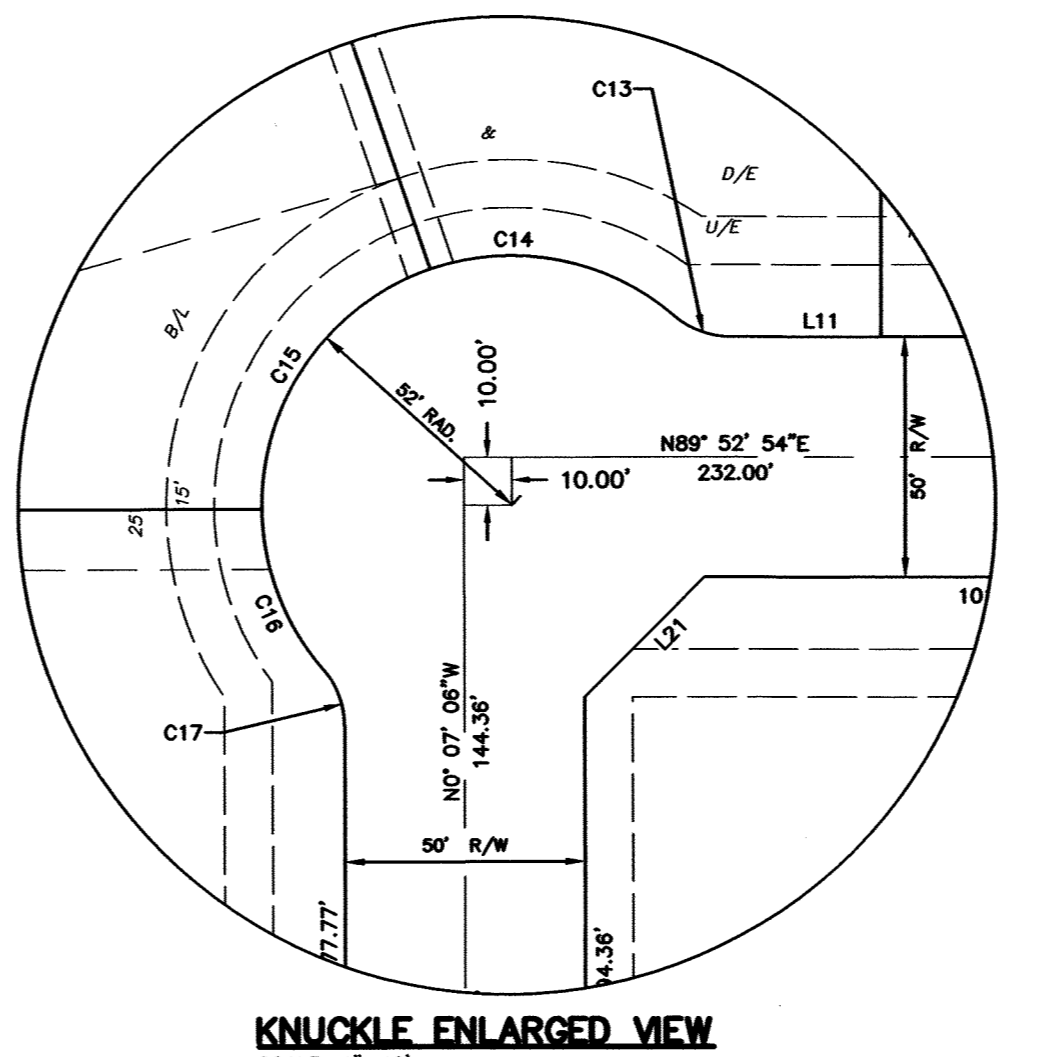
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	300.00'	84.31'	16°06'07"	S82°04'02"E	84.03'
C2	1000.00'	281.03'	16°06'07"	S82°04'02"E	280.11'
C3	1424.00'	347.23'	13°58'16"	S83°07'58"E	346.37'
C4	300.00'	73.15'	13°58'16"	S83°07'58"E	72.97'
C5	1300.00'	35.72'	15°44'35"	S82°14'49"E	35.61'
C6	720.00'	13.51'	1°04'30"	N31°24'19"E	13.51'
C7	920.00'	282.02'	16°19'05"	N23°47'02"E	281.14'
C8	920.00'	252.79'	15°44'35"	N7°45'11"E	251.99'

**LOT CURVE TABLE**

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C9	25.00'	30.77'	70°31'44"	S35°08'46"W	28.87'
C10	50.00'	86.29'	98°52'50"	S20°58'13"W	75.97'
C11	50.00'	94.72'	108°32'11"	S82°44'18"E	81.18'
C12	50.00'	37.62'	43°08'42"	N21°28'15"E	36.74'
C13	18.00'	12.81'	40°47'13"	N89°43'29"W	12.54'
C14	52.00'	54.18'	59°41'57"	N79°10'51"W	51.76'
C15	52.00'	65.19'	71°49'27"	S35°03'27"W	61.00'
C16	52.00'	36.35'	40°03'02"	S20°52'48"E	35.61'
C17	18.00'	12.81'	40°47'13"	S20°30'43"E	12.54'
C18	895.00'	122.80'	7°51'41"	S3°48'44"W	122.70'
C19	895.00'	133.07'	8°31'08"	S12°00'09"W	132.95'
C20	895.00'	130.88'	8°22'43"	S20°27'04"W	130.76'
C21	895.00'	114.07'	7°18'08"	S28°17'30"W	113.99'
C22	745.00'	13.98'	1°04'30"	S31°24'19"W	13.98'
C23	945.00'	207.40'	12°34'29"	N24°56'38"E	206.98'
C24	155.00'	42.58'	15°44'35"	S82°14'49"E	42.46'
C25	275.00'	65.66'	13°40'50"	S83°16'41"E	65.51'
C26	1449.00'	126.21'	4°59'26"	S78°38'33"E	126.17'
C27	1449.00'	120.83'	4°46'41"	S83°31'36"E	120.80'

**LOT CURVE TABLE**

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C28	1449.00'	106.28'	4°12'10"	S88°01'01"E	106.26'
C29	1399.00'	88.34'	3°37'05"	N88°16'34"W	88.33'
C30	1399.00'	120.72'	4°56'38"	N84°01'42"W	120.68'
C31	1399.00'	122.31'	5°00'33"	N79°03'06"W	122.27'
C32	1399.00'	9.76'	0°23'59"	N76°20'50"W	9.76'
C33	325.00'	79.25'	13°58'16"	N83°07'58"W	79.05'
C34	105.00'	28.85'	15°44'35"	N82°14'49"W	28.76'
C35	945.00'	141.95'	8°36'24"	N81°17'23"E	141.82'
C36	945.00'	67.70'	4°06'17"	N1°56'03"E	67.69'
C37	275.00'	32.35'	6°44'21"	S86°44'55"E	32.33'
C38	275.00'	44.84'	9°21'46"	S78°41'52"E	44.89'
C39	1025.00'	78.32'	4°22'40"	S76°12'19"E	78.30'
C40	1025.00'	121.35'	6°47'00"	S81°47'09"E	121.28'
C41	1025.00'	88.39'	4°56'27"	S87°38'52"E	88.36'
C42	975.00'	88.20'	5°10'59"	S87°31'37"E	88.17'
C43	975.00'	121.49'	7°08'22"	S81°21'56"E	121.41'
C44	975.00'	64.32'	3°46'47"	S75°54'22"E	64.31'
C45	325.00'	88.11'	10°22'01"	S79°11'59"E	88.73'
C46	325.00'	32.53'	5°44'06"	S87°15'03"E	32.52'



**LOT LINE TABLE**

LINE NO.	DIRECTION	LENGTH
L6	S45°07'06"E	35.36'
L7	N44°52'54"E	35.33'
L8	N56°51'40"W	8.58'
L9	S45°07'06"E	35.36'
L10	S44°52'54"E	35.36'
L11	S89°52'54"W	31.27'
L12	S07°06"E	10.86'
L13	N23°55'39"E	4.36'
L14	N61°45'42"E	36.05'
L15	S89°52'54"W	4.58'
L16	N89°52'54"E	13.81'

**LOT LINE TABLE**

LINE NO.	DIRECTION	LENGTH
L17	S45°07'06"E	35.36'
L18	S44°52'54"E	35.36'
L19	N30°30'44"W	36.05'
L20	S76°05'11"E	18.89'
L21	N44°52'54"E	35.36'
L22	S45°07'06"E	35.36'
L23	N44°52'54"E	35.36'
L24	S45°07'06"E	35.36'
L25	S44°52'54"E	35.36'
L26	N45°07'06"W	35.36'
L27	N44°52'54"E	35.36'

- PG=PAGE
- BK=BOOK
- CA = COMMON AREA
- B/L = BUILDING LINE
- U/E = PUBLIC UTILITY EASEMENT
- D/E = PUBLIC DRAINAGE EASEMENT
- PD/E = PRIVATE DRAINAGE EASEMENT
- R/W = RIGHT OF WAY
- ESMT = EASEMENT
- LNA = LIMITS OF NO ACCESS
- = FOUND #3 BAR W/ CAP STAMPED "GOLDEN CA 7263" UNLESS OTHERWISE NOTED
- = SET #3 BAR W/ CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED
- ▲ = SET MAG NAIL W/ SHINER STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED
- ⊗ BLOCK NO.
- P — PIPELINE
- △ = PIPELINE MARKER

**DURHAM SURVEYING, INC.**  
1800 SOUTH SARA ROAD  
YUKON, OKLAHOMA 73099  
Phone (405) 265-3404 Fax (405) 265-0649 ddham@durhamsurveying.com  
CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2022

**GRUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. Sara Road  
Yukon, OK 73099  
Phone: (405) 265-0641  
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