

FINAL PLAT
of
Rivendell
SECTION 13

BEING A PART OF THE SE/4 & SW/4, SEC. 18, T10N, R3W, I.M.

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

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That RBO, Inc., an Oklahoma Corporation, hereby certifies that they are the owner of, and the only persons, firms or corporations having title or interest in and to the land shown on the Final Plat of RIVENDELL SECTION 13, an addition to the City of Oklahoma City, Cleveland 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 RIVENDELL SECTION 13, an addition to the City of Oklahoma City, being a part of the Southeast Quarter (SE/4) & the Southwest Quarter (SW/4), Section Eighteen (18), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or corporations 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 ____ day of _____, 2018.

Signed by the President this ____ day of _____, 2018.

RBO, Inc.

By: _____
P.B. Odom III, President

STATE OF OKLAHOMA
COUNTY OF CLEVELAND

SS

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2018, personally appeared P.B. Odom III, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its 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 ____ day of _____, 2018.

My Commission Expires: _____ Notary Public

My Commission No.: _____

CERTIFICATE OF PLANNING COMMISSION

I, _____, Planning Director for the City of Oklahoma City, hereby certify that the City of Oklahoma City Planning Commission duly approved the Final Plat of RIVENDELL SECTION 13, an addition to the City of Oklahoma City, Cleveland County, Oklahoma at a meeting the ____ day of _____, 2018.

Planning Director

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Oklahoma City, Cleveland County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatrued 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 RIVENDELL SECTION 13, an addition to the City of Oklahoma City, Cleveland County, Oklahoma.

Signed by the City Clerk this ____ day of _____, 2018.

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 RIVENDELL SECTION 13, an addition to the City of Oklahoma City, Cleveland County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Oklahoma City this ____ day of _____, 2018.

City Clerk Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Cleveland 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 RIVENDELL SECTION 13, an addition to the City of Oklahoma City, Cleveland County, Oklahoma is vested in RBO, Inc., on the ____ day of _____, 2018, 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 2017 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 ____ day of _____, 2018.

STATE OF OKLAHOMA
COUNTY OF CLEVELAND

SS

Before me, the undersigned, a notary public in and for said county and state on this ____ day of _____, 2018, personally appeared _____ to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____, 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 ____ day of _____, 2018.

My Commission Expires: _____ Notary Public

My Commission No.: _____

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Cleveland County and that the tax records of said county show that all taxes for the year 2017 and prior years are paid on the Final Plat of RIVENDELL SECTION 13, an addition to the City of Oklahoma City, Cleveland 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 ____ day of _____, 2018.

County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of RIVENDELL SECTION 13, an addition to the City of Oklahoma City, Cleveland County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the ____ day of _____, 2018, 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 ____ day of _____, 2018.

Matthew Johnson, P.L.S. No. 1807

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

SS

Before me, the undersigned, a notary public within and for said county and state, personally appeared Matthew Johnson, 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 ____ day of _____, 2018.

My Commission Expires: _____ Notary Public

My Commission No.: _____

PROPERTY DESCRIPTION

A tract of land being a part of the Southeast Quarter (SE/4) and Southwest Quarter (SW/4) of Section Eighteen (18), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Southwest Quarter (SW/4);

THENCE North 89°04'33" East, along and with the North line of said Southwest Quarter (SW/4), a distance of 2,493.56 feet to the Northeast (NE) Corner of the recorded plat RIVENDELL SECTION 12, said point being the POINT OF BEGINNING;

THENCE continuing North 89°04'33" East, along and with the North line of said Southwest Quarter (SW/4), a distance of 139.86 feet to the Northeast (NE) Corner of said Southwest Quarter (SW/4);

THENCE North 89°11'21" East, along and with the North line of said Southeast Quarter (SE/4), a distance of 523.08 feet;

THENCE South 00°48'39" East, departing said North line, a distance of 180.00 feet;

THENCE South 89°11'21" West, a distance of 22.39 feet;

THENCE South 00°48'39" East, a distance of 260.00 feet;

THENCE North 89°11'21" East, a distance of 15.67 feet;

THENCE South 00°48'39" East, a distance of 180.00 feet;

THENCE North 89°11'21" East, a distance of 358.08 feet;

THENCE South 00°48'39" East, a distance of 268.61 feet;

THENCE on a curve to the left having a radius of 175.00 feet, a chord bearing of South 07°39'34" East, a chord length of 41.74 feet and an arc length of 41.84 feet;

PROPERTY DESCRIPTION (CONTINUED)

THENCE South 64°25'53" East, a distance of 34.84 feet;

THENCE South 19°11'04" East, a distance of 50.00 feet;

THENCE on a non-tangent curve to the left having a radius of 625.00 feet, a chord bearing of South 62°16'21" West, a chord length of 185.39 feet and an arc length of 186.08 feet;

THENCE South 53°44'36" West, a distance of 3.90 feet;

THENCE South 50°10'01" West, a distance of 32.06 feet;

THENCE South 53°44'36" West, a distance of 29.08 feet;

THENCE on a curve to the left having a radius of 25.00 feet, a chord bearing of South 24°24'34" West, a chord length of 24.49 feet and an arc length of 25.60 feet;

THENCE on a reverse curve to the right having a radius of 75.00 feet, a chord bearing of South 01°37'10" East, a chord length of 8.65 feet and an arc length of 8.65 feet;

THENCE on a reverse curve to the left having a radius of 25.00 feet, a chord bearing of South 27°38'54" East, a chord length of 24.49 feet and an arc length of 25.60 feet;

THENCE South 33°01'04" West, a distance of 54.00 feet;

THENCE on a non-tangent curve to the left having a radius of 25.00 feet, a chord bearing of North 86°18'58" West, a chord length of 24.49 feet and an arc length of 25.60 feet;

THENCE on a reverse curve to the right having a radius of 75.00 feet, a chord bearing of South 88°19'35" West, a chord length of 60.95 feet and an arc length of 62.77 feet;

THENCE on a reverse curve to the left having a radius of 25.00 feet, a chord bearing of South 81°22'48" West, a chord length of 25.69 feet and an arc length of 26.99 feet;

THENCE North 39°32'35" West, a distance of 54.00 feet;

THENCE on a non-tangent curve to the right having a radius of 177.00 feet, a chord bearing of North 51°16'56" East, a chord length of 5.10 feet and an arc length of 5.10 feet;

THENCE on a reverse curve to the left having a radius of 25.00 feet, a chord bearing of North 23°33'50" East, a chord length of 23.89 feet and an arc length of 24.91 feet;

THENCE on a reverse curve to the right having a radius of 75.00 feet, a chord bearing of North 02°55'41" East, a chord length of 20.64 feet and an arc length of 20.70 feet;

THENCE on a reverse curve to the left having a radius of 25.00 feet, a chord bearing of North 22°01'52" West, a chord length of 27.13 feet and an arc length of 28.68 feet;

THENCE on a compound curve to the left having a radius of 250.00 feet, a chord bearing of North 64°00'34" West, a chord length of 79.18 feet and an arc length of 79.51 feet;

THENCE on a compound curve to the left having a radius of 970.00 feet, a chord bearing of North 78°09'43" West, a chord length of 170.46 feet and an arc length of 170.68 feet to the Southeast (SE) Corner of said plat RIVENDELL SECTION 12;

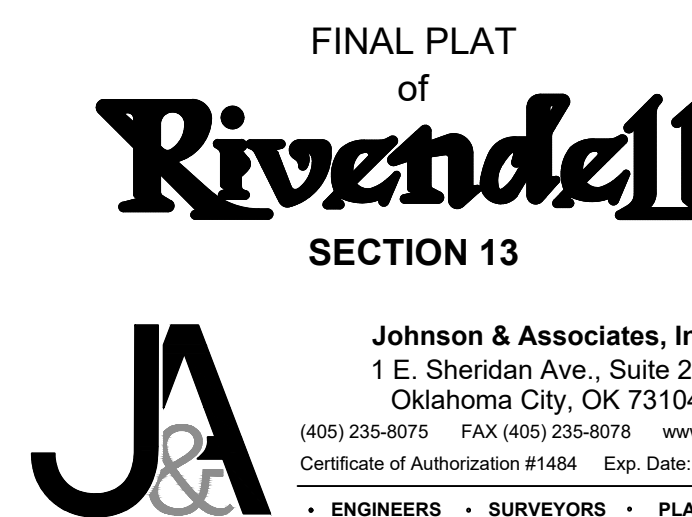
THENCE along and with the East line of said plat RIVENDELL SECTION 12, the following nine (9) calls:

1. North 02°41'49" West, a distance of 136.62 feet;
2. North 15°46'19" West, a distance of 274.19 feet;
3. North 03°09'06" West, a distance of 64.88 feet;
4. North 01°41'33" West, a distance of 232.05 feet;
5. North 89°56'08" West, a distance of 135.43 feet;
6. South 88°31'35" West, a distance of 50.00 feet;
7. South 01°28'25" East, a distance of 35.36 feet;
8. South 84°26'40" West, a distance of 146.29 feet;
9. North 05°33'20" West, a distance of 378.99 feet to the POINT OF BEGINNING.

Containing 588,989 square feet or 13.5213 acres, more or less.

Basis of Bearing: The North line of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Ten (10) North, Range Three (3) West having an assumed bearing of North 89°04'33" East.

This property description was prepared on the ____ day of _____, 2018, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

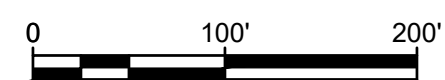
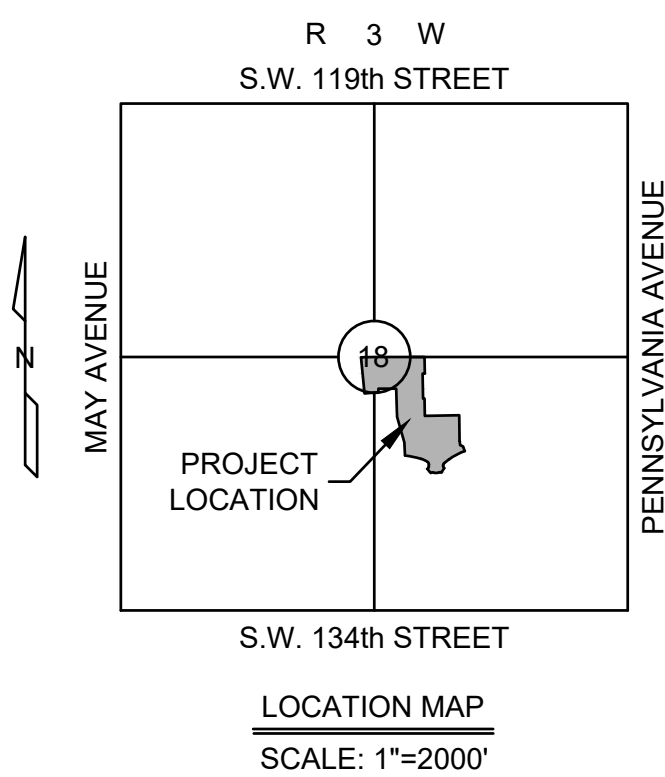


OWNER'S NOTARY	CITY CLERK	ABSTRACTOR	ABSTRACTOR'S NOTARY	COUNTY TREASURER	SURVEYOR	SURVEYOR'S NOTARY

FINAL PLAT of Rivendell

SECTION 13

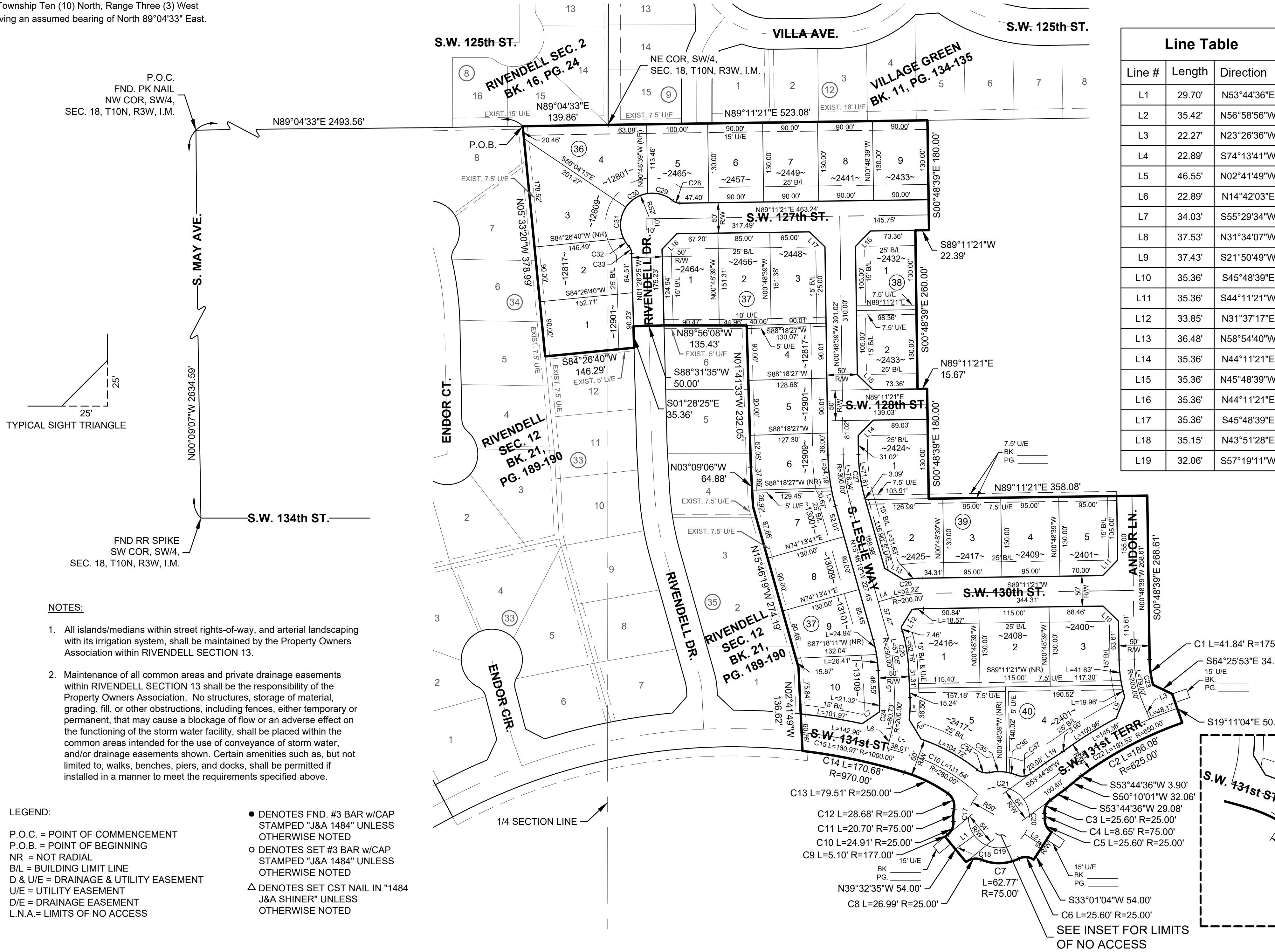
BEING A PART OF THE SE/4 & SW/4, SEC. 18, T10N, R3W, I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA



Basis of Bearing: The North line of the Southwest Quarter (SW/4) of Section Eighteen (18), Township Ten (10) North, Range Three (3) West having an assumed bearing of North 89°04'33" East.

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	41.84'	175.00'	21.02'	41.74'	S07°39'34"E	013°41'50"
C2	186.08'	625.00'	93.73'	185.39'	S62°16'21"W	017°03'30"
C3	25.60'	25.00'	14.05'	24.49'	S24°24'34"W	058°40'04"
C4	8.65'	75.00'	4.33'	8.65'	S01°37'10"E	006°36'36"
C5	25.60'	25.00'	14.05'	24.49'	S27°38'54"E	058°40'04"
C6	25.60'	25.00'	14.05'	24.49'	N86°18'58"W	058°40'04"
C7	62.77'	75.00'	33.36'	60.95'	S88°19'35"W	047°57'10"
C8	26.99'	25.00'	14.98'	25.69'	S81°22'48"W	061°50'46"
C9	5.10'	177.00'	2.55'	5.10'	N51°16'56"E	001°39'02"
C10	24.91'	25.00'	13.60'	23.89'	N23°33'50"E	057°05'14"
C11	20.70'	75.00'	10.42'	20.64'	N02°55'41"E	015°48'55"
C12	28.68'	25.00'	16.15'	27.13'	N22°01'52"W	065°44'00"
C13	79.51'	250.00'	40.10'	79.18'	N64°00'34"W	018°13'23"
C14	170.68'	970.00'	85.56'	170.46'	N78°09'43"W	010°04'54"
C15	180.97'	1000.00'	90.73'	180.73'	N78°18'20"W	010°22'09"
C16	131.54'	280.00'	67.01'	130.33'	N59°39'46"W	026°54'58"
C17	73.04'	50.00'	44.78'	66.72'	S05°35'33"W	083°41'54"
C18	8.60'	150.00'	4.30'	8.60'	N52°06'00"E	003°17'11"
C19	96.63'	50.00'	72.38'	82.28'	N88°22'50"E	110°43'32"
C20	60.45'	50.00'	34.54'	56.84'	N01°37'10"W	069°16'28"
C21	84.04'	50.00'	55.83'	74.49'	N84°24'27"W	096°18'06"
C22	193.53'	650.00'	97.48'	192.81'	S62°16'22"W	017°03'32"
C23	79.00'	200.00'	40.02'	78.49'	N12°07'38"W	022°37'57"
C24	60.73'	200.00'	30.60'	60.50'	N06°00'07"E	017°23'52"
C25	57.05'	250.00'	28.65'	56.93'	N09°14'04"W	013°04'30"
C26	52.22'	200.00'	26.26'	52.08'	S81°42'31"W	014°57'40"
C27	78.34'	300.00'	39.39'	78.11'	N08°17'29"W	014°57'40"
C28	12.81'	18.00'	6.69'	12.54'	S70°25'02"E	040°47'13"
C29	43.91'	52.00'	23.36'	42.62'	N74°13'01"W	048°23'10"
C30	43.26'	52.00'	22.97'	42.02'	S57°45'36"W	047°39'38"
C31	53.65'	52.00'	29.49'	51.30'	S04°22'16"W	059°07'01"
C32	15.50'	52.00'	7.81'	15.44'	S33°43'26"E	017°04'23"
C33	12.81'	18.00'	6.69'	12.54'	N21°52'01"W	040°47'13"
C34	21.80'	25.00'	11.65'	21.11'	S76°45'30"E	049°57'21"
C35	28.08'	75.00'	14.21'	27.92'	S88°59'26"W	021°27'14"
C36	16.62'	75.00'	8.34'	16.58'	N73°56'09"W	012°41'37"
C37	25.60'	25.00'	14.05'	24.49'	N83°04'38"E	058°40'04"

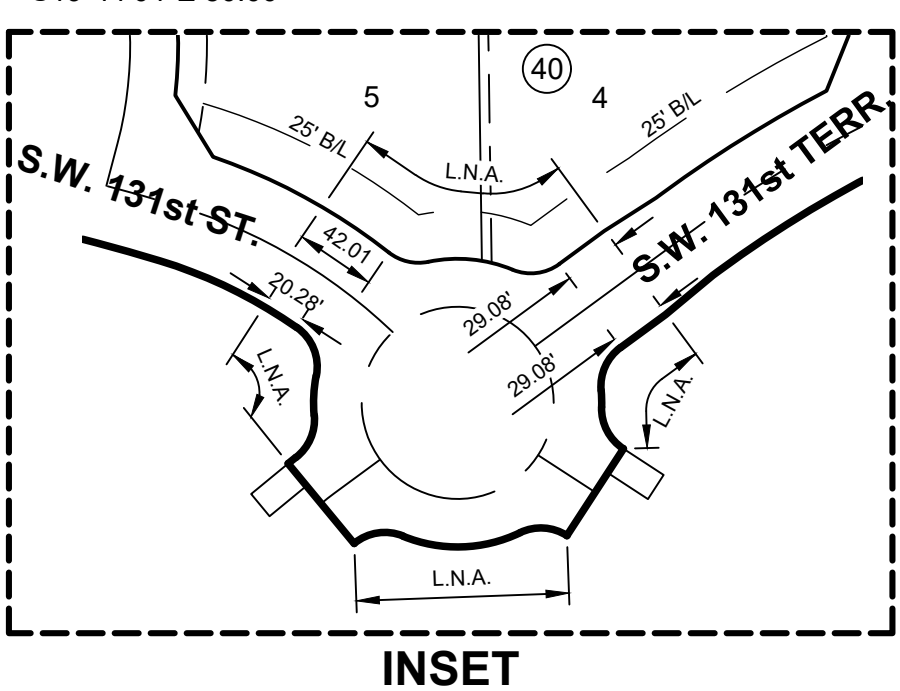
Line Table		
Line #	Length	Direction
L1	29.70'	N53°44'36"E
L2	35.42'	N56°58'56"W
L3	22.27'	N23°26'36"W
L4	22.89'	S74°13'41"W
L5	46.55'	N02°41'49"W
L6	22.89'	N14°42'03"E
L7	34.03'	S55°29'34"W
L8	37.53'	N31°34'07"W
L9	37.43'	S21°50'49"W
L10	35.36'	S45°48'39"E
L11	35.36'	S44°11'21"W
L12	33.85'	N31°37'17"E
L13	36.48'	N58°54'40"W
L14	35.36'	N44°11'21"E
L15	35.36'	N45°48'39"W
L16	35.36'	N44°11'21"E
L17	35.36'	S45°48'39"E
L18	35.15'	N43°51'28"E
L19	32.06'	S57°19'11"W



- 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 RIVENDELL SECTION 13.
 - Maintenance of all common areas and private drainage easements within RIVENDELL SECTION 13 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.

- 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

******* 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-NF-REV 12-2007



FINAL PLAT
of
Rivendell
SECTION 13

Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaok.com
Certificate of Authorization #1484 Exp. Date: 06-30-2019
• ENGINEERS • SURVEYORS • PLANNERS •