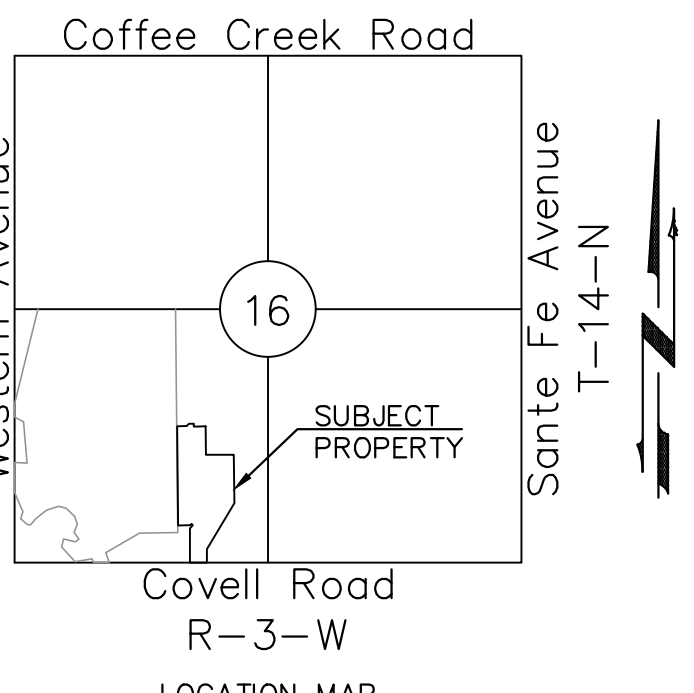


REVISED FINAL PLAT
FALLBROOK IV
AN ADDITION TO THE CITY OF EDMOND,
A SUBDIVISION OF PART OF THE SW 1/4 SECTION 16,
T14N, R3W, I.M.
OKLAHOMA COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS that FALLBROOK DEVELOPMENT CO., LLC, an Oklahoma Limited Liability Company, hereby certifies that it is the owner of the legal title and the only person, firm, or corporation having any legal right, title, or interest in and to the land shown on the annexed map or plat of FALLBROOK IV, an Addition to the City of Edmond, being a subdivision of part of the SW 1/4 Section 16, T14N, R3W, I.M. Oklahoma County, Oklahoma, and do further certify:

THAT as the owners of the title to said land which is shown and described on the annexed plat of FALLBROOK IV, does hereby create as Private Streets for the use of Property Owners in the FALLBROOK Addition the streets designated as Private Streets as shown on the face of said Plat. And as Owner does further grant to the City of Edmond a public utility easement, a fire lane and access easement for police, fire and other emergency vehicles over, across and upon said private streets. The maintenance of all private streets shown hereon shall be the responsibility of the FALLBROOK Property Owners Association comprised of all lot owners within the FALLBROOK Addition. The undersigned guarantees a clear title to the Private Streets and all Utility Easements and has caused the same to be released of all encumbrances so that the title is clear, except as shown in the Bonded Abstractor's Certificate hereon.

THAT the areas indicated on said plat as utility easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public utility function or service above or beneath the surface of the ground with rights of ingress and egress at any time for the purpose of installation, repair, operation and/or removal of any such public or quasi-public utility.

THAT the areas indicated on said plat as drainage easements are private and are hereby dedicated to the FALLBROOK Property Owners Association. All private storm sewer facilities shall be maintained by said FALLBROOK Property Owners Association. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the drainage easements shown.

THAT the property platted herewith is subject to and a part of a Property Owners Association comprised of all lot owners within the FALLBROOK IV development and that Blocks "E" and "F" are to be owned and maintained by said Property Owners Association. Said Common Areas have been reserved as Drainage Easements for drainage and stormwater detention facilities and for other uses as may be determined by said Association. The Property Owners Association is charged with the responsibility of maintaining all drainage swales as may be required by the City of Edmond.

SAID property covered by this plat and this dedication are subject to certain restrictions and covenants contained in a separate instrument which may be filed subsequent to the filing of the plat.

IN WITNESS WHEREOF, said Limited Liability Company has caused this instrument to be executed at Edmond, Oklahoma, this ___ day of ___, 20___.

FALLBROOK DEVELOPMENT CO., LLC
By _____
Title _____
STATE OF OKLAHOMA } ss
COUNTY OF OKLAHOMA }

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 the name of the maker thereof to the above and foregoing Owner's Certificate and Dedication as Manager and 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 said Limited Liability Company for the uses and purposes therein set forth.
Given under my hand and seal the day and year last above written.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

SURVEYOR'S CERTIFICATE
I, David P. Phillips, a Licensed Professional Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of FALLBROOK IV, an Addition to the City of Edmond, Oklahoma County, Oklahoma, correctly represents a careful survey made under my supervision, and that the monuments noted thereon actually exist and are correctly shown.
David P. Phillips, P.L.S. #1277

Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of ___, 20___, personally appeared David P. Phillips, to me known to be the identical person who subscribed the name of the maker thereof and that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.
WITNESS MY HAND AND SEAL the day and year last above written.

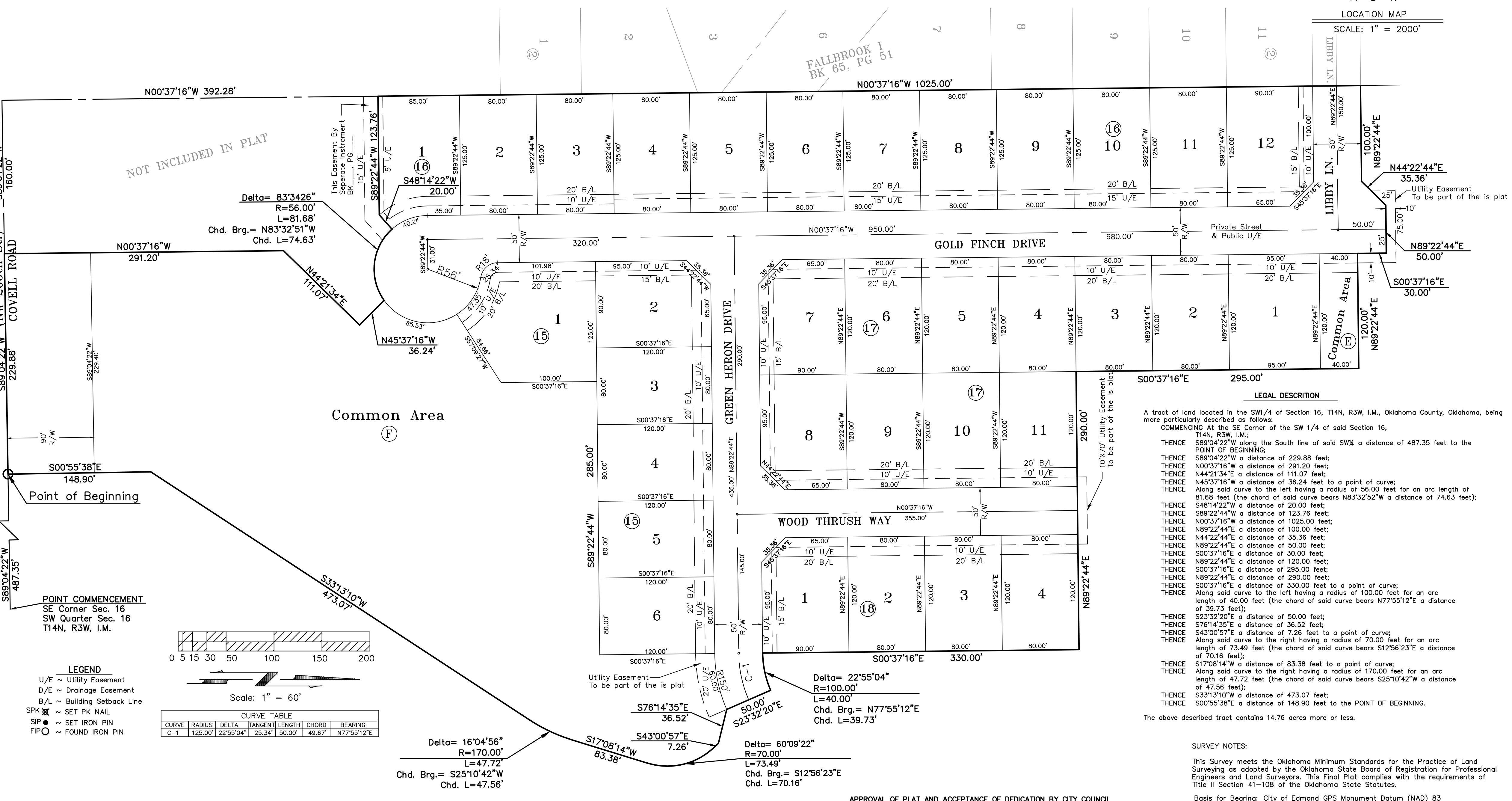
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

BONDED ABSTRACTOR'S CERTIFICATE
The undersigned duly qualified and lawfully bonded abstractor of titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of said County show that the title to said land shown on the annexed plat of FALLBROOK IV, and being a part of the SW 1/4 of Section 16, T14N, R3W, I.M., Oklahoma County, Oklahoma, is vested in FALLBROOK DEVELOPMENT COMPANY, LLC, an Oklahoma Limited Liability Company, and that on this ___ day of ___, 20___, there were no actions pending, or judgments of any nature in any Court, or on file with any Clerk of any Court in said County and State against said land or the owner thereof, and that the taxes are paid for 20___ and prior years, and that there are no out-standing tax sale certificates, tax deeds outside outside the chain of title relied on and that there are no liens, mortgages, easements, rights of way, oil and gas leases and mineral conveyances except those of record.

By: _____
Title _____
COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, and that the tax records of said County show all taxes are paid for the year 20___ and prior years, on the land shown on the annexed plat of FALLBROOK IV, a Subdivision of part of the SW 1/4 of Section 16, T14N, R3W, I.M., Oklahoma County, Oklahoma and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the current year's taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed in Oklahoma City, Oklahoma, on this ___ day of ___, 20___.
COUNTY TREASURER



Scale: 1" = 60'

CURVE	RADIUS	DELTA	TANGENT LENGTH	CHORD	BEARING	
C-1	125.00'	22°55'04"	25.34'	50.00'	49.67'	N77°55'12"E

LEGAL DESCRIPTION
A tract of land located in the SW 1/4 of Section 16, T14N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows:
COMMENCING At the SE Corner of the SW 1/4 of said Section 16, T14N, R3W, I.M.;
THENCE S89°04'22"W along the South line of said SW 1/4 a distance of 487.35 feet to the POINT OF BEGINNING;
THENCE S89°04'22"W a distance of 229.88 feet;
THENCE N00°37'16"W a distance of 291.20 feet;
THENCE N44°22'44"E a distance of 111.07 feet;
THENCE N43°37'16"W a distance of 36.24 feet to a point of curve;
THENCE Along said curve to the left having a radius of 56.00 feet for an arc length of 81.68 feet (the chord of said curve bears N83°32'52"W a distance of 74.63 feet);
THENCE S48°14'22"W a distance of 20.00 feet;
THENCE S89°22'44"W a distance of 123.76 feet;
THENCE N00°37'16"W a distance of 1025.00 feet;
THENCE N89°22'44"E a distance of 100.00 feet;
THENCE N44°22'44"E a distance of 35.36 feet;
THENCE N89°22'44"E a distance of 50.00 feet;
THENCE S00°37'16"E a distance of 30.00 feet;
THENCE N89°22'44"E a distance of 120.00 feet;
THENCE S00°37'16"E a distance of 295.00 feet;
THENCE N89°22'44"E a distance of 120.00 feet;
THENCE S00°37'16"E a distance of 295.00 feet to a point of curve;
THENCE Along said curve to the left having a radius of 100.00 feet for an arc length of 40.00 feet (the chord of said curve bears N77°55'12"E a distance of 39.73 feet);
THENCE S23°32'20"E a distance of 50.00 feet;
THENCE S76°14'35"E a distance of 36.52 feet;
THENCE S43°00'57"E a distance of 7.26 feet to a point of curve;
THENCE Along said curve to the right having a radius of 70.00 feet for an arc length of 73.49 feet (the chord of said curve bears S12°56'23"E a distance of 47.56 feet);
THENCE S17°08'14"W a distance of 83.38 feet to a point of curve;
THENCE Along said curve to the right having a radius of 170.00 feet for an arc length of 47.72 feet (the chord of said curve bears S25°10'42"W a distance of 47.56 feet);
THENCE S33°13'10"W a distance of 473.07 feet;
THENCE S00°55'38"E a distance of 148.90 feet to the POINT OF BEGINNING.
The above described tract contains 14.76 acres more or less.

SURVEY NOTES:
This 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. This Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.
Basis for Bearing: City of Edmond GPS Monument Datum (NAD) 83
Base Line: South Line SW 1/4 Sec. 16, T14N, R3W, I.M. - N89°04'22"E

OWNER'S NOTARY **SURVEYOR** **SURVEYOR'S NOTARY** **ABSTRACTOR** **COUNTY** **CITY**

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY CITY COUNCIL
Be it resolved by the City Council of the City of Edmond, Oklahoma, that the annexed plat of FALLBROOK IV, a subdivision of part of the SW 1/4 of Section 16, T14N, R3W, I.M., Oklahoma County, Oklahoma, shown hereon is hereby approved and accepted.
ADOPTED by the City Council of the City of Edmond, Oklahoma this ___ day of ___, 20___.
MAYOR _____
CITY CLERK _____

CITY CLERK CERTIFICATE
I, the undersigned, City Clerk of the City of Edmond, Oklahoma, do hereby certify that I have examined the records of said City and find all deferred payments or unmaturing instalments on special assessments have been paid in full and there is no special assessment procedure now pending against the land shown on the annexed plat of FALLBROOK IV, being a subdivision of part of the SW 1/4 Section 16, T14N, R3W, I.M. Oklahoma County, Oklahoma, on this ___ day of ___, 20___.

CITY PLANNING COMMISSION APPROVAL
I, the undersigned, Chairperson of the Planning Commission of the City of Edmond, Oklahoma, do hereby certify that said Planning Commission duly approved the FINAL PLAT OF FALLBROOK IV, an Addition to the City of Edmond, being a subdivision of part of the SW 1/4 Section 16, T14N, R3W, I.M. Oklahoma County, Oklahoma, on this ___ day of ___, 20___.

14.76 Acres
33 Lots

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FALLBROOK IV
AN ADDITION TO THE CITY OF EDMOND,
A SUBDIVISION OF PART OF THE
SW 1/4 SECTION 16, T14N, R3W, I.M.
OKLAHOMA COUNTY, OKLAHOMA
ISCH & ASSOCIATES, INC.
CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING
14848 BRISTOL PARK BOULEVARD - EDMOND, OKLAHOMA 73013
OFFICE (405) 286-5696 - FAX (405) 286-5982
Certificate Of Authorization No. 1139 Exp. Date 6-30-19

REVISED 01/03/2019