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09:29:46 AM  
Canadian County, OK

KLJ  
PL



# FINAL PLAT OF ROUTE 66 LANDING, PHASE 1

A PART OF THE NE/4 OF SEC. 14, T-12-N, R-5-W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

## OWNER'S CERTIFICATE AND DEDICATION

Know All Men By These Presents:

That Route 66 Landing, L.L.C. hereby certify it is the owners of, and the only person, firm, corporation, or entity having any ownership rights, title or interest in and to Lots 1, 2 and 3, Block 1 and Lots 1 and 4, Block 2 and Common Area A as shown on the annexed plat of ROUTE 66 LANDING, an Addition to the City of Oklahoma City, Canadian County, Oklahoma, and has caused the same to be platted into lots, blocks, streets, and easements as shown on said annexed plat.

Route 66 Landing, L.L.C. hereby dedicate all rights of way and easements as shown on said annexed plat to the public for streets, fire protection, utility and drainage easements, for itself, its successors and assigns forever and has caused the same to be released from all rights, easements, and encumbrances except as noted on the Bonded Abstractor's Certificate.

Covenants, Conditions and Restrictions for the annexed plat may be filed under separate instrument.

In witness whereof the undersigneds having caused this instrument to be executed this 13 day of December, 2017.

Route 66 Landing, L.L.C.

By: [Signature]

STATE OF OKLAHOMA  
COUNTY OF Canadian

Before me, a Notary Public in and for said State, on the above stated date, personally appeared Ken R. McBee, to me know to be the identical person who executed the within and foregoing instrument and acknowledge to me that he executed the same as his free and voluntary act and deed for said corporation for the uses and purposes therein set forth.

Susan Bible  
Notary Public

My Commission Expires: 9-7-19 Commission Number: 99014863

That McGee Management, Inc. hereby certify it is the owners of, and the only person, firm, corporation, or entity having any ownership rights, title or interest in and to Lots 2 and 3, Block 2 as shown on the annexed plat of ROUTE 66 LANDING, an Addition to the City of Oklahoma City, Canadian County, Oklahoma, and has caused the same to be platted into lots, blocks, streets, and easements as shown on said annexed plat.

McGee Management, Inc. hereby dedicate all rights of way and easements as shown on said annexed plat to the public for streets, fire protection, utility and drainage easements, for itself, its successors and assigns forever and has caused the same to be released from all rights, easements, and encumbrances except as noted on the Bonded Abstractor's Certificate.

Covenants, Conditions and Restrictions for the annexed plat may be filed under separate instrument.

In witness whereof the undersigneds having caused this instrument to be executed this 13 day of December, 2017.

McBee Management, Inc.

By: [Signature]

STATE OF OKLAHOMA  
COUNTY OF Canadian

Before me, a Notary Public in and for said State, on the above stated date, personally appeared Ken R. McBee, to me know to be the identical person who executed the within and foregoing instrument and acknowledge to me that he executed the same as his free and voluntary act and deed for said corporation for the uses and purposes therein set forth.

Susan Bible  
Notary Public

My Commission Expires: 9-7-19 Commission Number: 99014863

## CITY CLERK'S CERTIFICATE

I, Frances Kersey, City Clerk of the City of Oklahoma City, 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 assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat.

Signed by the City Clerk this 2nd day of January, 2018.

Frances Kersey  
City Clerk

## PLANNING COMMISSION'S CERTIFICATE

I, Aubrey McDermaid, Planning Director of the City of Oklahoma City, Oklahoma County, Oklahoma, hereby certify the Oklahoma City Planning Commission duly approved the annexed plat at a Planning Commission meeting on the 13th day of July, 2017.

Aubrey McDermaid  
Planning Director

## COUNTY TREASURER'S CERTIFICATE

I, Carolyn M. Lock, do hereby certify that I am the duly qualified and acting County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 2017, and prior years are paid on the property outline on the annexed plat and the required statutory security has been deposited in the offices of the Canadian County Treasurer guaranteeing the payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this 10 day of January, 2018.

Carolyn M. Lock by Kim Arnold  
County Treasurer

## ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the City Council of the City of Oklahoma City, Oklahoma County, Oklahoma, the dedications shown on the annexed plat are hereby accepted.

Adopted by the Council of the City of Oklahoma City, this 2nd day of January, 2018.

Frances Kersey, City Clerk  
Mark Curtis, Mayor

## 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 certifies the records of said county show that title to the land shown on the annexed plat is vested in Route 66 Landing, L.L.C. on this 7th day of DECEMBER, 2017, and there are no actions pending or judgments of any nature of any court or on file with the clerk of any court in said county and state against said land or owners thereof, and the taxes are paid for the year of 2016, and prior years, and there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any person, and there are no liens, or other encumbrances of any kind against the land included in the annexed plat, except, mortgages, rights of way, easements, and mineral conveyances of WATER RIGHTS.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 14th day of DECEMBER, 2017.

FRANK AMERICAN TITLE & TRUST COMPANY  
BY: Joe J. Stankovic  
JOE J. STANKOVIC, VICE PRESIDENT

## PROFESSIONAL SURVEYOR'S CERTIFICATE

I, Randall A. Mansfield, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Oklahoma, and that the annexed plat, consisting of two (2) sheets, represents a survey made under my supervision on the 12th day of DECEMBER, 2017, and that monuments shown thereon exist and their positions are correctly shown and this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors and the original media of said annexed plat Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Randall A. Mansfield  
Randall A. Mansfield, PLS 1613

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

This instrument was acknowledged before me on the 12th day of December, 2017, by RANDALL A. MANSFIELD, PLS.

[Signature]  
Notary Public

My Commission Expires: 3-16-19 Commission Number: 15002630

## GENERAL NOTES:

- The basis of bearings for this plat is South 89°39'57" East along the north line of the Northeast Quarter of Section 14, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma as per the parent deed of record.
- Unless otherwise noted all property corners are set 1/2" iron pins with CA6391 caps or set mag nails with CA6391 tags.
- Easements as shown hereon with specific recording information are shown hereon for reference purposes only.
- Maintenance of all common areas, landscaping along streets (arterials, etc.), and maintenance of private drainage easements, medians, islands, etc. are the responsibility of the property owners and/or property owners association within this plat. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

## LEGAL DESCRIPTION:

A tract of land lying in the Northeast Quarter of Section Fourteen (14), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of the Northeast Quarter of said Section 14;

THENCE South 89°39'57" East, along the north line of said Northeast Quarter, a distance of 1480.05 feet;

THENCE South 00°19'22" West a distance of 1156.24 feet;

THENCE North 89°39'04" West a distance of 77.96 feet to the POINT OF BEGINNING;

THENCE South 17°06'39" East a distance of 116.98 feet;

THENCE South 54°53'42" East a distance of 17.65 feet;

THENCE South 00°09'03" East a distance of 295.66 feet;

THENCE South 07°07'40" East a distance of 123.63 feet;

THENCE South 07°16'40" West a distance of 91.57 feet;

THENCE South 66°44'26" East a distance of 57.83 feet;

THENCE South 06°53'09" East a distance of 117.14 feet;

THENCE South 47°46'01" East a distance of 267.95 feet;

THENCE South 00°22'30" West a distance of 44.77 feet;

THENCE South 15°31'36" West a distance of 198.93 feet;

THENCE South 58°08'44" West a distance of 23.35 feet;

THENCE North 89°37'30" West a distance of 103.25 feet;

THENCE South 00°22'30" West a distance of 30.78 feet to a point on the north right-of-way line of State Highway No. 66;

THENCE North 89°37'30" West, along said north right-of-way line, a distance of 267.07 feet;

THENCE South 00°09'01" East, along said north right-of-way line, a distance of 100.00 feet;

THENCE North 89°37'32" West, along said north right-of-way line, a distance of 583.06 feet;

THENCE North 00°00'37" West a distance of 158.25 feet;

THENCE North 12°58'48" West a distance of 262.08 feet;

THENCE North 77°01'12" East a distance of 187.87 feet;

THENCE North 58°45'50" East a distance of 60.00 feet to a point on a curve;

THENCE southeasterly along a non tangent curve to the left having a radius of 295.00 feet (said curve being subtended by a chord which bears South 49°51'25" East a distance of 188.39 feet) for an arc distance of 191.75 feet;

THENCE South 68°28'39" East a distance of 139.22 feet to a point of curvature;

THENCE southeasterly along a curve to the right having a radius of 180.00 feet (said curve being subtended by a chord which bears South 58°59'11" East a distance of 59.36 feet) for an arc distance of 59.64 feet;

THENCE North 21°31'21" East a distance of 156.76 feet;

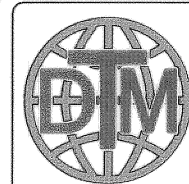
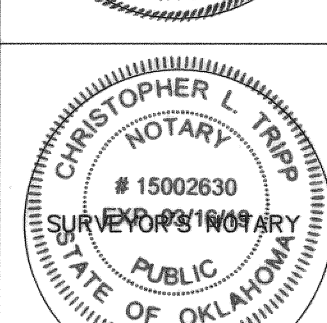
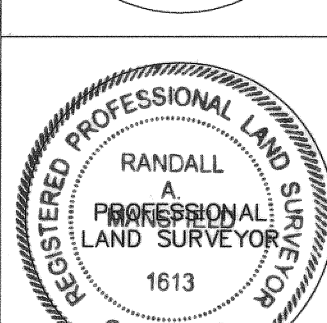
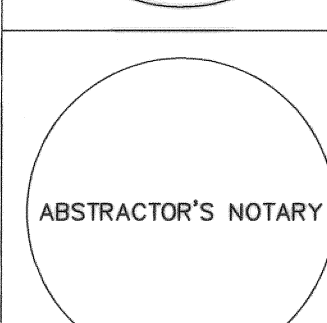
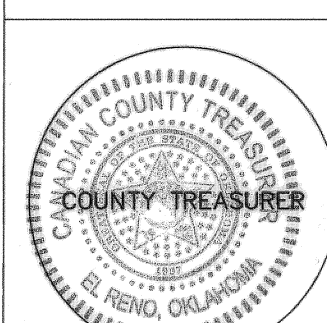
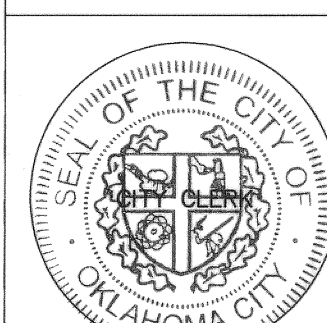
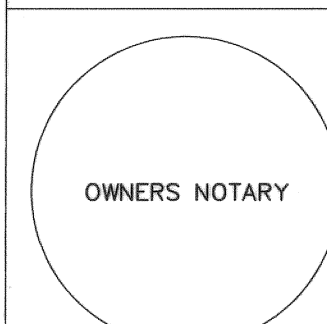
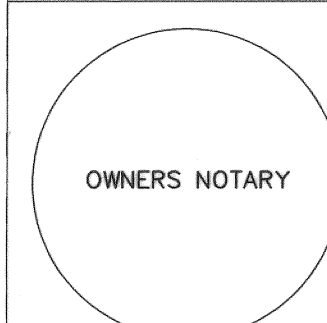
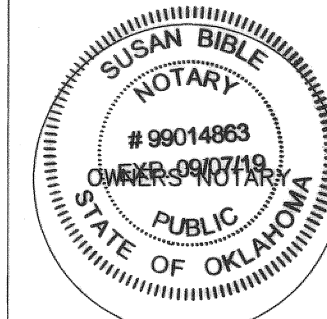
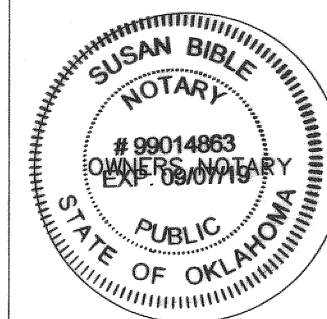
THENCE North 00°00'00" West a distance of 73.23 feet;

THENCE South 89°37'30" East a distance of 65.86 feet;

THENCE North 00°09'03" West a distance of 684.25 feet;

THENCE North 32°12'47" East a distance of 161.87 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 516,763 square feet or 11.8632 acres, more or less.

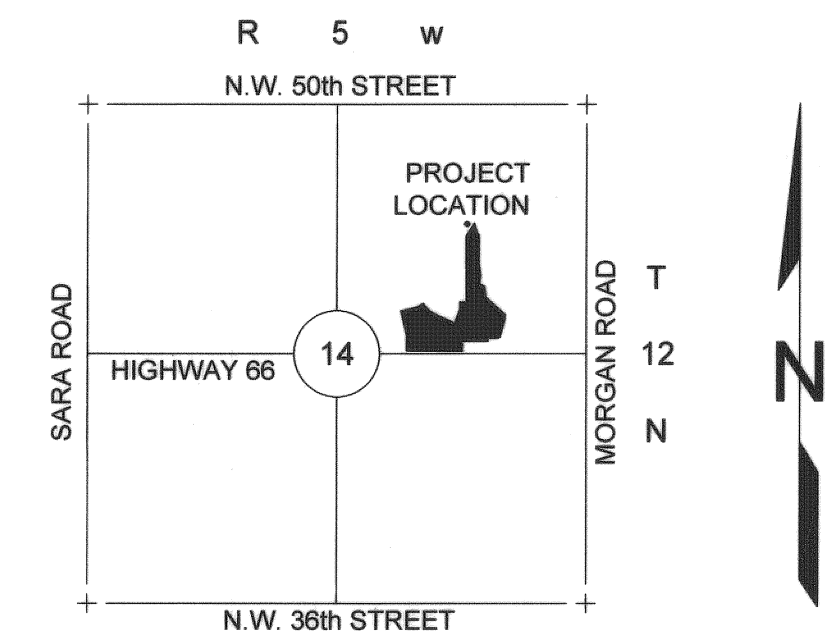


**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com  
Oklahoma City, OK 73105 Fax: 405-601-7421  
Surveying - Engineering - Earthwork  
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2018

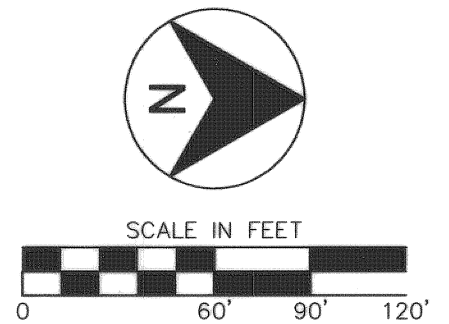


# FINAL PLAT OF ROUTE 66 LANDING, PHASE 1

A PART OF THE NE/4 OF SEC. 14, T-12-N, R-5-W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LOCATION MAP  
SCALE: 1" = 200'



Curve Table						
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	150.00'	180.25'	068°51'07"	102.81'	N 34°03'06" W	169.60'
C2	325.00'	211.25'	037°14'29"	109.51'	N 49°51'25" W	207.55'
C3	120.00'	144.20'	068°51'07"	82.25'	N 34°03'06" W	135.68'
C4	355.00'	56.77'	009°09'45"	28.45'	N 63°53'47" W	56.71'
C5	355.00'	173.97'	028°04'44"	88.77'	N 45°16'32" W	172.24'
C6	180.00'	78.33'	024°55'58"	39.79'	N 12°05'31" W	77.71'
C7	180.00'	78.34'	024°56'12"	39.80'	N 37°01'36" W	77.72'
C8	180.00'	59.64'	018°58'58"	30.09'	S 58°59'11" E	59.36'
C9	295.00'	191.75'	037°14'29"	99.40'	S 49°51'25" E	188.39'
C10	63.00'	26.18'	023°48'49"	13.28'	N 62°46'54" E	26.00'
C11	63.00'	16.84'	015°18'42"	8.47'	N 82°20'39" E	16.79'
C12	38.00'	10.57'	015°56'23"	5.32'	S 82°01'48" E	10.54'
C13	38.00'	48.89'	073°42'37"	28.48'	S 37°12'18" E	45.58'
C14	112.00'	41.40'	021°10'38"	20.94'	N 10°56'02" E	41.16'
C15	197.50'	99.85'	028°58'01"	51.02'	N 14°06'33" W	98.79'
C16	197.50'	17.31'	005°01'20"	8.66'	N 38°24'50" W	17.31'
C17	197.50'	4.58'	001°19'39"	2.29'	N 45°56'59" W	4.58'

Line Table		
Line #	Direction	Length
L1	N 89°37'30" W	42.13
L2	N 00°20'59" W	60.21
L3	S 34°52'01" W	73.05
L4	N 34°52'01" E	89.44
L5	N 00°20'59" W	58.37
L6	N 34°52'01" E	19.96
L7	N 55°07'59" W	14.09
L8	S 00°20'59" E	77.37
L9	N 00°20'59" W	90.86
L10	S 45°10'30" E	18.06
L11	N 45°10'30" W	30.43
L12	N 90°00'00" E	8.98
L13	N 00°00'00" W	4.45
L14	N 90°00'00" E	15.00
L15	S 00°00'00" W	4.45
L16	N 90°00'00" E	160.81
L17	S 90°00'00" E	181.20
L18	N 50°52'29" E	38.12

Line Table		
Line #	Direction	Length
L19	N 39°07'31" W	15.00
L20	S 50°52'29" W	150.21
L21	N 50°52'29" E	103.62
L22	N 43°22'26" E	107.28
L23	N 43°22'26" E	100.39
L24	N 21°31'21" E	146.53
L25	S 00°02'54" W	133.25
L26	N 00°02'54" E	127.38
L27	N 00°00'00" E	60.99
L28	S 89°37'30" E	15.00
L29	S 89°37'30" E	308.10
L30	S 47°46'01" E	177.13
L31	S 00°22'30" W	36.08
L32	S 15°31'36" W	191.09
L33	S 58°08'44" W	13.17
L34	N 89°37'30" W	102.35
L35	N 89°37'30" W	199.83

P.O.C. FND. 3/8" I.P.  
N.W. CORNER, N.E. QUARTER  
SECTION 14, T. 12 N., R. 5 W., I.M.  
PER ORDER BY WILLIAM ALLEN BOKE, PLS 1347  
DATED: JUNE 26, 2014

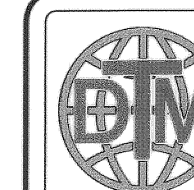
N.W. 50th STREET (MAGNER ROAD)

OWNER/DEVELOPER  
ROUTE 66 LANDING, L.L.C.  
432 S. MUSTANG ROAD, STE. C  
OKLAHOMA CITY, OK 73105  
CONTACT: JASON MCGEE  
PHONE: (405) 265-3200  
EMAIL: kmcgee@mcgeecre.com

CIVIL ENGINEER:  
CEDAR CREEK CONSULTING, INC.  
P.O. BOX 14534  
OKLAHOMA CITY, OK 73113  
CONTACT: JASON EMMETT, P.E.  
PHONE: (405) 408-4622

SURVEYOR  
DODSON THOMPSON MANSFIELD, PLLC  
20 NE 38th STREET  
OKLAHOMA CITY, OK 73105  
CONTACT: RANDALL MANSFIELD  
PHONE: (405) 601-7402  
CA6391 EXPIRES 6-30-2018

FND. MAG. MAIL WITH  
RALE & BURKLEY C&B19 TAG  
N.E. CORNER, N.E. QUARTER  
SECTION 14, T. 12 N., R. 5 W., I.M.  
PER ORDER BY CURTIS LEE HALE, PLS 1084  
DATED: NOVEMBER 4, 2011



**DODSON - THOMPSON - MANSFIELD, PLLC**  
20 NE 38th Street Phone: 405-601-7402 Email: randm@dtm-ok.com  
Oklahoma City, OK 73105 Fax: 405-601-7421  
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