

TEAL RIDGE ESTATES FINAL PLAT

A PART OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 19 NORTH, RANGE 2 EAST, OF THE INDIAN MERIDIAN,
CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA

1-2019-006368 Book: 2513 pg: 838
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Fees: \$30.00 Doc: \$0.00
Glenna Craig, Payne County Clerk
Payne County - State of Oklahoma

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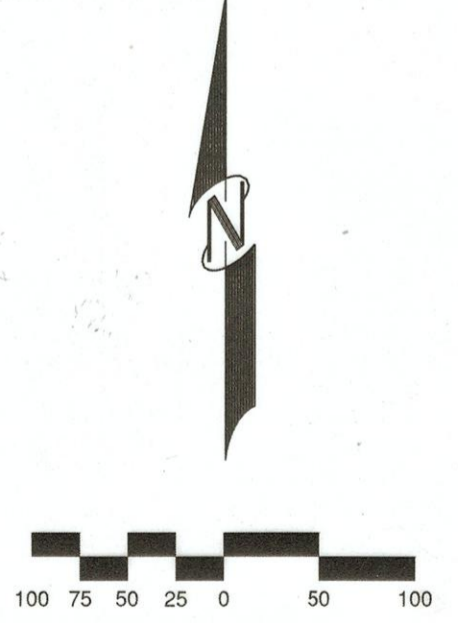
CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	34.55'	530.00'	003°44'08"	S88°53'57"E	34.55'	17.283
C2	34.58'	500.00'	003°57'46"	S88°47'08"E	34.57'	17.298
C3	117.64'	525.00'	012°50'19"	N05°39'09"E	117.39'	59.067
C4	106.44'	475.00'	012°50'19"	N05°39'09"E	106.21'	53.442
C5	21.03'	25.00'	048°11'23"	S66°40'19"E	20.41'	11.180
C6	56.79'	50.00'	065°04'23"	N85°22'07"E	53.78'	31.898
C7	17.03'	50.00'	019°31'04"	S52°20'10"E	16.95'	8.600
C8	42.01'	50.00'	048°08'07"	N28°45'52"E	40.78'	22.332
C9	51.54'	50.00'	059°03'45"	N24°50'04"W	49.29'	28.325
C10	56.79'	50.00'	065°04'23"	N86°54'08"W	53.78'	31.898
C11	17.03'	50.00'	019°31'04"	S50°48'09"W	16.95'	8.600
C12	21.03'	25.00'	048°11'23"	S65°08'18"W	20.41'	11.180
C13	21.03'	25.00'	048°11'23"	S66°40'19"E	20.41'	11.180
C14	17.03'	50.00'	019°31'04"	S52°20'10"E	16.95'	8.600
C15	56.61'	50.00'	064°52'29"	N85°28'03"E	53.64'	31.777
C16	46.95'	50.00'	053°47'49"	N26°07'54"E	45.24'	25.365
C17	46.95'	50.00'	053°47'49"	N27°39'55"W	45.24'	25.365
C18	56.61'	50.00'	064°52'29"	N87°00'05"W	53.64'	31.777
C19	21.03'	25.00'	048°11'23"	S65°08'18"W	20.41'	11.180
C20	17.03'	50.00'	019°31'04"	S50°48'09"W	16.95'	8.600

LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.00'	N07°46'01"W
L2	6.77'	N44°13'59"E
L3	6.77'	N45°46'01"W
L4	6.77'	N44°13'59"E
L5	6.77'	N45°46'01"W
L6	124.99'	N89°13'59"E
L7	124.99'	N89°13'59"E
L8	100.00'	N07°46'01"W
L9	35.82'	S35°28'04"W
L10	115.65'	N89°13'59"E
L11	93.00'	N07°46'01"W

SURVEY LEGEND

- SET 1/2" IRON PIN W/CAP "CAS577" UNLESS NOTED
- FOUND MONUMENT AS NOTED
- (R) RECORD CALL
- (M) MEASURED CALL

IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED



OWNERS CERTIFICATION AND DEDICATION

STATE OF OKLAHOMA } SS
COUNTY OF PAYNE }

Know all men by these presents, that
That JBIR, LLC., an Oklahoma Limited Liability Corporation, hereby certifies that it is the owner and has all rights, title, and interest in and to a tract of land in the Northwest Quarter (NW/4) of Section 27, Township Nineteen North, Range Two East of the Indian Meridian, Payne County, Oklahoma, which is more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 27; thence, 1313.97 feet along the south line of said Northwest Quarter, on a bearing of N89°45'23"E, being the basis of bearings; thence, 40.00 feet, on a bearing of N00°45'41"W, to a point on the North right-of-way line of 26th Avenue, said point being the Point of Beginning; thence, N00°45'41"W, a distance of 1141.10 feet; thence, N89°13'59"E, a distance of 267.82 feet; thence, southeasterly along a tangent curve to the right having a radius of 530.00 feet, an arc distance of 34.55 feet, the chord of which bears S88°53'57"E, a chord distance of 34.55 feet, to a point on the West line of Teal Ridge, Fifth Section; thence, S00°48'43"E, a distance of 661.74 feet continuing along the West line of Teal Ridge, Fifth Section; thence, N89°38'47"E, a distance of 99.77 feet continuing along the westerly line of Teal Ridge, Fifth Section; thence, S00°45'02"E, a distance of 481.05 feet continuing along said West line of Teal Ridge, Fifth Section to a point on said north 26th Avenue right-of-way line; thence, S89°44'12"W, a distance of 402.63 feet to the Point of Beginning.

Said tract contains 9.04 acres more or less and is subject to all recorded easements.

The owner certifies that it has caused said tract of land to be surveyed and has caused the attached Plat to be made showing accurate dimensions of blocks, lots, and setback lines, rights-of-way, and easements. The owner further designates said tract of land as TEAL RIDGE ESTATES, and hereby dedicates to public use all the rights-of-way within the subdivision and grants for installation and maintenance of utilities, all easements, and rights-of-way as shown on the attached Plat free and clear of all encumbrances. Restrictive covenants filed separately.

Subscribed this 12th Day of JUNE, 2019

By: [Signature]
PRESIDENT
JBIR, LLC

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

In consideration of the platting of TEAL RIDGE ESTATES and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, [Bank Name], an Oklahoma Banking Corporation, releases, relinquishes and forever discharges that certain Mortgage executed by JBIR, LLC., an Oklahoma Limited Liability Corporation, in favor of [Bank Name], an Oklahoma Banking Corporation, recorded in the office of the County Clerk of Payne County, Oklahoma, at Book 1881, Page 6A, insofar as said Mortgage covers all property dedicated or granted for streets, easements or granted for streets, easements or other public uses as shown on the plat of TEAL RIDGE ESTATES, a part of the Northwest Quarter (NW/4) of Section 27, Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, City of Stillwater, Payne County, State of Oklahoma.

This is a partial release of Mortgage and does not affect the rights of the Mortgage holder in the balance of the mortgaged premises.

In Witness Whereof, [Bank Name], an Oklahoma Banking Corporation, has caused these presents to be signed by its CEO/Vice Chair, and its corporate seal to be affixed this 13th day of June, 2019.

By: [Signature] CEO/Vice Chair.
[Bank Name], an Oklahoma Banking Corporation

MORTGAGEE'S NOTARY
STATE OF OKLAHOMA } SS
COUNTY OF PAYNE }

Before me, the undersigned Notary Public, in and for said County and State, on this 13th day of June, 2019, personally appeared Lisa Kinder, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as it's President 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 such corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

[Signature]
Notary Public
My commission expires: 1/11/21
My commission number: 17000335

OWNERS NOTARY
STATE OF OKLAHOMA } SS
COUNTY OF PAYNE }

On this 12 day of June before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Desty Lee, to me known to be the identical person who subscribed the name of JBIR, LLC., an Oklahoma Limited Liability Corporation as its PRESIDENT and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

[Signature]
Notary Public
My commission expires: 1/11/21
My commission number: 17000335

SURVEYOR'S CERTIFICATE
STATE OF OKLAHOMA } SS
COUNTY OF PAYNE }

I, CAREY E. HARRIS, a Licensed Land Surveyor, do hereby certify that at the request of the owners mentioned hereon, made the above described survey and that the attached plat is a correct representation of said tract as surveyed and subdivided by me.

Witness my hand and seal this 30 day of April, 2019.

[Signature]
CAREY E. HARRIS, Licensed Land Surveyor, OK No. 1719

SURVEYOR'S NOTARY
STATE OF OKLAHOMA } SS
COUNTY OF PAYNE }

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 30 day of April, 2019, personally appeared CAREY E. HARRIS, 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 for the uses and purposes herein set forth.

Witness my hand and seal the day and year last above written.

[Signature]
Notary Public
My Commission Expires: 1/11/21
My Commission Number: 17000335

PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Stillwater, County of Payne, State of Oklahoma, hereby certify that said commission duly approved the above TEAL RIDGE ESTATES at the meeting on the 15th day of April, 2019.

[Signature]
Via Chairman

ACCEPTANCE OF DEDICATION, CITY OF STILLWATER

BE IT RESOLVED by the City Council of the CITY OF STILLWATER that dedications shown on the attached TEAL RIDGE ESTATES are hereby accepted.

Accepted by the City Council, CITY OF STILLWATER, this 15th day of April, 2019.

[Signature] Mayor
[Signature] ATTEST City Clerk

COUNTY TREASURER'S CERTIFICATE

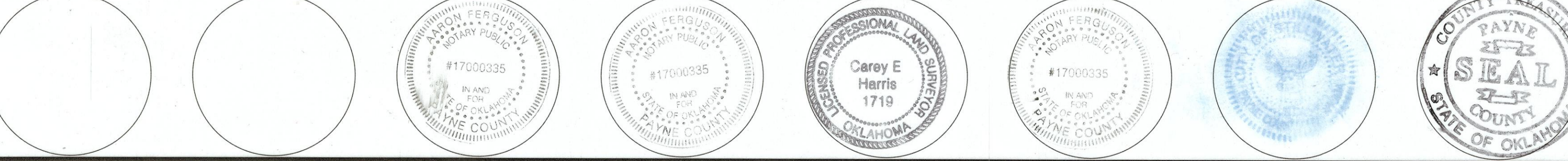
I, the undersigned do hereby certify that I am the duly elected, qualified, and acting County Treasurer of Payne County, State of Oklahoma, that the tax record of said county shows all taxes are paid for the year of 2018 and all prior years on the land shown on the TEAL RIDGE ESTATES in Payne County, Oklahoma, and required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the current year's taxes.

In witness thereof, said Treasurer has caused this instrument to be executed at Stillwater, Oklahoma, on this 26 day of June, 2019.

[Signature]
County Treasurer

This plat 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.

CORPORATE SEAL MORTGAGEE'S SEAL MORTGAGEE'S NOTARY OWNER'S NOTARY SURVEYOR SURVEYOR'S NOTARY CITY CLERK COUNTY TREASURER



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Payne County - State of Oklahoma

SURVEYOR:
KEYSTONE ENGINEERING AND LAND SURVEYING, INC.
P.O. BOX 436
STILLWATER, OK 74076
CA #5877 Exp: 6/30/2019

OWNERS:
JBIR, LLC
306 EAST HARNED AVENUE
STILLWATER, OK 74075

BEARING BASIS:
The South line of the Northwest Quarter of Section 27 on an assumed bearing of N89°45'23"E.