


OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Remington Land Development, Inc., does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and plotted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

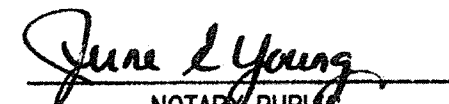
IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 12 day of September, 2018. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Remington Land Development, Inc.

 Mark Livingston
 Vice-President

STATE OF OKLAHOMA)
)
 COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this 12th day of September, 2018, personally appeared Mark Livingston, Vice-President of Remington Land Development, Inc., 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
 MAY 02, 2019


 NOTARY PUBLIC
 #11004011

LEGAL DESCRIPTION

A tract of land situate within the Northwest Quarter (NW/4) of Section Fifteen (15), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest corner of said NW/4; thence

N89°48'07"E along the North line of said NW/4 a distance of 579.51 feet; thence
 S00°11'53"E a distance of 770.35 feet; thence
 S88°22'16"E a distance of 303.43 feet; thence
 S05°13'36"W a distance of 602.63 feet; thence
 S25°02'26"W a distance of 375.67 feet; thence
 S80°06'42"W a distance of 380.38 feet; thence
 N89°59'11"W a distance of 297.27 feet to a point on the West line of said NW/4; thence
 N00°00'49"E along said West line a distance of 1782.69 feet to the POINT OF BEGINNING.

Said tract contains 1,255,747 Sq Ft or 28.828 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

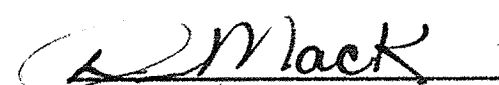
I, DENVER WINCHESTER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.


 DENVER WINCHESTER, PLS 1952

STATE OF OKLAHOMA)
)
 COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared DENVER WINCHESTER, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this 7th day of Sept, 2018.

MY COMMISSION EXPIRES:
 March 28, 2019


 NOTARY PUBLIC
 #03005138

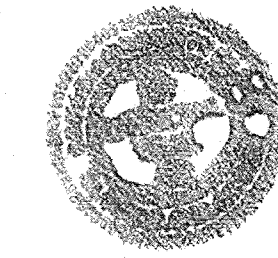
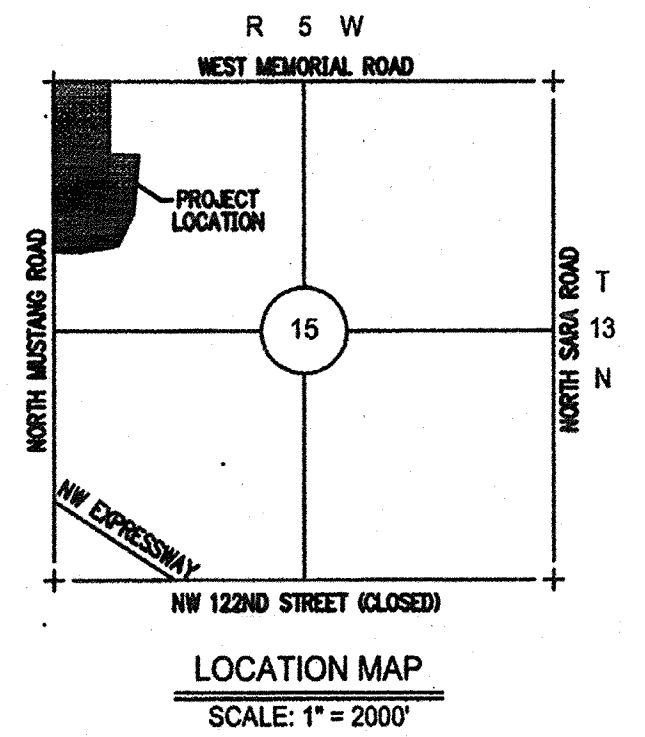
CITY PLANNING COMMISSION APPROVAL

I, Gregory Butler, Assistant Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 11th day of January, 2018.


 ASST. PLANNING DIRECTOR

FINAL PLAT
 OF
**BISON CREEK
 SECTION 1**
 A PART OF THE NW/4 OF SECTION 15, T13N, R5W, I.M.
 OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc#: P 2018 27
 Bk&Pg: PL 9 662-663
 Filed: 10-02-2018
 01:50:24 PM
 Canadian County, OK



BONDED ABTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in Remington Land Development, Inc., that on the 29 day of August, 2018, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and 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 one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 11 day of September, 2018.

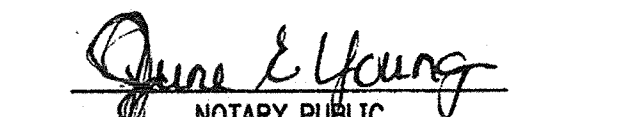
FIRST AMERICAN TITLE INSURANCE COMPANY

 AUTHORIZED SIGNER

STATE OF OKLAHOMA)
)
 COUNTY OF Cleveland)

Before me, the undersigned Notary Public, in and for said County and State on this 11th day of September, 2018, personally appeared Jay Strunk 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
5/2/2019


 NOTARY PUBLIC
 #11004011

COUNTY TREASURER'S CERTIFICATE

Carlson M. Lee do hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2017, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY OF EL RENO, OKLAHOMA, this 3 day of Oct, 2018.

Carlson M. Lee by Kim Ornd
 COUNTY TREASURER

NOTES

- THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE 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 WASHER STAMPED "CTA CA973" FOR ALL PAVING
- PROPERTY CORNER MONUMENTS SHALL BE:
 3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
- MAINTENANCE OF THE COMMON AREAS AND ISLANDS/MEDIANS IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS 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.
- A SIDEWALK IS REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY FOR THE APPLICABLE LOT.
- TWO 1 1/2 INCH CALIPER TREES, OR ONE 3-INCH CALIPER TREE, SHALL BE PLANTED IN THE FRONT YARD OF ALL LOTS WHERE THE GARAGE EXTENDS BEYOND THE FRONT WALL OF A RESIDENCE, TOWARDS THE STREET RIGHT-OF-WAY.
- COMMON AREA 'A' CONTAINS AND ENCOMPASSES FEMA FLOOD ZONE.

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, this 28th day of September, 2018.

ATTEST:

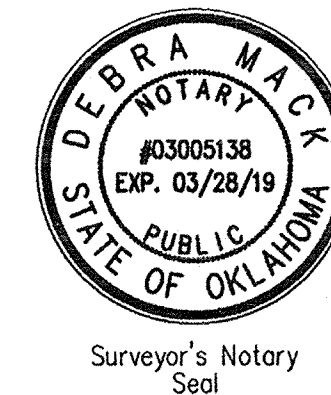
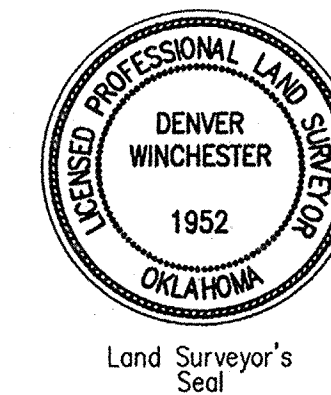
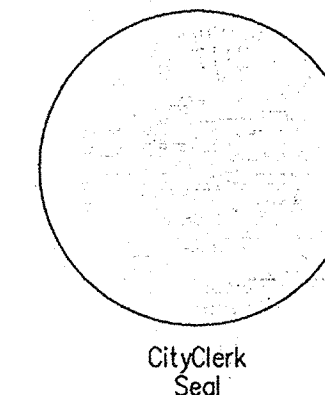
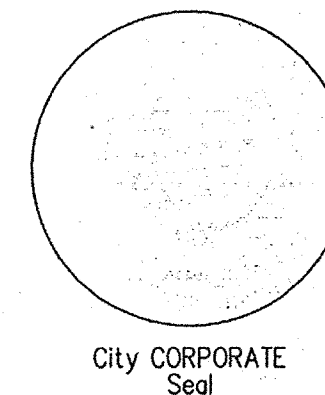
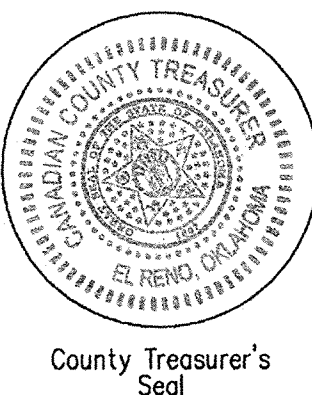
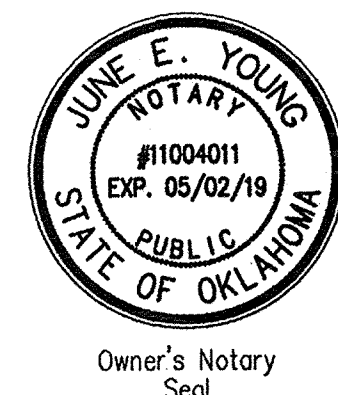
 CITY CLERK

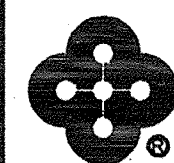
 MAYOR

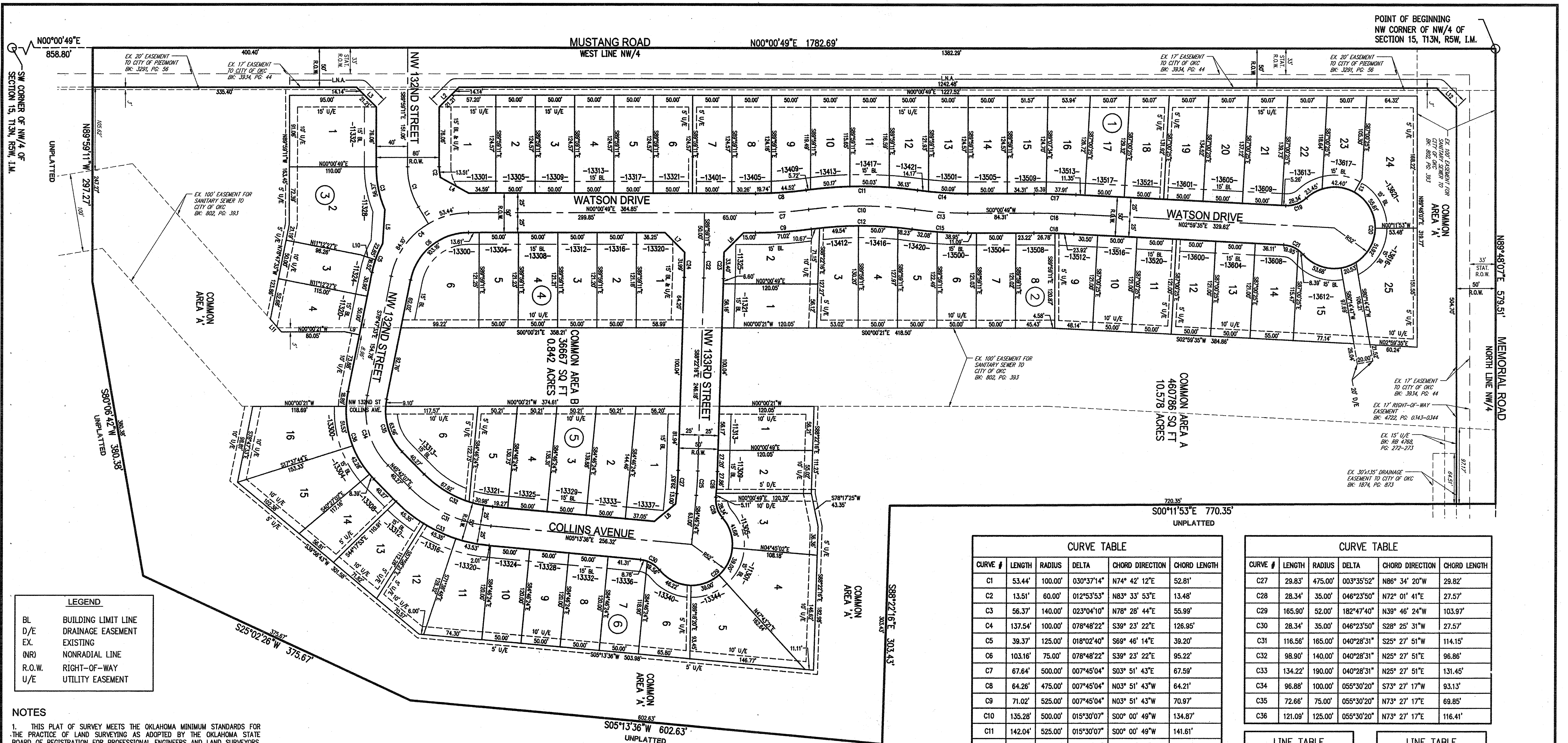
CERTIFICATE OF CITY CLERK

Dawn Kery, City Clerk of the CITY of OKLAHOMA CITY, STATE OF OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatrued installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 28th day of September, 2018.


 CITY CLERK



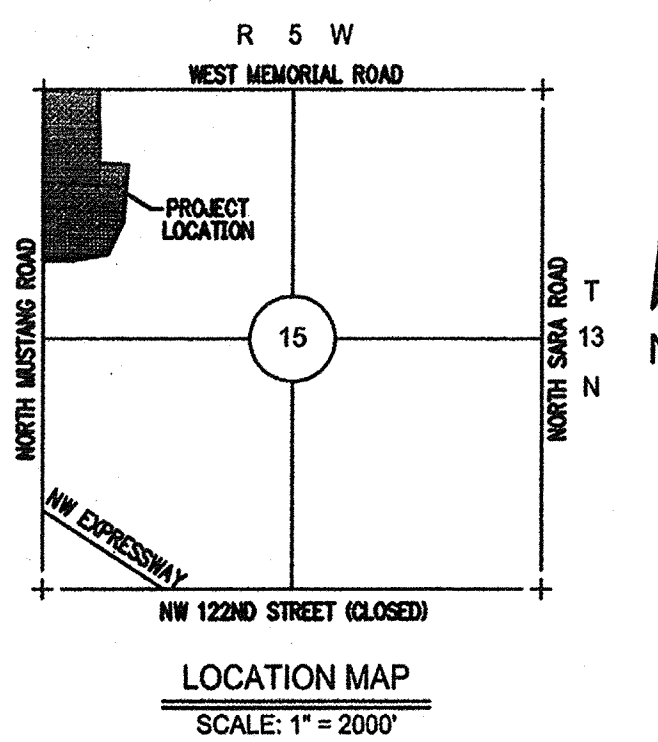
FINAL PLAT TO SERVE BISON CREEK SECTION 1	
300 Points Parkway Blvd. Yukon, Oklahoma 73099	
	Crafton Tull architecture engineering surveying 405.787.6270 405.787.6276 www.craftontull.com
SHEET NO.: 1 OF 2	DATE: 09/07/18
PROJECT NO.: 17614600	
CERTIFICATE OF AUTHORIZATION: CA 973 (P&S) EXPIRES 6/30/2020	
PD-2676	



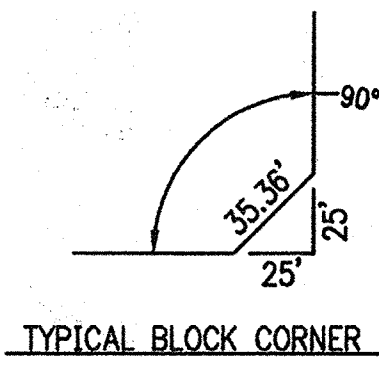
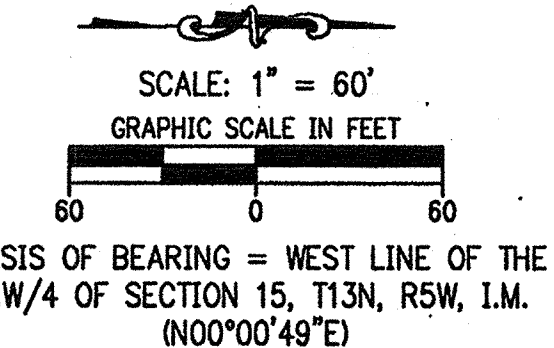
LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
(NR)	NONRADIAL LINE
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

- NOTES**
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 - COMMON AREA 'A' CONTAINS AND ENCOMPASSES FEMA FLOOD ZONE.



**FINAL PLAT
OF
BISON CREEK
SECTION 1**
A PART OF THE NW/4 OF SECTION 15, T13N, R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	53.44'	100.00'	030°37'14"	N74° 42' 12"E	52.81'
C2	13.51'	60.00'	012°53'53"	N83° 33' 53"E	13.48'
C3	56.37'	140.00'	023°04'10"	N78° 28' 44"E	55.99'
C4	137.54'	100.00'	078°48'22"	S39° 23' 22"E	126.95'
C5	39.37'	125.00'	018°02'40"	S69° 46' 14"E	39.20'
C6	103.16'	75.00'	078°48'22"	S39° 23' 22"E	95.22'
C7	67.64'	500.00'	007°45'04"	S03° 51' 43"E	67.59'
C8	64.26'	475.00'	007°45'04"	N03° 51' 43"W	64.21'
C9	71.02'	525.00'	007°45'04"	N03° 51' 43"W	70.97'
C10	135.28'	500.00'	015°30'07"	S00° 00' 49"W	134.87'
C11	142.04'	525.00'	015°30'07"	S00° 00' 49"W	141.61'
C12	128.52'	475.00'	015°30'07"	S00° 00' 49"W	128.13'
C13	67.64'	500.00'	007°45'04"	S03° 53' 21"W	67.59'
C14	64.26'	475.00'	007°45'04"	N03° 53' 21"E	64.21'
C15	71.02'	525.00'	007°45'04"	N03° 53' 21"E	70.97'
C16	52.00'	1000.00'	002°58'46"	S01° 30' 12"W	52.00'
C17	53.30'	1025.00'	002°58'46"	S01° 30' 12"W	53.30'
C18	50.70'	975.00'	002°58'46"	S01° 30' 12"W	50.70'
C19	28.34'	35.00'	046°23'50"	N20° 12' 20"W	27.57'
C20	247.58'	52.00'	272°47'40"	N87° 00' 25"W	71.72'
C21	28.34'	35.00'	046°23'50"	S26° 11' 30"W	27.57'
C22	32.70'	1158.75'	001°36'55"	S89° 10' 43"E	32.70'
C23	33.40'	1184.75'	001°36'55"	N89° 10' 43"W	33.40'
C24	31.99'	1134.75'	001°36'55"	N89° 10' 43"W	31.99'
C25	31.40'	500.00'	003°35'52"	S86° 34' 20"E	31.39'
C26	32.97'	525.00'	003°35'52"	N86° 34' 20"W	32.96'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C27	29.83'	475.00'	003°35'52"	N86° 34' 20"W	29.82'
C28	28.34'	35.00'	046°23'50"	N72° 01' 41"E	27.57'
C29	165.90'	52.00'	182°47'40"	N39° 46' 24"W	103.97'
C30	28.34'	35.00'	046°23'50"	S28° 25' 31"W	27.57'
C31	116.56'	165.00'	040°28'31"	S25° 27' 51"W	114.15'
C32	98.90'	140.00'	040°28'31"	N25° 27' 51"E	96.86'
C33	134.22'	190.00'	040°28'31"	N25° 27' 51"E	131.45'
C34	96.88'	100.00'	055°30'20"	S73° 27' 17"W	93.13'
C35	72.66'	75.00'	055°30'20"	N73° 27' 17"E	69.85'
C36	121.09'	125.00'	055°30'20"	N73° 27' 17"E	116.41'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	25.00'	N59° 23' 35"E
L2	35.36'	N44° 59' 11"W
L3	35.36'	N45° 00' 49"E
L4	41.32'	N29° 08' 14"E
L5	42.67'	S86° 24' 58"E
L6	35.36'	S44° 59' 11"E
L7	35.36'	N45° 00' 49"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L8	35.36'	S39° 46' 24"E
L9	19.51'	N11° 12' 27"E
L10	20.00'	N18° 46' 40"E
L11	21.31'	N48° 25' 37"E
L12	35.42'	S44° 54' 28"W
L13	20.00'	S60° 51' 12"E

**FINAL PLAT TO SERVE
BISON CREEK SECTION 1**

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6271
www.craftontull.com

SHEET NO.: 2 OF 2
DATE: 09/07/18
PROJECT NO.: 17614600

PD-2676