

OWNER:
THE RANCH DEVELOPMENT, LLC
5925 N. ROBINSON AVE.
OKLAHOMA CITY, OK 73118

ENGINEER:
WALLACE ENGINEERING
410 N. WALNUT ST., SUITE 200
OKLAHOMA CITY, OK 73104

SURVEYOR:
ACCURATE POINTS SURVEYING
2119 RIVERWALK DR., #162
MOORE, OK 73160

GENERAL NOTES:

1. THE STREETS AND DRIVES HAVE NOT BEEN DEDICATED TO THE PUBLIC, AND SAID STREETS SHALL BE MAINTAINED BY THE PRIVATE PROPERTY OWNERS WITHIN THE SUBDIVISION, BUT SAID STREETS SHALL ALWAYS BE OPEN OR ACCESSIBLE TO POLICE, FIRE, AND OTHER OFFICIAL VEHICLES OF ALL CITY, COUNTY, STATE, AND FEDERAL AGENCIES. PUBLIC UTILITY EASEMENTS HAVE BEEN DEDICATED FOR UTILITY ACCESS.
2. 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.
3. COMMON AREAS TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION.

FINAL PLAT

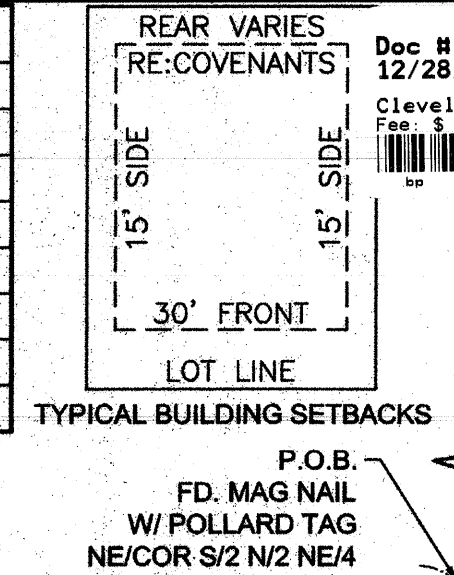
The Ranch At Lost Creek

BEING A PART OF THE NE/4 OF SEC. 18, T.9N., R.3W., I.M.
CLEVELAND COUNTY, OKLAHOMA

LINE #	DIRECTION	LENGTH
L1	S 44°45'04" W	35.36'
L2	N 89°45'04" E	35.12'
L3	S 62°02'12" E	9.29'
L4	S 73°02'09" W	35.40'
L5	N 21°37'42" E	35.36'
L6	S 45°14'56" E	35.36'
L7	N 89°45'04" E	34.77'
L8	N 09°16'54" W	35.36'
L9	S 35°42'21" W	36.33'
L10	N 44°45'04" E	35.36'

LINE #	DIRECTION	LENGTH
L11	N 35°43'08" E	35.04'
L12	N 80°43'43" E	35.36'
L13	N 62°02'12" W	13.60'
L14	N 22°02'04" W	38.30'
L15	N 44°45'04" E	35.36'
L16	S 45°14'56" E	35.36'
L17	N 68°22'18" W	35.36'
L18	N 45°14'56" W	35.36'
L19	S 89°45'04" W	60.06'
L20	N 44°45'04" E	35.65'

LINE #	DIRECTION	LENGTH
L21	S 89°45'04" W	76.08'
L22	S 45°15'06" E	35.61'
L23	S 00°51'50" E	8.00'
L24	N 89°45'04" E	76.01'
L25	N 44°44'54" E	35.66'
L26	N 89°45'04" E	79.79'
L27	S 45°15'06" E	35.51'



Doc # P2021-36 BT; P B: 25 P: 201 PL
12/28/2021 04:02:10 PM Pages: 2
Cleveland County Clerk, OK - Tamy Belinson

#36
STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD

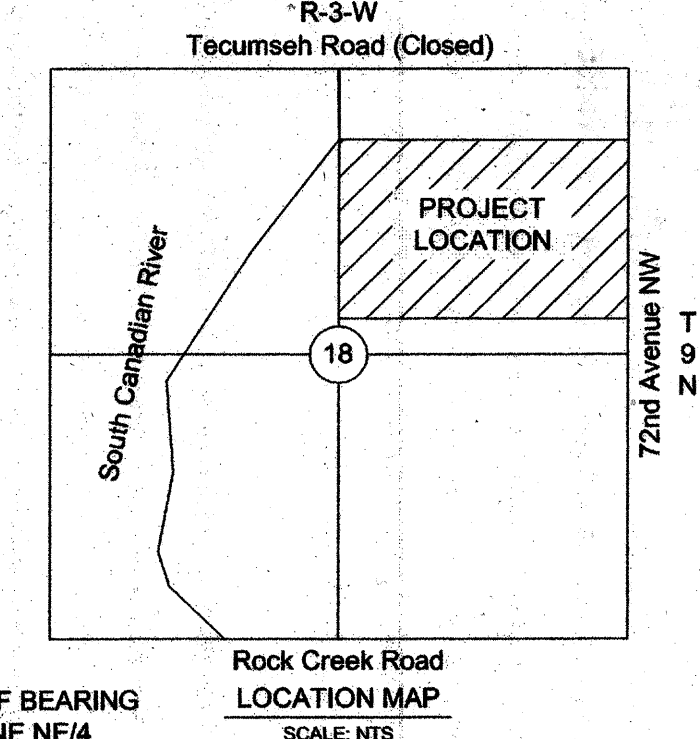
Book _____ Page _____
By _____ Deputy

P.O.C.
FD. 3/8" REBAR
NE/COR, NE/4 SEC 18,
T.9N., R.3W., I.M.

S 00°14'01" E
659.93'

1" = 100'

Rear Varies
FD. MAG NAIL
W/ POLLARD TAG
NE/COR S/2 N/2 NE/4



CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	86.45'	88.00'	S 62°06'15" E	83.02'
C2	110.03'	112.00'	S 62°06'16" E	105.68'
C3	94.97'	525.00'	N 04°56'00" E	94.64'
C4	28.87'	48.00'	N 07°06'45" W	28.43'
C5	396.11'	123.00'	N 67°55'02" E	245.81'
C6	28.87'	48.00'	S 37°03'12" E	28.43'
C7	131.98'	975.00'	N 58°09'32" W	131.58'
C8	273.23'	425.00'	N 48°12'40" E	268.55'
C9	141.49'	525.00'	N 15°39'03" W	141.06'
C10	33.60'	48.00'	S 27°58'58" E	32.92'
C11	247.11'	53.00'	N 85°32'00" E	76.80'
C12	40.40'	48.00'	N 14°59'33" E	39.21'
C13	118.18'	475.00'	N 16°14'39" W	117.87'
C14	167.94'	425.00'	S 12°03'05" E	166.85'
C15	165.54'	375.00'	N 13°22'40" W	164.20'
C16	557.27'	225.00'	S 44°55'47" W	425.37'
C17	171.04'	375.00'	S 77°10'58" E	169.56'
C18	314.16'	200.00'	N 45°14'56" W	282.84'
C19	86.45'	88.00'	N 61°36'23" E	83.02'
C20	82.40'	112.00'	N 54°32'16" E	80.55'
C21	110.71'	70.00'	S 44°28'37" W	99.52'
C22	109.20'	70.00'	S 45°33'23" E	98.46'
C23	85.92'	475.00'	S 04°58'00" W	85.61'
C24	177.55'	88.00'	S 67°55'03" W	148.93'
C25	286.99'	475.00'	N 17°03'27" E	282.61'
C26	235.62'	150.00'	S 45°14'56" E	212.13'
C27	256.88'	425.00'	S 17°03'54" W	252.97'
C28	138.75'	1025.00'	N 58°09'32" W	138.64'
C29	122.62'	425.00'	N 08°01'11" E	122.20'
C30	437.71'	375.00'	N 33°11'23" E	413.28'
C31	148.18'	375.00'	S 12°03'05" E	147.22'
C32	187.62'	425.00'	N 13°22'40" W	188.10'
C33	433.43'	175.00'	S 44°55'47" W	330.84'
C34	193.84'	425.00'	S 77°10'58" E	192.17'

LEGEND

- B.L. BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- ESMT. EASEMENT
- R/W RIGHT OF WAY
- U/E UTILITY EASEMENT

wallace
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STRUCTURAL CONSULTANTS, INC.
STRUCTURAL AND CIVIL CONSULTANTS
410 NORTH WALNUT AVE., SUITE 200
OKLAHOMA CITY, OK 73104
(405) 236-8858
OKLAHOMA CA #1460 EXP 6/30/23

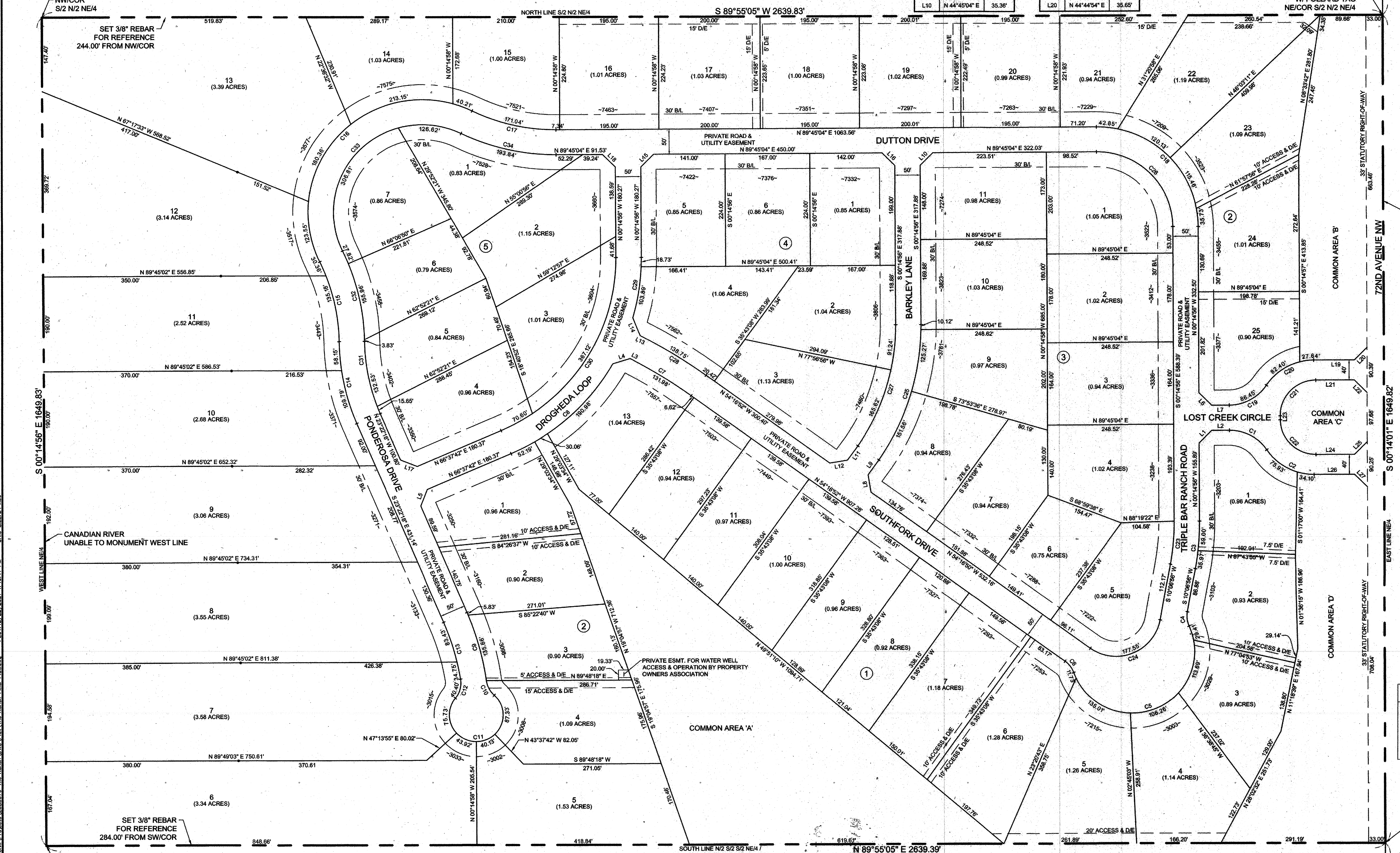
ACCURATE POINTS SURVEYING

2119 RIVERWALK DR., #162
MOORE, OKLAHOMA 73160
Office: (405) 735-2810
OKLAHOMA CA 6333
EXPIRES JUNE 30, 2022

FD. 3/8" REBAR
W/ HALE CAP
SE/COR N/2 S/2 S/2 NE/4

S 00°14'01" E
329.93'

FD. 3/8" REBAR
SE/COR, NE/4 SEC 18,
T.9N., R.3W., I.M.



OKLA-Survey South Plats 20210728-The Ranch DMS Plat The Ranch Final Plat.dwg P:01:12:22/2021 11:46:11 PM CDS SIZE: 24.73"

Penn South Estates

FINAL PLAT

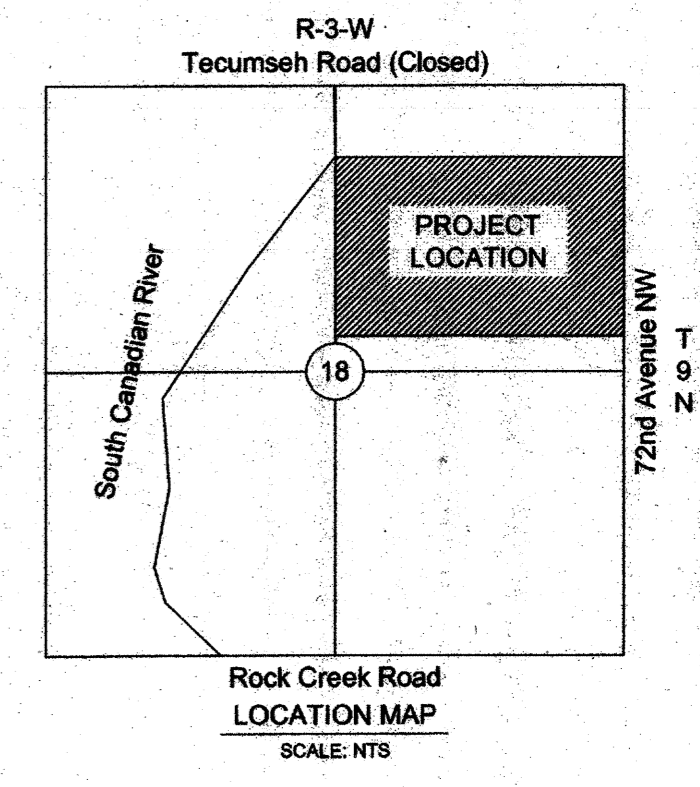
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CLEVELAND COUNTY, OKLAHOMA

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12/28/2021 04:02:10 PM Pages: 2
Cleveland County Clerk, OK - Tanny Bellinson
Fee \$ 35.00



#36
STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD
DECEMBER 28 2021 4:02:10 PM
By Tanny Bellinson Deputy



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THE RANCH DEVELOPMENT, LLC
5925 N. ROBINSON AVE.
OKLAHOMA CITY, OK 73118

ENGINEER:
WALLACE ENGINEERING
410 N. WALNUT ST., SUITE 200
OKLAHOMA CITY, OK 73104

SURVEYOR:
ACCURATE POINTS SURVEYING
2119 RIVERWALK DR., #162
MOORE, OK 73160

LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER (S/2, N/2, NE/4) AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER (N/2, S/2, NE/4) AND THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER (N/2, S/2, S/2, NE/4), ALL IN SECTION EIGHTEEN (18), TOWNSHIP NINE NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS BY METES AND BOUNDS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4;

THENCE SOUTH 00°14'01" EAST ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 659.93 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID S/2, N/2, NE/4;

THENCE CONTINUING SOUTH 00°14'01" EAST ALONG SAID EAST LINE A DISTANCE OF 1649.82 FEET TO THE NORTH LINE OF PENN SOUTH ESTATES, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID N/2, S/2, S/2, NE/4;

THENCE SOUTH 89°55'05" WEST AND PARALLEL WITH THE NORTH LINE OF SAID NE/4 AND ALONG SAID NORTH LINE PENN SOUTH ESTATES A DISTANCE OF 2639.39 FEET TO THE SOUTHWEST CORNER OF SAID N/2, S/2, S/2, NE/4;

THENCE NORTH 00°14'56" WEST ALONG THE WEST LINE OF SAID NE/4 A DISTANCE OF 1649.83 FEET TO THE NORTHWEST CORNER OF SAID S/2, N/2, NE/4;

THENCE NORTH 89°55'05" EAST ALONG THE NORTH LINE OF SAID S/2, N/2, NE/4 A DISTANCE OF 2639.83 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 4,354,869 SQUARE FEET OR 100.0 ACRES, MORE OR LESS.

**OWNER'S CERTIFICATION AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:**

That I, Thomas J. Havenstrite, Manager of The Ranch Development, LLC, do hereby certify that we are the owner of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the plat of The Ranch At Lost Creek, a subdivision of a part of the Northeast Quarter (NE/4) of Section Eighteen (18), Township Nine (9) North, Range Three (3) West, of the Indian Meridian to Cleveland County, Oklahoma and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements, as shown on said plat, said plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of The Ranch At Lost Creek.

And that the areas shown as "Drainage Easement," "Private Road and Utility Easement," and "Access Easement" shall be reserved for private roadways, private storm sewer, and drainage maintained by the property owners and/or property owners association of said subdivision. Areas shown as "Utility Easement" shall be reserved for franchise utility companies to install and maintain facilities. Areas shown as "Common Area" shall be maintained by the property owners association and may be used by the property owners as specified in the covenants.

Signed this 16 day of November, 2021.

THE RANCH DEVELOPMENT, LLC
Thomas J. Havenstrite
THOMAS J. HAVENSTRITE, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 16 day of November, 2021, personally appeared Thomas J. Havenstrite as Manager for The Ranch Development, LLC to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed.

My Commission Expires: 01/02/23

Andria Shoaf
NOTARY PUBLIC

LICENSED LAND SURVEYOR

I, Doug R. Alford, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of The Ranch At Lost Creek a subdivision in Cleveland County, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 17th day of November, 2021, and that monuments shown thereon actually exist and their positions are correctly shown, that 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 that said Final Plat complies with the requirements of Title 11 Section 41-10B of the Oklahoma State Statutes.

Doug R. Alford
LICENSED LAND SURVEYOR

STATE OF OKLAHOMA)
) SS
COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public in and for said County and State, on this 17 day of November, 2021, personally appeared Doug R. Alford to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed.

My Commission Expires: 01/02/23

Andria Shoaf
NOTARY PUBLIC

ACCEPTANCE OF DEDICATION BY BOARD OF COMMISSIONERS

Be it resolved by the Board of Commissioners of Cleveland County, Oklahoma that the dedication shown on the attached plat of The Ranch At Lost Creek is hereby accepted. The streets and drives have not been dedicated to the public, and said streets shall be maintained by the private property owners within the subdivision, but said streets shall always be open or accessible to police, fire, and other official vehicles of the city, county, state, and federal agencies. Public utility easements have been dedicated for utility access.

Approved by the Board of County Commissioners of Cleveland County, Oklahoma on this 1 day of June, 2021.

ATTEST: Johnny Robinson COUNTY CLERK
D. J. Adams CHAIRMAN, BOARD OF COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, hereby certify that I am the duly elected and acting County Treasurer of Cleveland County, State of Oklahoma, that the tax records of said county show all taxes paid for the year 2020 and all prior years are paid on the land shown on the attached plat of The Ranch At Lost Creek, a subdivision in Cleveland County, Oklahoma, and that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 28th day of December, 2021.

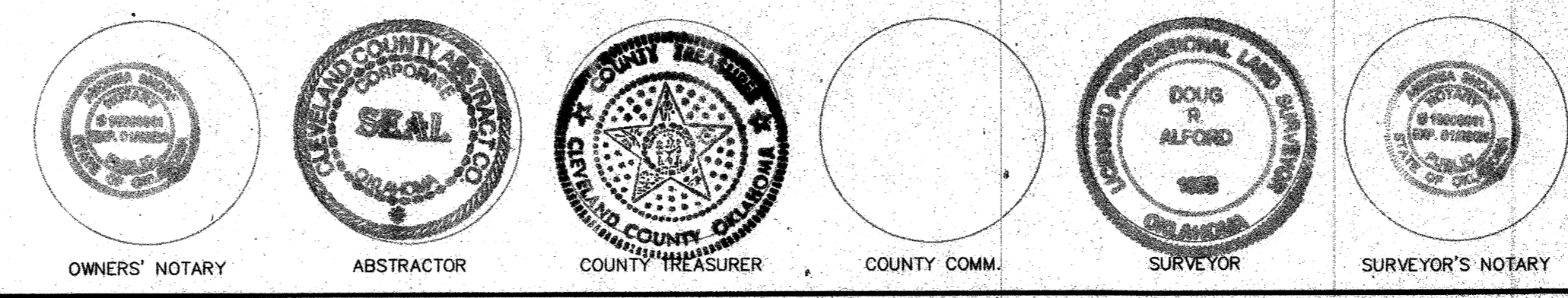
Jim Reynolds by Delli Metz, deputy
COUNTY TREASURER

BONDED ABTRACTOR'S CERTIFICATE

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the attached plat of The Ranch At Lost Creek, a subdivision of a part of the Northeast Quarter (NE/4) of Section Eighteen (18), Township Nine (9) North, Range Three (3) West, of the Indian Meridian to Cleveland County, Oklahoma appears to be vested in The Ranch Development, LLC on this 9th day of November 2021, unencumbered by pending actions, judgements, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this 19th day of November, 2021.

Cleveland County Abstract Co.
Charles Francis
Vice-PRESIDENT



ACCURATE POINTS SURVEYING
2119 RIVERWALK DR. #162
MOORE, OKLAHOMA 73160
Office: (405) 735-2810
OKLAHOMA CA 6333
EXPIRES JUNE 30, 2022

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OKLAHOMA CA #1460 EXP 6/30/23

C:\CS-Corpus\Work\Projects\1086070 - The Ranch\Map\The Ranch Final Plat.dwg PLOT:11/16/2021 11:29:49 AM 086 576 2438