

MELROSE ESTATES II

A SUBDIVISION OF THE SOUTHWEST QUARTER (SW/4), SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA

BONDED ABTRACTOR'S CERTIFICATE

THE UNDERSIGNED, DULY QUALIFIED AND LAWFULLY BONDED ABTRACTOR OF TITLE IN AND FOR POTTAWATOMIE COUNTY AND THE STATE OF OKLAHOMA, CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF MELROSE ESTATES II, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, IS VESTED IN MELROSE46, LLC, AND THAT ON THIS _____ DAY OF _____, 2021, THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK THEREOF, THAT THE TAXES ARE PAID FOR THE YEAR _____ AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON, THAT THERE ARE NO LIENS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE PLAT, EXCEPT MORTGAGES AND LIENS OF RECORD.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2021.

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, ON THIS _____ DAY OF _____, 2021.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____ NO _____

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFIES THAT THIS PLAT IS APPROVED FOR THE CONSTRUCTION OF INDIVIDUAL PRIVATE SEWAGE DISPOSAL SYSTEMS AND INDIVIDUAL PRIVATE WATER SYSTEMS THIS _____ DAY OF _____, 2021.

ENVIRONMENTAL SPECIALIST _____

COUNTY TREASURER'S CERTIFICATE

I, _____ DO HEREBY CERTIFY THAT I AM DULY ELECTED, QUALIFIED, AND ACTING COUNTY TREASURER OF POTTAWATOMIE COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR _____ AND PRIOR YEARS ON THE LAND SHOWN ON MELROSE ESTATES II, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA AND DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUARANTEEING PAYMENTS OF THE CURRENT YEARS TAXES. IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THE INSTRUMENT TO BE EXECUTED AT POTTAWATOMIE COUNTY, OKLAHOMA, ON THIS _____ DAY OF _____, 2021.

COUNTY TREASURER _____

LICENSED LAND SURVEYOR'S CERTIFICATE

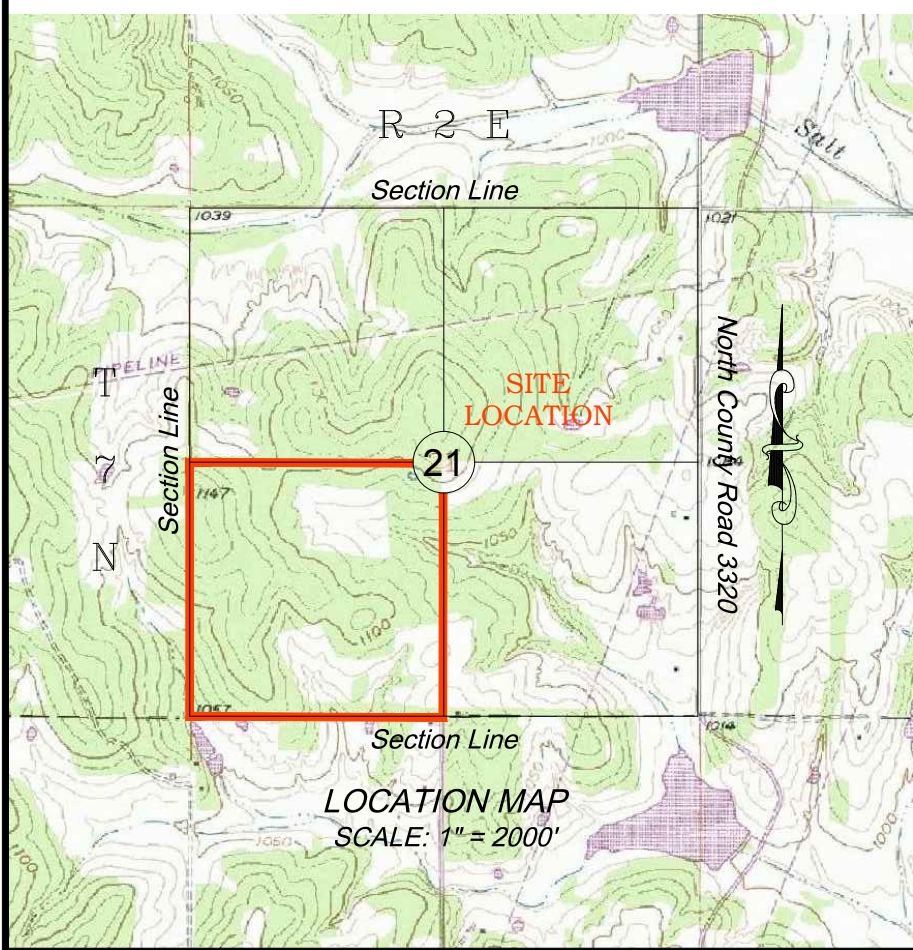
I, ROBBY L. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



Robby L. Johnson R.P.L.S. No. 1539
Phone (580) 279-1795
Fax (888) 662-7778
Mobile (580) 399-6460
P.O. Box 2618
Ada, OK 74821

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, ON THIS _____ DAY OF _____, 2021.

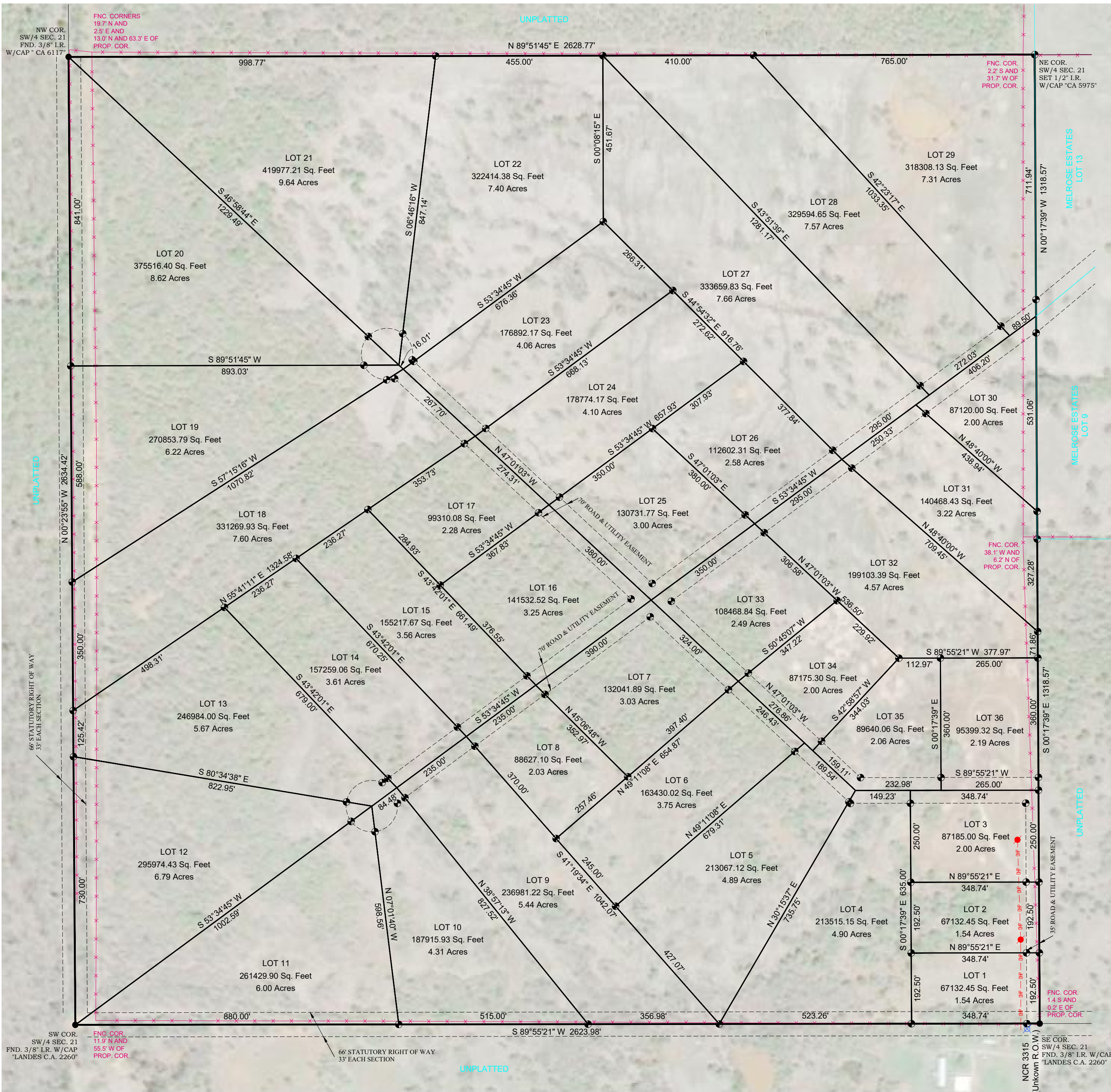
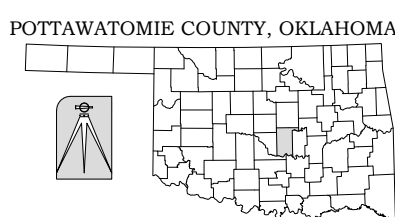
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____ NO _____



- LEGEND
- SET 1/2" IRON ROD W/CAP
 - FOUND NOTED MONUMENT
 - POWER POLE
 - FIRE HYDRANT
 - OVERHEAD POWER LINE
 - EDGE OF ROADS
 - FENCE

SCALE 1" = 200'

BASIS OF BEARINGS ARE FROM
LATITUDE: 35°02'30.03"N
LONGITUDE: 97°05'56.31"W
OF GEODETIC OBSERVATION



OWNER'S CERTIFICATE & DEDICATION

WE, THE UNDERSIGNED, MELROSE46, LLC, DO CERTIFY THAT THE SAID COMPANY IS THE OWNER OF AND THE ONLY ENTITY HAVING ANY RIGHT, TITLE, OR INTEREST IN THE LAND SHOWN ON MELROSE ESTATES II, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, AND THAT THE PLAT REPRESENTS A CORRECT SURVEY OF THE HEREON DESCRIBED PROPERTY MADE WITH OUR CONSENT, AND THAT THE EASEMENTS SHOWN ON THE PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND THAT WE HEREBY GUARANTEE A CLEAR TITLE TO ALL LANDS SO DEDICATED FROM THE SAID COMPANY, ITS SUCCESSORS, AND ASSIGNS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2021.

DATE

DATE

MELROSE46, LLC, KNOWN TO ME TO BE THE OWNER OF MELROSE ESTATES II, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, WHO EXECUTED THE INSTRUMENT IN THEIR CAPACITY AS OWNERS AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED _____

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL

I, _____ CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF POTTAWATOMIE, STATE OF OKLAHOMA, HEREBY CERTIFY THIS PLAT OF MELROSE ESTATES II, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA WAS GIVEN APPROVAL BY THE PLANNING COMMISSION AT A MEETING HELD _____, 2021. ALL OF THE CONDITIONS OF APPROVAL BY THE COMMISSION HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. **ANY AND ALL STREETS SHOWN HEREON WILL NOT BE MAINTAINED BY THE COUNTY.**

DATE OF EXECUTION

CHAIRMAN OF THE BOARD
POTTAWATOMIE COUNTY COMMISSIONERS

COUNTY CLERK

POTTAWATOMIE COUNTY COMMISSIONER

POTTAWATOMIE COUNTY COMMISSIONER

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____, FILED FOR RECORD THE _____ DAY OF _____, 2021, IN PLAT _____, PAGE _____.

COUNTY CLERK _____

LEGAL DESCRIPTION

The Southwest Quarter (SW/4) of Section Twenty-One (21), Township Seven (7) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma.

- NOTES:
- Survey was performed without the benefit of a current Abstract, Commitment or Title Opinion. No Easements or Rights-of-Way were provided to the Surveyor.
 - All streets as shown hereon will be PRIVATELY maintained.
 - All lots are subject to the provisions set forth in any Covenants and Restrictions filed of record covering the subject parcel.

© COPYRIGHT 2021 Bennett-Morris And Associates Land Surveying, P.C. - C.A. No. 5975 (LS)	
SCALE: 1" = 200'	DATE: 08/03/2021
DRAWING AND PROJECT NUMBER: MELROSE ESTATES PHASE 1/2/3 FIELD BOOK: SHEET: 1 OF 1	REVISIONS: (Number, Date and Explanation)

PRELIMINARY PLAT OF
MELROSE ESTATES II
POTTAWATOMIE COUNTY, OKLAHOMA

SURVEYING AND MAPPING BY
Bennett-Morris And Associates
Land Surveying, P.C.
ADA, OKLAHOMA

