



Agenda Commentary

Item Title/ Subject: Approve Final Plat, Robinson Addition

Staff Source: City Manager, Steve Hewitt

Date: August 17, 2012

History/Background Information:

The City has purchased property to develop a new housing addition. Engineer Joe Ridley has been hired to develop our plat and design development.

Item/Subject Summary:

Ridley has the final plat ready for approval. 42 lots.

Price/Cost: Design within contract.

Recommendation:

Staff recommends the approval so we can begin filing of plat and start construction documents.

KNOW ALL MEN BY THESE PRESENTS:

That City of Clinton, Oklahoma, hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of Robinson Addition, an addition to the City of Clinton, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of Robinson Addition, an addition to the City of Clinton, Custer County, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said annexed plat to the public for use as public streets and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear.

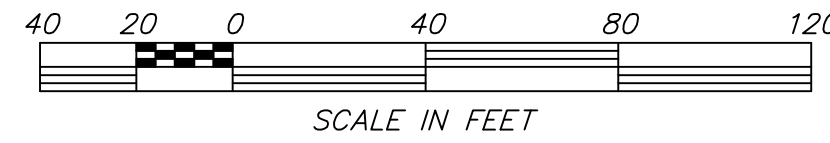
The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed separately.

In witness whereof the undersigned has caused this instrument to be executed on this ____ day of _____, 2012.

Steve Hewitt, City Manager
City of Clinton, Oklahoma
580-323-0261
Developer
City of Clinton, Oklahoma
Steve Hewitt, City Manager
580-323-0261

FINAL PLAT OF
ROBINSON ADDITION

LOCATED IN THE NW1/4 OF THE NW1/4 OF
THE NE1/4 OF SECTION 34, TOWNSHIP 12
NORTH, RANGE 17 WEST
CUSTER COUNTY, OKLAHOMA
AUGUST 20, 2012 1"=40'



STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2012, personally appeared Steve Hewitt to me known to be the identical person who subscribed, as City Manager of City of Clinton, Oklahoma, and duly acknowledged to me that they executed the same as the free and voluntary act and deed of their person and as the free and voluntary act and deed of said company.

My Commission Expires: _____ Notary Public: _____

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and or Custer County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of Robinson Addition, an addition to the City of Clinton, Oklahoma, is vested in _____, and on the ____ day of _____, 2012, 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 owners thereof, that the taxes are paid for the year of 2011 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 annexed plat, except mortgages of record.

ATTEST
In witness whereof, said Bonded Abstractor has caused this instrument to be executed this ____ day of _____, 2012.

By: _____
Custer County Abstract
P.O. Box 249, 631 N. 6th
Weatherford, Oklahoma 73096

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2012, personally appeared _____ to me known to be the identical person who subscribed, as _____ of Custer County Abstract, and duly acknowledged to me that they executed the same as the free and voluntary act and deed of their person and as the free and voluntary act and deed of said company.

My Commission Expires: _____ Notary Public: _____

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of Clinton, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or 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 of Robinson Addition, an addition to the City of Clinton, Oklahoma.

Signed by the City Clerk on this ____ day _____, 2012.

City Clerk: _____

Line Table with columns: Line #, Length, Direction. Rows L1 through L6.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Dist., Chord Bearing. Rows C1 through C11.

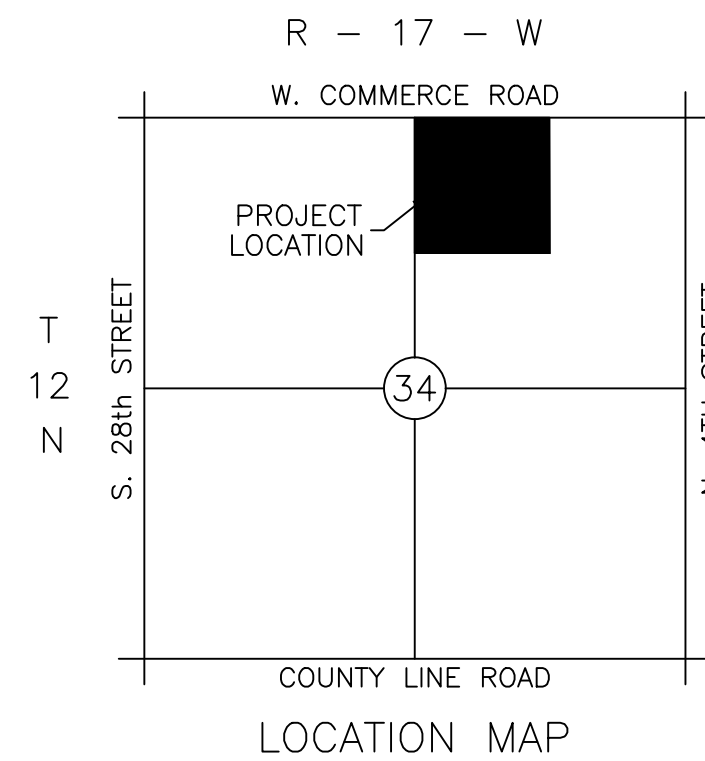
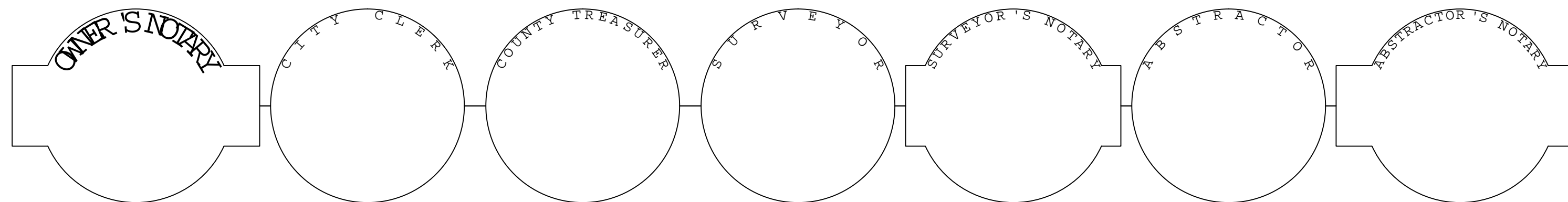


Table of curve data with columns: Curve #, Length, Radius, Delta, Chord Dist., Chord Bearing. Rows C12 through C21.



REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Darrell McCarther,, do hereby certify that I am by profession a Land Surveyor, and the annexed plat of Robinson Addition, an addition to the City of Clinton, Oklahoma, consisting of Two (2) sheets, represents a survey made under my supervision on the ____ day of _____, 2012.

I further certify that this survey 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, effective May 17, 2010; and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

Darrell McCarther
Professional Land Surveyor #1130

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2012, personally appeared _____, 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 therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: _____ Notary Public: _____

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Custer County, Oklahoma, that the tax records of said county show that all taxes for the year 2011 and prior years are paid on the annexed plat of Robinson Addition, an addition to the City of Clinton, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the 2012 taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this ____ day of _____, 2012.

Treasurer: _____ County

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Clinton, that the annexed plat of Robinson Addition, an addition to the City of Clinton, Custer County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Weatherford, this ____ day of _____, 2012.

APPROVED by the Mayor of the City of Weatherford, this ____ day of _____, 2012.

ATTEST Mayor: _____ City Clerk: _____

REGISTERED PROFESSIONAL ENGINEER'S CERTIFICATE

I, Joseph Milo Ridley, a registered Professional Engineer in the State of Oklahoma, do hereby certify that Robinson Addition, an addition to the City of Clinton, Custer County, has been designed in accordance with the subdivision regulations of the City of Clinton, and that the water distribution and sewage collection systems have been designed in accordance with the standards of the Oklahoma Department of Environmental Quality and will be constructed under my supervision in accordance with a permit to construct issued by the DEQ.

Witness my hand and seal this ____ day of _____, 2012.

Joseph Milo Ridley
Professional Engineer #19123

LEGAL DESCRIPTION OF LAND SURVEYED

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NW1/4NE1/4) OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 17 W.L.M., CUSTER COUNTY, OKLAHOMA, ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NE1/4; THENCE S89°37'25"E AND ALONG THE NORTH LINE OF SAID NE1/4 A DISTANCE OF 661.38 FEET; THENCE S02°11'15"W A DISTANCE OF 663.87 FEET; THENCE N89°36'56"W A DISTANCE OF 662.17 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N0°25'20"E AND ALONG SAID WEST LINE A DISTANCE OF 663.78 FEET TO THE POINT OF BEGINNING, CONTAINING 10.085 COMPUTED ACRES MORE OR LESS. (PREPARED BY DARRELL MCCARTHER, RLS#1130)

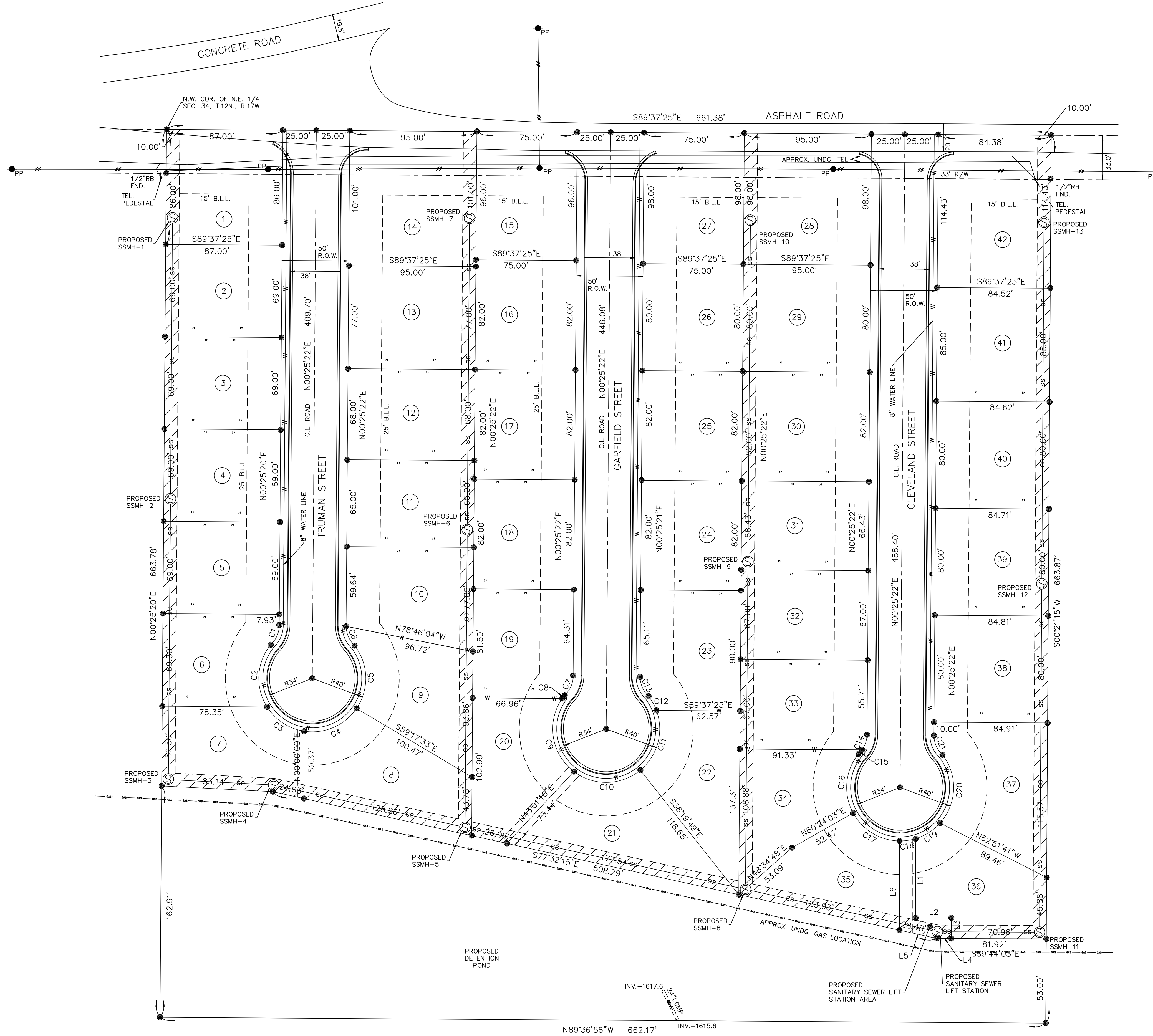
BASIS OF BEARING - S89°37'25"E ON NORTH LINE FROM GPS.

Developer
City of Clinton, Oklahoma
Steve Hewitt, City Manager
580-323-0261

Surveyor
Darrell McCarther
Certificate of Authorization is 1686, Expires 6-30-14
1113 Blackstone, Clinton, OK 73601
Phone Number: (580) 323-0019
Email Address: big_mac16@sbcglobal.net

Final Plat of - Robinson Addition
Joe Ridley
P.E. 19123, Exp: 30-NOV-10
P.O. Box 2147
Weatherford, Oklahoma 73096
Phone: 580-695-0118
e-mail: joeridley2@sbcglobal.net

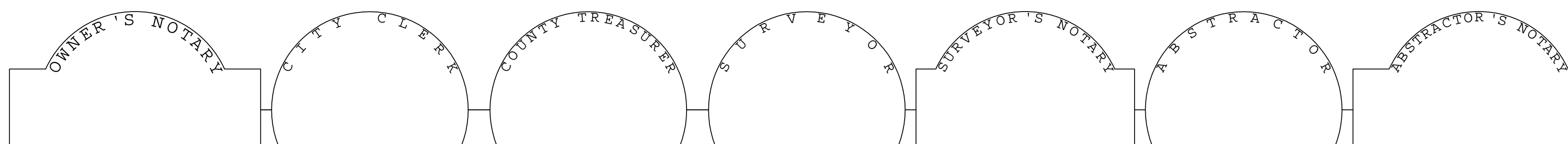
GPS SOUTH ZONE



Developer
 City of Clinton, Oklahoma
 Steve Hewitt, City Manager
 580-323-0261

Surveyor
 Darrell McCarther
 Certificate of Authorization is 1686, Expires 6-30-14
 1113 Blackstone, Clinton, OK 73601
 Phone Number: (580) 323-0019
 Email Address: big_mac16@sbcglobal.net

Final Plat of - Robinson Addition
 Joe Ridley
 P.E. 19123, Exp: 30-NOV-12
 P.O. Box 2147
 Weatherford, Oklahoma 73096
 Phone: 580-695-0118
 e-mail: joeridley2@sbcglobal.net



BASIS OF BEARING - S89°37'25"E ON NORTH LINE FROM GPS.

