

**KNOW ALL MEN BY THESE PRESENTS:**

That L and S Development Company, LLC, 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 Twin Oaks Ridge 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 Twin Oaks Ridge 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 \_\_\_\_\_, 2022.

Jacob M. Stewart

George W. Lowry, Jr.

STATE OF OKLAHOMA )  
                                  ) SS  
COUNTY OF CUSTER )

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_ day of \_\_\_\_\_, 2022, personally appeared Jacob M. Stewart and George W. Lowry, Jr. to me, 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 Twin Oaks Ridge Addition, an addition to the City of Clinton, Oklahoma, is vested in L and S Development Company, LLC, and on the \_\_\_ day of \_\_\_\_\_, 2022, 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 2021 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 \_\_\_\_\_, 2022.

By: \_\_\_\_\_

Custer County Abstract  
P.O. Box 249, 631 N 6th  
Clinton, Oklahoma 73096

STATE OF OKLAHOMA )  
                                  ) SS  
COUNTY OF CUSTER )

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_ day of \_\_\_\_\_, 2022, 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 Twin Oaks Ridge Addition, an addition to the City of Clinton, Oklahoma.

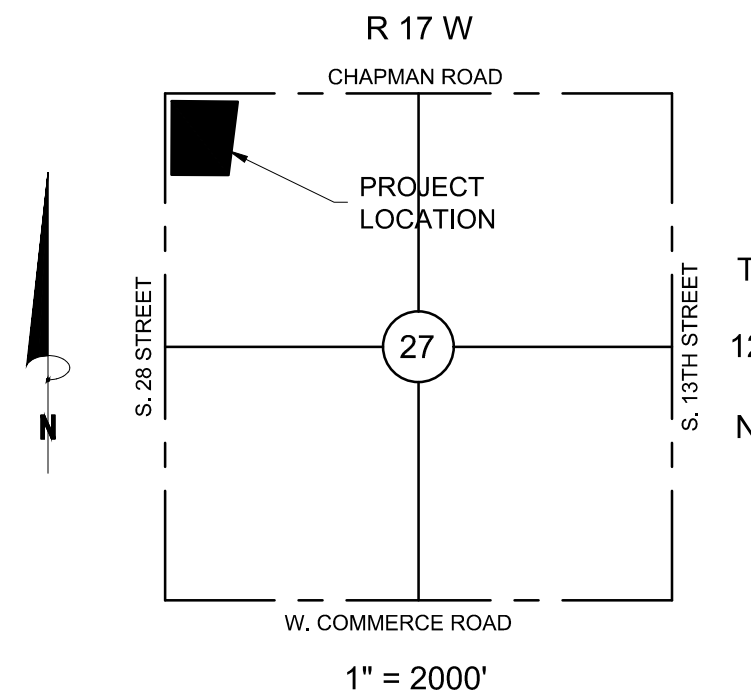
Signed by the City Clerk on this \_\_\_ day \_\_\_\_\_, 2022.

City Clerk: \_\_\_\_\_

# PLAT OF TWIN OAKS RIDGE ADDITION

A REPLAT OF IRWIN HEIGHTS SUBDIVISION – BLOCK 2

A PART OF THE NW/4,  
SEC. 27 T-12-N, R-17-W, I.M.  
CUSTER COUNTY, OKLAHOMA



**LEGAL DESCRIPTION**

All of Block 2 and the North 161.59 feet (measured on the West side) of Block 3 of Irwin Heights Subdivision of a part of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 27, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, which consists of the following described tracts:  
Tract 1  
A tract of land containing one square acre exclusive of the Section lines of Sections 22 and 28 in the Northwest corner of Block 2, Irwin Heights Subdivision of part of the Northwest Quarter (NW1/4) of Section 27, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, according to the recorded plat thereof; Which tract is also described as being  
The North 208.71 feet of the West 208.71 feet of Block 2 of the Irwin Heights Subdivision, being a subdivision of part of the Northwest Quarter (NW1/4) of Section 27, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma;  
AND  
Tract 2  
All of Block 2, less a tract of land containing one square acre exclusive of the Section line of Sections 22 and 28, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, in the Northwest corner of said Block 2, and the North 161.95 feet (measured on the West side) of Block 3, all in Irwin Heights Subdivision of a part of the Northwest Quarter (NW1/4) of Section 27, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, according to the recorded plat thereof.  
LESS AND EXCEPT:  
A 17 feet wide strip of land dedicated for public right-of-way being the West 17 feet of the North 239.80 feet of Block 2 Irwin Heights Subdivision of part of the Northwest Quarter (NW1/4) of Section 27, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, according to the recorded plat thereof.

**REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE**

I, Sheri K Janis, Registered Professional Land Surveyor, Certify 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

Sheri Janis  
Professional Land Surveyor #1808

**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 2021 and prior years are paid on the annexed plat of Twin Oaks Ridge 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 2021's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this \_\_\_ day of \_\_\_\_\_, 2022.

County Treasurer: \_\_\_\_\_

**CERTIFICATE OF PLANNING COMMISSION**

I, \_\_\_\_\_, Planning Director of the City of Clinton, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of Twin Oaks Ridge Addition, an addition to the City of Clinton, Oklahoma at a meeting on the \_\_\_ day of \_\_\_\_\_, 2022.

Planning Director: \_\_\_\_\_

**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**

BE IT HEREBY RESOLVED by the Council of the City of Clinton, that the annexed plat of Twin Oaks Ridge 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 Clinton, this \_\_\_ day of \_\_\_\_\_, 2022.

APPROVED by the Mayor of the City of Clinton, this \_\_\_ day of \_\_\_\_\_, 2022.

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 Twin Oaks Ridge 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.

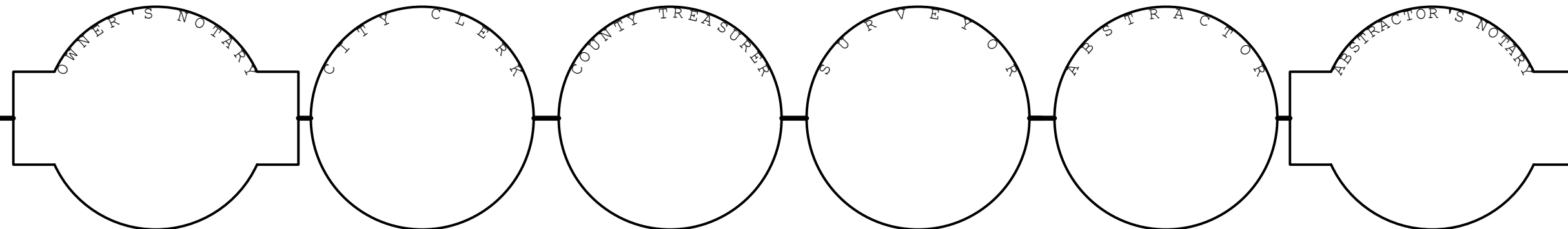
Witness my hand and seal this \_\_\_ day of \_\_\_\_\_, 2022.

Joseph Milo Ridley  
Professional Engineer #19123

Plat of - Twin Oaks Ridge Addition  
Joe Ridley  
P.E. 19123, Exp: 30-NOV-22  
COA 6565 Exp: 30-JUN-23  
P.O. Box 2147  
Weatherford, Oklahoma 73096  
Phone: 580-695-0118  
e-mail: joeridley2@sbcglobal.net  
Sheet 1 of 2

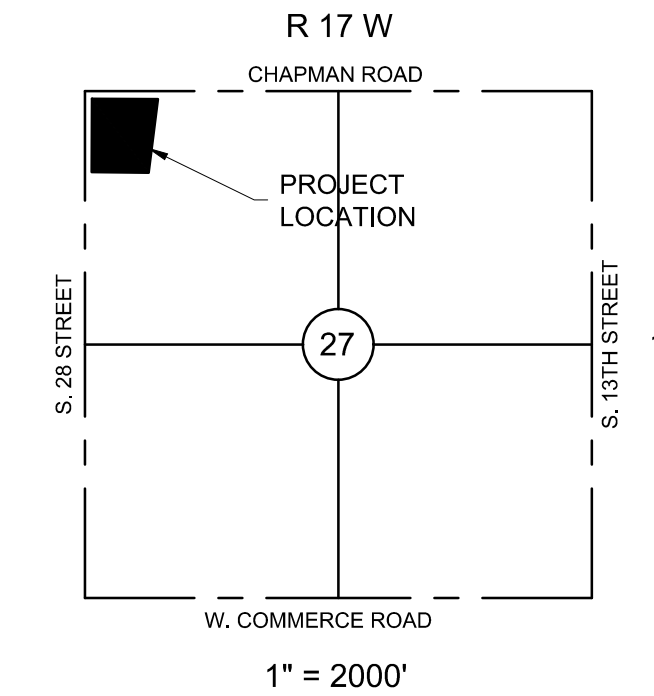
Surveyor  
Fieldpoint Surveying, LLC, Sheri Janis, PLS  
Certificate of Authorization is 8228, Expires 6-30-22  
20271 E CR 163, Altus, OK 73521  
Phone Number: (580) 471-1754  
Email Address: skjanis@outlook.com

Developer  
L & S DEVELOPMENT LAND COMPANY, LLC



# PLAT OF TWIN OAKS RIDGE ADDITION A REPLAT OF IRWIN HEIGHTS SUBDIVISION - BLOCK 2

A PART OF THE NW/4,  
SEC. 27 T-12-N, R-17-W, I.M.  
CUSTER COUNTY, OKLAHOMA



### LEGAL DESCRIPTION

All of Block 2 and the North 161.59 feet (measured on the West side) of Block 3 of Irwin Heights Subdivision of a part of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 27, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, which consists of the following described tracts:

Tract 1  
A tract of land containing one square acre exclusive of the Section lines of Sections 22 and 28 in the Northwest corner of Block 2, Irwin Heights Subdivision of part of the Northwest Quarter (NW1/4) of Section 27, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, according to the recorded plat thereof; Which tract is also described as being The North 208.71 feet of Block 2 of the Irwin Heights Subdivision, being a subdivision of part of the Northwest Quarter (NW1/4) of Section 27, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma;

AND

Tract 2  
All of Block 2, less a tract of land containing one square acre exclusive of the Section line of Sections 22 and 28, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, in the Northwest corner of said Block 2, and the North 161.95 feet (measured on the West side) of Block 3, all in Irwin Heights Subdivision of a part of the Northwest Quarter (NW1/4) of Section 27, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, according to the recorded plat thereof.

LESS AND EXCEPT:  
A 17 feet wide strip of land dedicated for public right-of-way being the West 17 feet of the North 239.80 feet of Block 2 Irwin Heights Subdivision of part of the Northwest Quarter (NW1/4) of Section 27, Township 12 North, Range 17 W.I.M., Custer County, Oklahoma, according to the recorded plat thereof.

#	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	R=50.00'	L=78.47'	CB=N44°39'47"W	CH=70.66'
C2	R=50.00'	L=78.61'	CB=N45°20'13"E	CH=70.76'
C3	R=25.00'	L=39.23'	CB=S44°39'47"E	CH=35.33'
C4	R=25.00'	L=39.31'	CB=S45°20'13"W	CH=35.38'
C5	R=25.00'	L=39.23'	CB=N44°39'47"W	CH=35.33'
C6	R=25.00'	L=39.31'	CB=S45°20'13"W	CH=35.38'



Surveyor  
Fieldpoint Surveying, LLC, Sheri Janis, PLS  
Certificate of Authorization is 8228, Expires 6-30-22  
20271 E CR 163, Altus, OK 73521  
Phone Number: (580) 471-1754  
Email Address: skjjanis@outlook.com

Developer  
L and S DEVELOPMENT LAND COMPANY, LLC

Note:  
All corners are set with 5/8" iron pins

Bearing Datum:  
Oklahoma State Plane, South Zone NAD 83

Plat of - Twin Oaks Ridge Addition  
Joe Ridley  
P.E. 19123, Exp: 30-NOV-22  
COA 6565 Exp: 30-JUN-23  
P.O. Box 2147  
Weatherford, Oklahoma 73096  
Phone: 580-695-0118  
e-mail: joeridley2@sbcglobal.net  
Sheet 2 of 2

