STATE OF OKLAHOMA
DEPARTMENT OF TRANSPORTATION
COUNTY ACTION REPORT

County Oklahoma

Date of Action June 17, 2026

Length 1.13 Miles

Commissioner District Number 3

Type of Action: Addition ✓ Removal _____ Abandonment _____

LOCATION OF COUNTY ROAD

Please write out the County Road's location using the County Grid Coordinates and include a map of the location with the Road highlighted.

Half mile south of E089, just east of N316.

VERIFICATION OF NEW COUNTY ROADS

We, the undersigned County Commissioners for Oklahoma County, do hereby certify the action as reported on this form and that any roads reported as an addition to the County Road System comply with the definition of a public road by being located on either existing section line right-of-way, public right-of-way through adverse possession or other dedicated right-of-way of record and are open for public travel at all times. These roads are maintained by the County and are eligible for inclusion in the County's certified road mileage.

Signed: _____ _____ _____
Month Day Year

_____
Commissioner District 1

_____
Commissioner District 2

_____
Commissioner District 3

Department Use Only

Date Reviewed: _____ _____ _____
Month Day Year

_____
Reviewed By

RETURN BY

Email: GIS@odot.ok.gov
Mail: Geospatial Data Management Division

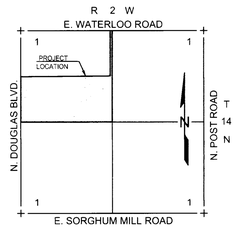
Oklahoma Department of Transportation
200 NE 21st Street
Oklahoma City, OK 73105

202512040117753 B: 85 P: 39
12/04/2025 10 01 11 AM Pgs: 2
Fee: $ 35.00
Maressa Tyson, County Clerk
Oklahoma County - State of Oklahoma

B/85 P/39 1-2

FINAL PLAT
OF
TIMBERLINE

A PART OF THE NW/4 OF SECTION 1, T14N, R2W, I.M.
OKLAHOMA COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Douglas 80 Land Co, LLC, 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 platted, and that they hereby dedicate all street rights-of-way 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 29th day of September, 2025. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Douglas 80 Land Co, LLC

JAMES C. TAPP, MANAGER

STATE OF OKLAHOMA)
)SS:
COUNTY OF)

Before me, the undersigned Notary Public in and for said County and State on this 29th day of September, 2025, personally appeared James C. Tapp, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
February 16th, 2027

NOTARY PUBLIC: #23001735

LEGAL DESCRIPTION

A tract of land situate in the Northwest Quarter (NW/4) of Section One (1), Township Fourteen North (T14N), Range Two West (R2W) of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, said tract being the more particularly described as follows, to wit:

BEGINNING at the Southwest corner of the South Half of said NW/4 (S/2 NW/4); thence with said S/2 NW/4, the following Two (2) courses:

N00°17'02"W a distance of 1315.23 feet to the Northwest corner thereof;

N89°14'05"E a distance of 2583.64 feet; thence

N00°17'14"W a distance of 1328.29 feet to the Northerly line of the aforementioned NW/4; thence, with said NW/4, the following Two (2) courses:

N89°21'13"E a distance of 60.00 feet to the Northeast corner thereof; thence

S00°17'14"E a distance of 1328.17 feet to the Northeast corner of the aforementioned S/2 NW/4; thence, with said S/2 NW/4, the following Two (2) courses:

S00°17'14"E a distance of 1318.93 feet;

S89°18'54"W 2643.69 feet to the POINT OF BEGINNING.

Said tract contains 3,561,515 Sq Ft or 81.76 Acres, more or less.

Basis Of Bearing = West line of the NW/4 of Section 1, T14N, R2W, I.M. (N00°17'02"W)

LAND SURVEYOR'S CERTIFICATE

I, LEE ALLEN SCHROEDER, 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.

LEE ALLEN SCHROEDER, PLS 1502

STATE OF OKLAHOMA)
)SS:
COUNTY OF CLEVELAND)

Before me, the undersigned Notary Public, in and for said County and State on this 29th day of September, 2025, personally appeared LEE ALLEN SCHROEDER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
May 02, 2027

NOTARY PUBLIC, #11004011

COUNTY PLANNING COMMISSION APPROVAL

I, Denise Patterson, Chairman of the Oklahoma County Planning Commission, certify that the Commission duly approved this plat on the 18th day of November, 2025.

CHAIRMAN, OKLAHOMA COUNTY
PLANNING COMMISSION

LINE TABLE		
LINE #	LENGTH	DIRECTION
E1	119.92'	S00° 45' 55"E
E2	81.23'	S57° 46' 44"W
E3	61.61'	S10° 05' 58"W
E4	146.24'	S26° 18' 50"W
E5	37.11'	S29° 45' 54"E
E6	42.25'	S46° 26' 45"W
E7	75.22'	S22° 20' 11"W
E8	93.08'	S00° 45' 55"E
E9	41.56'	S37° 36' 48"E
E10	22.98'	S05° 52' 11"W
E11	68.54'	S59° 08' 20"W
E12	53.28'	S02° 49' 59"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
E13	30.87'	S67° 15' 43"W
E14	26.38'	S34° 16' 07"W
E15	27.97'	S05° 42' 53"W
E16	37.21'	S33° 23' 53"W
E17	43.37'	S30° 08' 59"W
E18	50.24'	S05° 57' 22"E
E19	71.37'	S33° 34' 49"W
E20	46.96'	S17° 46' 05"E
E21	25.00'	S20° 01' 33"W
E22	30.19'	S76° 23' 15"E
E23	25.00'	N20° 01' 33"E

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of OKLAHOMA, 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 Douglas 80 Land Co, LLC, that on the 18 day of September, 2025 there are no actions pending or judgements 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 2024, 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 18 day of September, 2025.

AMERICAN EAGLE TITLE INSURANCE COMPANY

Eric R. Allen VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, Christie K. Miller, do hereby certify that I am the duly elected, qualified and acting County Treasurer of OKLAHOMA COUNTY, STATE, of OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2024 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 this 30 day of Sept, 2025

Christie K. Miller
COUNTY TREASURER

COUNTY COMMISSIONER'S APPROVAL

I Brian Maughan, Chairman of the Board of County Commissioners of Oklahoma County, Oklahoma, hereby certify that the said County Commissioners duly approved this plat in Oklahoma County, Oklahoma, on the 3rd day of December, 2025

Signature: Brian Maughan

ATTEST: Maressa Great

THE ROADS SHALL BE MAINTAINED BY OKLAHOMA COUNTY.

DEPARTMENT OF ENVIRONMENTAL QUALITY

The [illegible] Office of the Department of Environmental Quality has approved this plat for the use of Individual water systems and Individual On-Site sewer systems on the 30 day of September, 2025

RESTRICTIONS TO APPROVAL:

DATE: 9/30/25

[illegible]
DEPARTMENT OF ENVIRONMENTAL QUALITY

NOTES

1. 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.

2. Monuments shall be as follows:
   Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or
   3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"

3. Maintenance of the common areas and islands/medians in public rights-of-way shall be the responsibility of the 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.

4. The roads are public and shall be maintained by Oklahoma County.

5. Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

JESSICA MURPHY NOTARY #23001735 EXP. 02/06/27 STATE OF OKLAHOMA PUBLIC
Owner's Notary Seal

COUNTY TREASURER STATE OF OKLAHOMA SEAL OKLAHOMA COUNTY
County Treasurer's Seal

AMERICAN EAGLE TITLE INSURANCE COMPANY CORPORATE SEAL OKLAHOMA
Bonded Abstractor's Seal

LICENSED PROFESSIONAL LAND SURVEYOR LEE ALLEN SCHROEDER 1502 OKLAHOMA
Land Surveyor's Seal

JUNE E. YOUNG NOTARY #11004011 EXP. 05/02/27 PUBLIC STATE OF OKLAHOMA
Surveyor's Notary Seal

STATE OF OKLAHOMA APPROVED SEP 30 2025 DEPARTMENT OF ENVIRONMENTAL QUALITY
Department of Environmental Quality Seal

FINAL PLAT
TIMBERLINE

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2026

SHEET NO.: 1 OF 2
DATE: 09/29/25
PROJECT NO.: 24603500

UNOFFICIAL

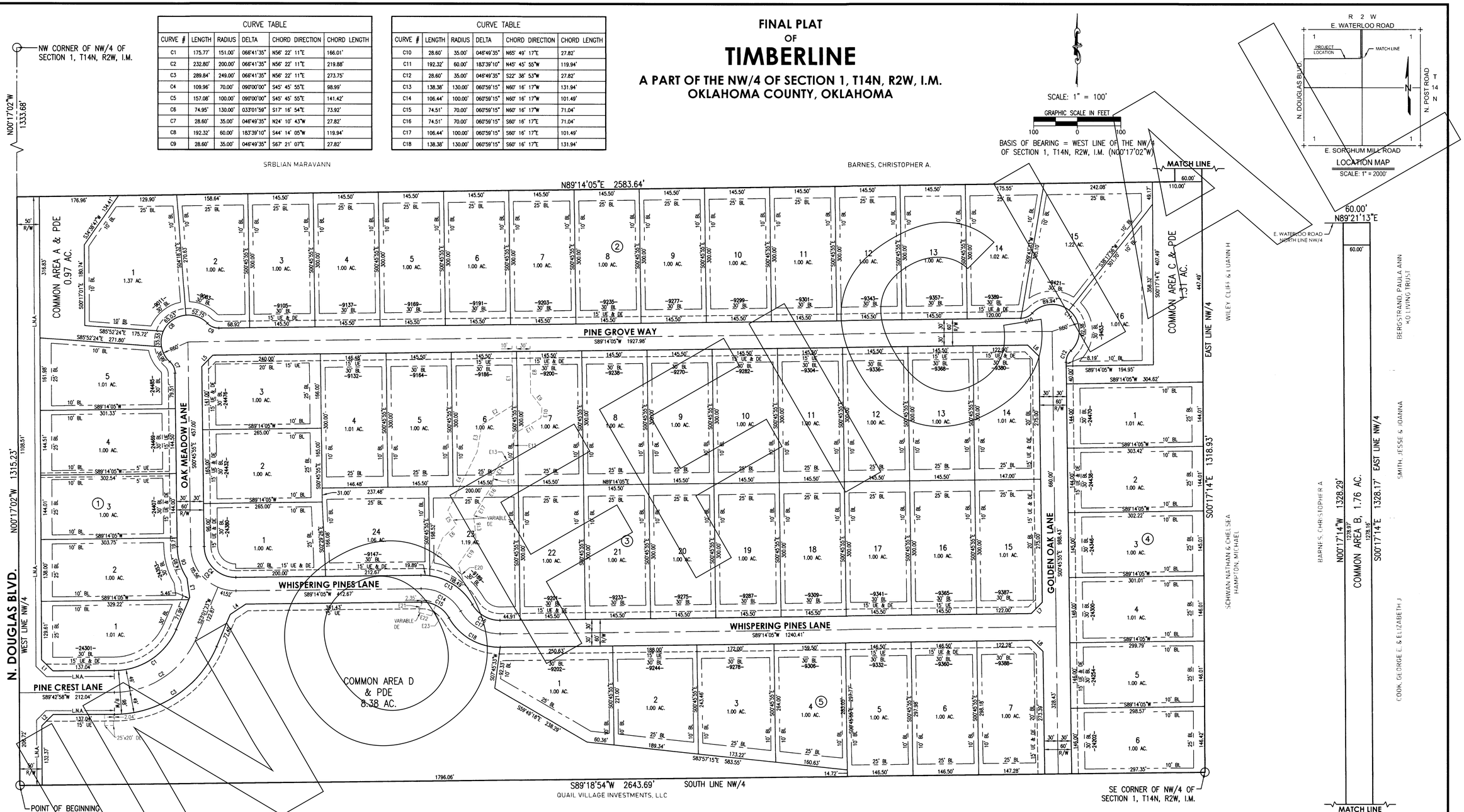
B/85 P/39 2-2

FINAL PLAT OF TIMBERLINE

A PART OF THE NW/4 OF SECTION 1, T14N, R2W, I.M.
OKLAHOMA COUNTY, OKLAHOMA

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	175.77'	151.00'	066°41'35"	N56° 22' 11"E	166.01'
C2	232.80'	200.00'	066°41'35"	N56° 22' 11"E	219.88'
C3	289.84'	249.00'	066°41'35"	N56° 22' 11"E	273.75'
C4	109.96'	70.00'	090°00'00"	S45° 45' 55"E	98.99'
C5	157.08'	100.00'	090°00'00"	S45° 45' 55"E	141.42'
C6	74.95'	130.00'	033°01'59"	S17° 16' 54"E	73.92'
C7	28.60'	35.00'	046°49'35"	N24° 10' 43"W	27.82'
C8	192.32'	60.00'	183°39'10"	S44° 14' 05"W	119.94'
C9	28.60'	35.00'	046°49'35"	S67° 21' 07"E	27.82'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	28.60'	35.00'	046°49'35"	N65° 49' 17"E	27.82'
C11	192.32'	60.00'	183°39'10"	N45° 45' 55"W	119.94'
C12	28.60'	35.00'	046°49'35"	S22° 38' 53"W	27.82'
C13	138.38'	130.00'	060°59'15"	N60° 16' 17"W	131.94'
C14	106.44'	100.00'	060°59'15"	N60° 16' 17"W	101.49'
C15	74.51'	70.00'	060°59'15"	N60° 16' 17"W	71.04'
C16	74.51'	70.00'	060°59'15"	S60° 16' 17"E	71.04'
C17	106.44'	100.00'	060°59'15"	S60° 16' 17"E	101.49'
C18	138.38'	130.00'	060°59'15"	S60° 16' 17"E	131.94'



LEGEND:

BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
L.N.A.	LIMITS OF NO ACCESS
R/W	RIGHT OF WAY
DE	DRAINAGE EASEMENT

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LINE TABLE		
LINE #	LENGTH	DIRECTION
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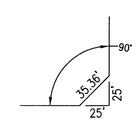
L2	35.36'	S44° 42' 58"W
L3	42.78'	S08° 08' 47"E
L4	41.88'	N56° 07' 44"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	35.36'	S44° 14' 05"W
L6	35.36'	S45° 45' 55"E
L7	35.36'	N44° 14' 05"E
L8	35.36'	S45° 45' 55"E



TYPICAL BLOCK CORNER

FINAL PLAT
TIMBERLINE

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CERTIFICATE OF AUTHORIZATION: CA 973 (PLS) EXPIRES 6/30/2026

SHEET NO.: 2 OF 2
DATE: 09/29/25
PROJECT NO.: 24603500

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