

MUSTANG CROSSING

SW 15TH & Mustang Rd.
Oklahoma City, OK







Hayes Brokerage

H# (405) 843-5263 (405) THE LAND

WWW.USLAND.COM

United States • OK • Canadian Co. •

Mustang Rd.

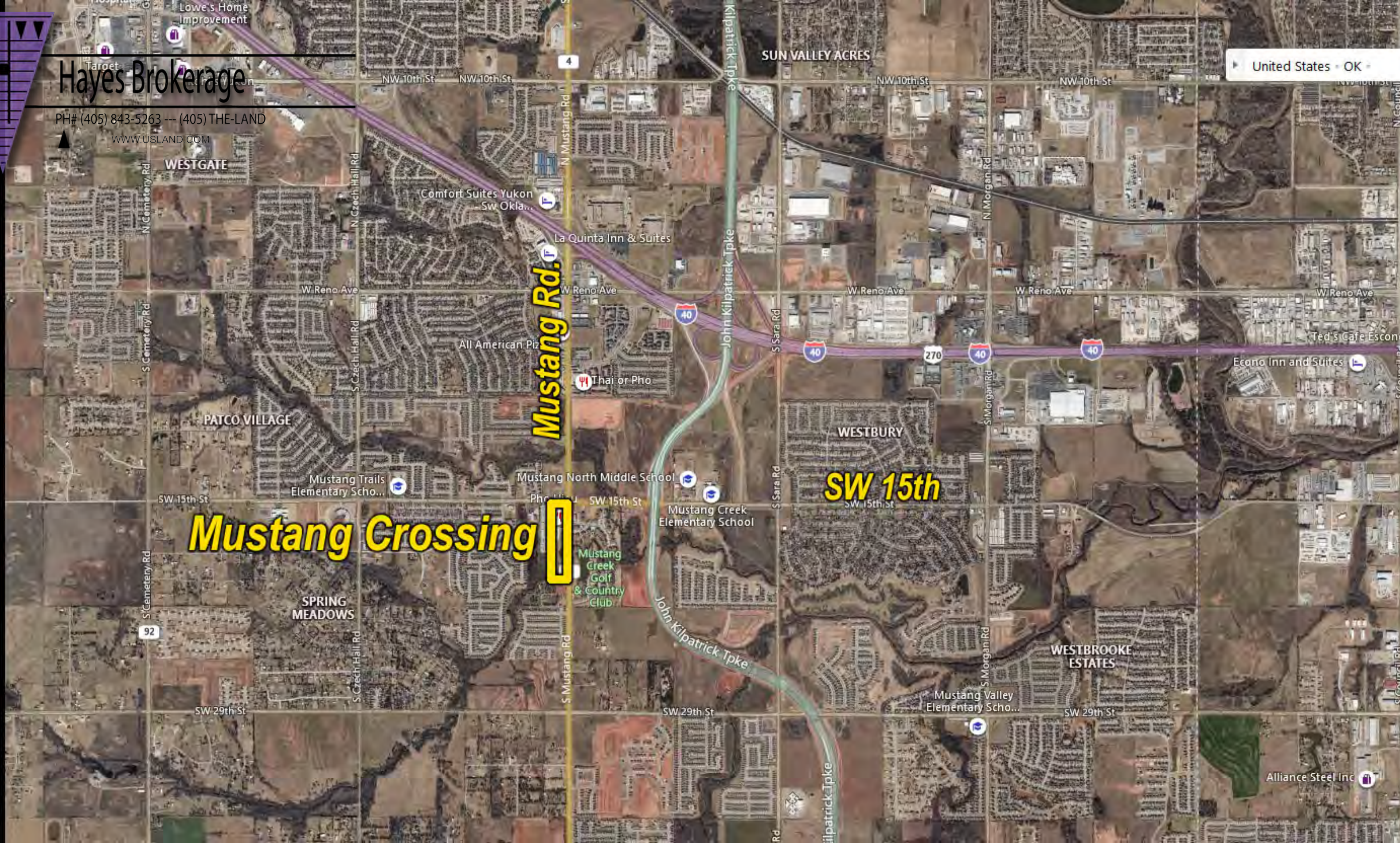
SW 15TH

Kilpatrick Tollway



Oklahoma City, OK

Oklahoma City, OK



Hayes Brokerage

PH# (405) 843-5263 --- (405) THE-LAND
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Mustang Crossing

Mustang Rd.

SW 15th

Oklahoma City

Platted

O'Reilly

OLD SCHOOL
BAGEL
CAFE



Mustang Rd

S Mustang Rd

Mustang Rd

S Mustang Rd

S Mustang Rd

S Mustang Rd

S Mustang Rd

Land Values



UNITED ALL NEW BY THE PRESIDENTS

THE CEMARS GROUP, L.L.C. AND 7-ELEVEN, L.L.C., do hereby certify that they are the owners of and the only general, firm or corporate having any rights, title, or interest in and to the land shown on the annexed plat and that they have insured the same to be surveyed and platted, and that they hereby dedicate the streets and easements shown herein to the public, for the purposes of streets, utilities, and drainage; and that the drives shown on private drives shall be reserved for private drives maintained by a property owner's association, but will remain open and accessible to public utility vehicles and emergency vehicles; for its heirs, executors, administrators, successors, and assigns forever; and have caused the same to be released from all encumbrances and that this file is clear, except as shown in the motorist's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 24th day of August, 2009. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

JAN 10 2001

COUNTY OF St. Johns ⁽⁵²⁾

I, the undersigned, being a duly qualified Juror in and for said Court and District, this 29th day of Sept. 2004, personally appeared SAM COURY, MANAGER OF CEDARS GROVE L.L.C., who is 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

March 28 2011 *[Signature]* Mact

COUNTRY OF _____

BROWN was, the undersigned Notary Public, on and for said County and State on this 17th day of Sept, 2009, personally appeared JIM BROWN, MANAGER of 7-ELEVEN, _____, to me known to be the identified 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

Aug 16, 2013

TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER 1NE/41 OF SECTION NINE (9), TOWNSHIP 12N, RANGE 10E, WEST 10-11-10, RANGE FIVE WEST (R-5-W) OF THE INDIAN MERIDIAN (I.M.), CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, SAID TRACT BEING MORE FULLY DESCRIBED AS

BEGINNING AT THE NORTHEAST CORNER OF SAID L&E #4
 THENCE S62°36'29"W ALONG THE MOSTLY LINE OF SAID L&E #4 A DISTANCE OF 2875.54 FEET
 THENCE S02°22'23"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT
 BEING ON THE RIGHT-OF-WAY OF STATE HIGHWAY NO. 4
 THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) CALLS:
 THENCE S61°33'24"E A DISTANCE OF 362.54 FEET
 THENCE S48°09'28"E A DISTANCE OF 30.58 FEET
 THENCE S02°22'23"E A DISTANCE OF 704.53 FEET
 THENCE S07°57'37"W A DISTANCE OF 110.00 FEET
 THENCE S01°22'23"E A DISTANCE OF 276.36 FEET

THENCE 389°37'37"W A DISTANCE OF 341.56 FEET;
THENCE N40°22'23"W A DISTANCE OF 1010.88 FEET TO THE POINT OF BEGINNING, SAID TRACT
CONTAINING 7.03 ACRES, MORE OR LESS.

I, WILLIAM SULLIVAN, do hereby certify that I am a REGISTERED PROFESSIONAL LAND SURVEYOR, and that the enclosed plot represents a survey made under my direction, and that the measurements noted herein actually exist and their positions are correctly shown.

CITY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State personally appeared WILLIAM SULLIVAN, to me known to be the person whose name appeared on the above instrument, and acknowledged to me that he executed the same on his free and voluntary act and deed. Given under my hand and seal this 16th day of August, 2009.

March 28, 2011

I, Russell Claus, Planning Director of the City of Oklawaha, do certify that the Oklawaha City Planning Commission duly approved this plan on the 9th day of October, 2008.

PLANNING DIRECTOR

P.L.L.	BUILDING LIMIT LINE
EX.	EXISTING
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
P/A/E	PRIVATE ACCESS EASEMENT
P/D/E	PRIVATE DRAINAGE EASEMENT
U/E	UTILITY EASEMENT

MUSTANG CROSSING
BEING A PART OF THE N.E. 1/4 OF SEC. 9, T-11-N, R-5-W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



NUMBER OF LOTS: RESIDENTIAL = 0
COMMERCIAL = 8

ACRES: RESIDENTIAL = 0



ONE STORAGE L.L.C.
BOOK 2480, PAGE 0402



S.E. CORNER OF N.E./4 OF
SEC. 9, T-11-N, R-5-W, 1.M
(FOUND MAG NAIL)
(O.C.C.R. FILED 04/16/04)

I, James C. Gentry Clerk of the CITY of OKLAHOMA CITY, STATE OF OKLAHOMA, hereby certify that I have examined the records of said city and find that all delinquent payments or unmatrued installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the certified plat as file

15 day of October 2009

Primo Perry
PRIMO PERRY

the undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OHIO, hereby certifies that the records of said county allow that the title to the land in the above described premises is vested in CEDAR GROUP, LLC and 7-FLEMING, LLC, as tenants in common, 33 1/3% and 66 2/3% respectively. There are no actions pending or judgments of any nature in any court of law or equity, or the clerk of any court in said county or any court of record in any state or territory of the United States, or in any foreign country, against said land, or the owners thereof, and that there have been no judgments in the year 2003, and prior years, that there are no outstanding tax liens, judgments against said land and no tax liens are issued in any one person, that there are no liens, mortgages, or other encumbrances of any kind against the lands included in the above said parcel except mortgages, recorded interests, water rights, and easements of record previously conveyed, accepted or granted.

13th day of August 2009

I, _____ do hereby certify that I am the duly elected, qualified and acting County Treasurer of WAGONER 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 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 at the
CITY of EL RENO, OKLAHOMA, this _____ day of _____, _____.

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, that the Ordinance shown on the enclosed plat are hereby adopted, subject to the Council of the CITY of OKLAHOMA CITY, OKLAHOMA, this 13th day of October, 2009.

James L. ... Mich. Cant.

Lorna R. Strickland
VICE-PRESIDENT

COUNTY TREASURER

James Leroy
CITY CLERK

Mark C. ...
MAYOR

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

SCALE: 1" = 60'

GRAPHIC SCALE IN FEET

90 0 60

BASIS OF BEARING = EAST LINE OF THE
N.E. 1/4 OF SEC. 2, T-11-N, R-8-W, 1M.
(S20°22'3"E)

NOTES

- THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND ENGINEERS, CHAPTER 10-2, TITLE 69, O.S., WHICH SETS FORTH THE REQUIREMENTS OF TITLE 11 SECTION 4-H(1) OF THE OKLAHOMA STATE STATUTES.
2. CENTERLINE OF ROADWAY MEASUREMENTS SHALL BE AS FOLLOWS:
- MAGNETIC WAFFLE WITH PAVERS (FOR ASPHALT) / PAVER
CUT "X" OVER CONCRETE, PAVER
3. PROPERTY CORNER MONUMENTS SHALL BE:
- 3/8" IRON RODS WITH A PLASTIC CAP
4. HORIZONTAL PROPERTY OWNERS ASSOCIATION IS REQUIRED:
5. MAINTENANCE OF THE COMMON AREAS OR PRIVATE UTILITIES EXEMPTIONS AND ISSUANCE OF MEDALS IN STREET RIGHT-OF-WAY AND PRIVATE ACCESS LIVES IN THE MEDIAN.
- CONTRACTOR CAUTION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ASSOCIATION.
- THE PROPERTY OWNER ASSOCIATION SHALL BE RESPONSIBLE FOR THE FOLLOWING:
- TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE BRANCHED RELATIVE CORNER AREAS.
- THE PROPERTY OWNER ASSOCIATION SHALL BE RESPONSIBLE FOR THE FOLLOWING:
- BRANCHES, PATHS, AND DOGS SHALL BE IDENTIFIED BY INSTALLING IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
6. SIDEWALKS WILL BE PROVIDED AND CONSTRUCTED IN ACCORDANCE WITH THE OKLAHOMA CITY SIDEWALK ORDINANCE.
7. CLASS "C" OR BETTER TROTTING RACEWAYS ARE REQUIRED ON ALL STRUCTURES.
8. ALL EXISTENCES THROUGH OUTSIDE THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LISTED AS COVER BY SEPARATE INSTRUMENT(S).
9. A MINIMUM OF 20' FOOT SEPARATION BETWEEN DRIVEWAYS IS REQUIRED: THIS REQUIREMENT MAY HAVE SHOWN DRIVEWAYS NECESSARY FOR SOME LOTS.
10. THE ALL LOTS CONTAINED WITHIN THIS PLAT ARE ALLOWED TO TAKE ACCESS AND FRONT DRIFT FROM PRIVATE ACCESS DRIVEWAYS ARE SERVED BY A PRIVATE STREET (OR HIGHWAY) AS EXPRESSED IN PARAGRAPH 20A-C(2)(1) OF THE OKLAHOMA CITY MUNICIPAL CODE.
11. MAINTAINANCE OF PRIVATE ACCESS DRIVENS IS THE RESPONSIBILITY OF THE PROPERTY OWNER ASSOCIATION AND THE CITY OF OKLAHOMA CITY. THE PRIVATE ACCESS DRIVEN ARE ALWAYS REMAIN OPEN TO PUBLIC UTILITIES AND EMERGENCY SERVICES.

FINAL PLAT TO SERVE MUSTANG CROSSING

214 E. Main Street
Chillicothe, MO 64601

Crafton Tull Sparks
architecture | engineering

405.767.6270 | 405.767.6034
www.craftontullsparks.com

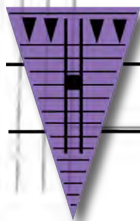
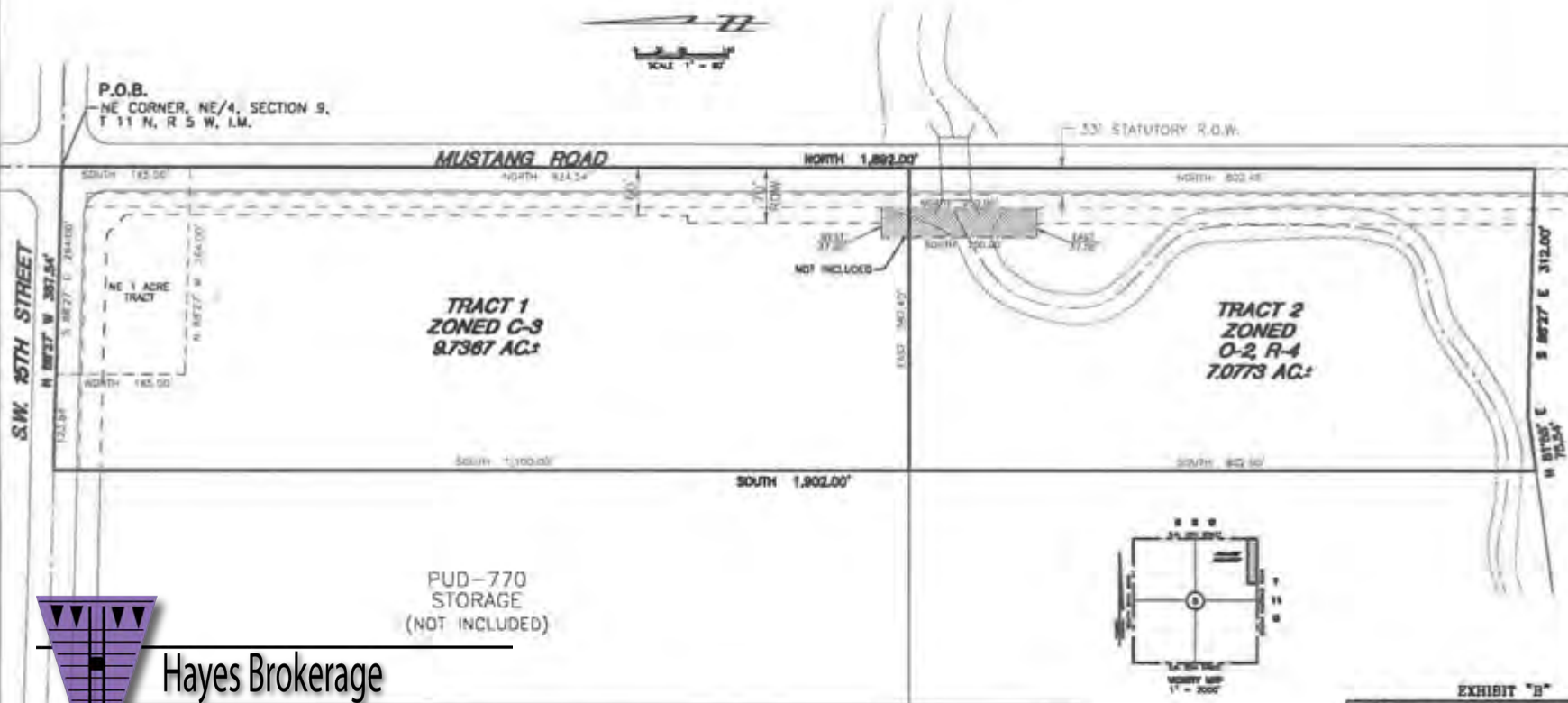
CERTIFICATE OF PROFESSIONAL DESIGN

SHEET NO.: 1 OF 1
PROJECT NO.: 076097-00

MASTER DEVELOPMENT PLAN
OF
MUSTANG CROSSING
A PART OF THE NE/4, SEC. 9, T11N-R5W, I.M.
CANADIAN COUNTY, OKLAHOMA



P.O.B.
NE CORNER, NE/4, SECTION 9,
T 11 N, R 5 W, I.M.



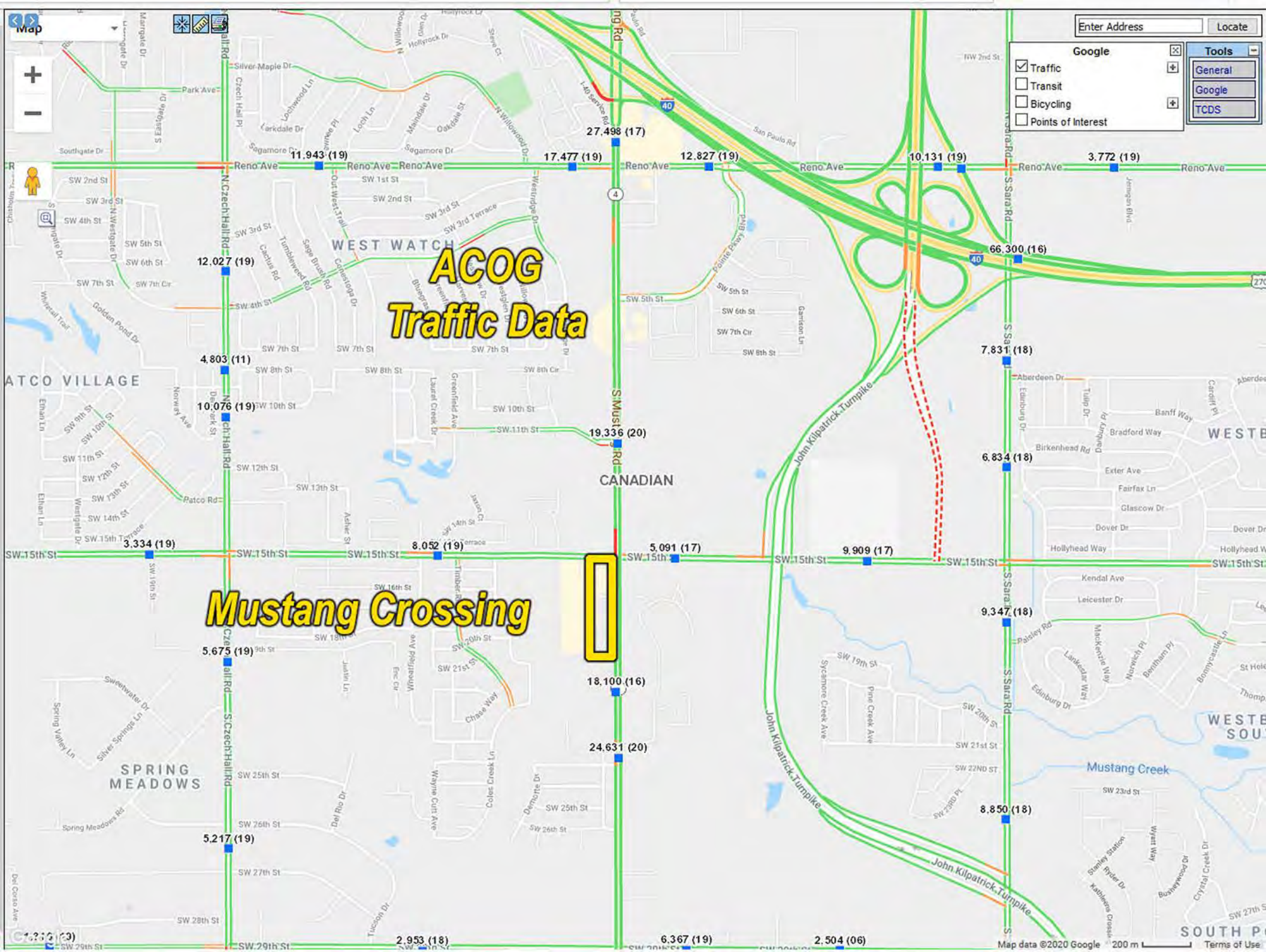
Hayes Brokerage

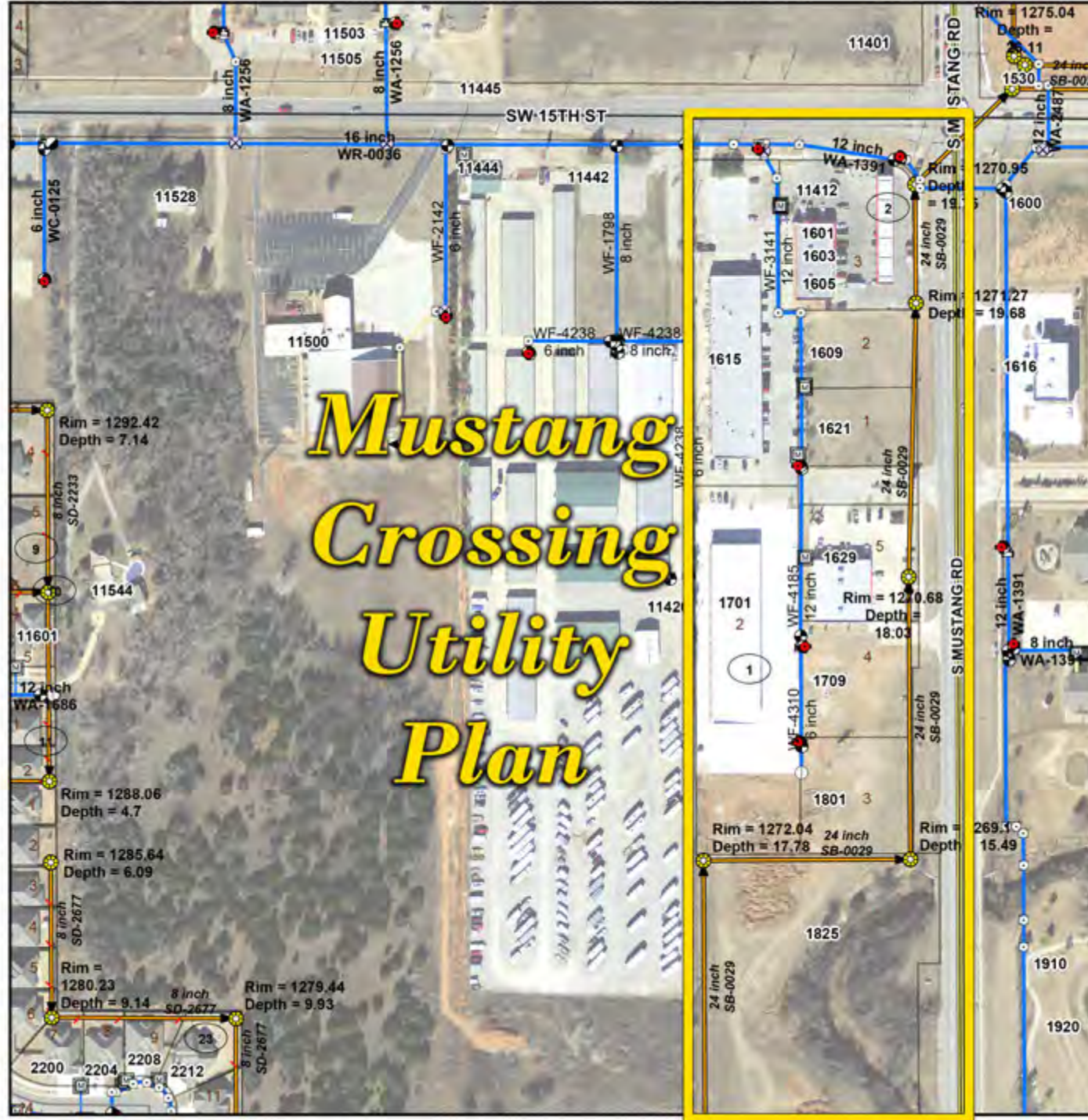
PH# (405) 843-5263 --- (405) THE-LAND

WWW.USLAND.COM

EXHIBIT "B"

DATE 12-17-08	MASTER DEVELOPMENT PLAN
SCALE 1"=80'	MUSTANG CROSSING
PREPARED BY J.E.C.	CDON ENGINEERING, INC. 200 S. 11th St., Suite 100 Oklahoma City, OK 73101
CHECKED BY J.E.C.	CONSULTING ENGINEER LAND SURVEYORS No. 5 State Bd. Surveying Eng. No. 1000
DATE 12-17-08	





Address

Description

Legend

- Water Hydrant
- Butterfly
- Gate
- Tapping
- Meter
- Active, Oklahoma City
- Standard Manhole
- Sewer Lateral Line
- Active, Oklahoma City

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0 100 200

Feet

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City of Oklahoma City - Utilities Dept.

