

**FINAL PLAT OF
LAWTON MARKETPLACE PHASE IV**
BEING A REPLAT OF LOT 2, BLOCK 1, LAWTON MARKETPLACE PHASE II
AND A PART OF THE SOUTHEAST QUARTER
OF SECTION 19, T. 2 N., R. 12 W., I.M.
TO THE CITY OF LAWTON
COMANCHE COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

Know All Men By These Presents:

That Sooner Lockwood, LLC, an Oklahoma limited liability company and Retail Buildings, Inc., an Oklahoma corporation hereby certify they are the owners of, and the only persons, firms, corporations, or entities having any ownership rights, title or interest in and to the land shown on the annexed plat of LAWTON MARKETPLACE PHASE IV, an Addition to the City of Lawton, Comanche County, State of Oklahoma, and has caused said land to be platted into lots, blocks, streets, and easements as shown on said annexed plat.

The undersigns do hereby dedicate all rights of way and easements as shown on said annexed plat to the public for streets, fire protection, utility and drainage easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements, and encumbrances.

Covenants, Conditions and Restrictions for the annexed plat may be filed under separate instrument.

In witness whereof the undersigneds having caused this instrument to be executed this _____ day of _____, 2024.

Restrictive Covenants for the annexed plat may be filed separately.

Sooner Lockwood, LLC, an Oklahoma limited liability company

By: _____

STATE OF OKLAHOMA
SS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2024, by _____, as _____ of Sooner Lockwood, LLC.

Notary Public _____

My Commission Expires: _____

Commission Number: _____

CITY CLERK'S CERTIFICATE

I, _____ Clerk of the City of Lawton, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on 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.

Signed by the City Clerk this _____ day of _____, 2024.

City Clerk

LAWTON CITY PLANNING COMMISSION APPROVAL

I, _____ Chairman of the CPC for the City of Lawton, County of Comanche, State of Oklahoma, hereby certify the Commission duly approved the annexed plat the _____ day of _____, 2024.

Chairman

ATTEST:

Secretary

COUNTY TREASURER'S CERTIFICATE

I, _____ do hereby certify that I am the duly qualified and acting County Treasurer of Comanche County, State of Oklahoma, that the tax records of said county show that all taxes for the year _____ and prior years are paid on the property outline on the annexed plat and the required statutory security has been deposited in the offices of the Comanche County Treasurer guaranteeing the payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this _____ day of _____, 2024.

County Treasurer

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the City Council of the City of Lawton, Oklahoma, the dedications shown on the annexed plat are hereby accepted.

Adopted by the Board of the City Council of the City of Lawton, Oklahoma, this _____ day of _____, 2024.

City Clerk

Mayor

COUNTY CLERK'S CERTIFICATE

I, _____ County Clerk of Comanche County, State of Oklahoma, do hereby certify that this is a true and correct copy of a like instrument as appears on record this _____ day of _____, 2024.

Comanche County Clerk

**LICENSED PROFESSIONAL
LAND SURVEYOR'S CERTIFICATE**

I, Randall A. Mansfield, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Oklahoma, and that the annexed plat, consisting of two (2) sheets, represents a survey made under my supervision on the _____ day of _____, 2024, and that monuments shown thereon exist and their positions are correctly shown and this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors and the original media of said annexed plat Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Randall A. Mansfield, PLS 1613

STATE OF OKLAHOMA
SS
COUNTY OF OKLAHOMA

This instrument was acknowledged before me on the _____ day of _____, 2024, by Randall A. Mansfield.

Notary Public

My Commission Expires: _____

Commission Number: _____

LEGAL DESCRIPTION

A tract of land being all of Lot 2, Block 1, LAWTON MARKETPLACE PHASE II recorded in Book 7 of Plats, Page 71 and a part of the Southeast Quarter of Section Nineteen (19), Township Two (2) North, Range Twelve (12) West of the Indian Meridian, City of Lawton, Comanche County, Oklahoma, being more particularly described as follows:

COMMENCING at the southeast corner of Lot 14, Block A, LAWTON MARKETPLACE recorded in Book 7 of Plats, Page 14B, also being a point on the west right of way line of N.W. 82nd Street as established by Easement for Public Highway recorded in Book 2617, Page 195;

THENCE South 00°24'15" West, along said west right of way line and parallel with the east line of said Southeast Quarter, a distance of 194.00 feet to the POINT OF BEGINNING;

THENCE continuing South 00°24'15" West, along said west right of way line and parallel with the east line of said Southeast Quarter, a distance of 268.68 feet to a point on the westerly right of way line of said N.W. 82nd Street as established by JOURNAL ENTRY OF JUDGEMENT Case No. CJ-99-180 recorded in Book 3274, Page 43;

THENCE along said westerly right of way line, the following Two (2) courses:

1. South 06°55'30" West a distance of 132.11 feet;
2. South 00°24'15" West a distance of 72.13 feet to the northeast corner of Lot 1, Block C, LAWTON MARKETPLACE PHASE 3 recorded in Book 7 of Plats, Page 32;

THENCE North 89°35'45" West, along the north line of said Lot 1, a distance of 262.42 feet to the northwest corner of said Lot 1, Block C;

THENCE South 00°24'15" West, parallel with the east line of said Southeast Quarter and said west right of way line, a distance of 199.83 feet to a point on the north right of way line of N.W. Cache Road as established by that certain Easement recorded in Book 243, Page 217;

THENCE North 89°47'39" West, along said north right of way line, a distance of 15.00 feet;

THENCE North 00°24'15" East, parallel with the east line of said Southeast Quarter and said west right of way line, a distance of 367.35 feet;

THENCE North 89°35'45" West a distance of 39.58 feet;

THENCE North 00°24'15" East, parallel with the east line of said Southeast Quarter and said west right of way line, a distance of 304.60 feet to the southwest corner of aforesaid Lot 1, Block 1, LAWTON MARKETPLACE PHASE II;

THENCE South 89°35'45" East, along the south line of said Lot 1, a distance of 332.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 151,029 square feet or 3.4672 acres more or less.

NOTES:

1. The Oklahoma State Plane Coordinate System (South Zone) using South 00°24'15" West as the east line of the Southeast Quarter of Section 19, Township 2 North, Range 12 West of the Indian Meridian was used as the basis of bearings for this description.
2. Easements shown hereon by specific recording information are shown for reference purposes only and are not dedicated as a part of this plat.
3. Unless otherwise shown or noted monuments are set 1/2" iron pins with CA6414 caps or mag nails with CA6414 tags.

OWNERS NOTARY

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CITY CLERK

COUNTY TREASURER

ABTRACTOR

ABTRACTOR'S NOTARY

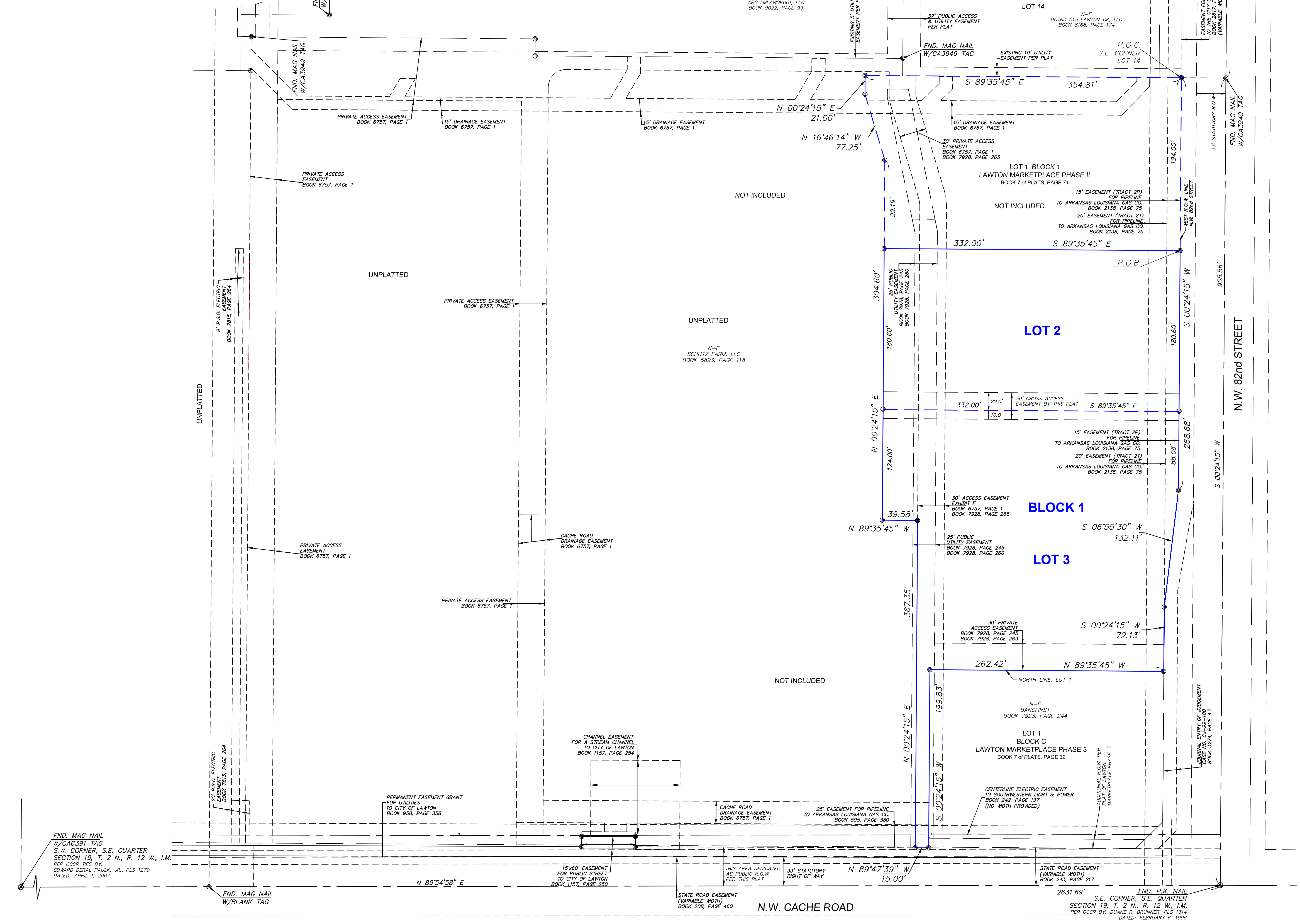
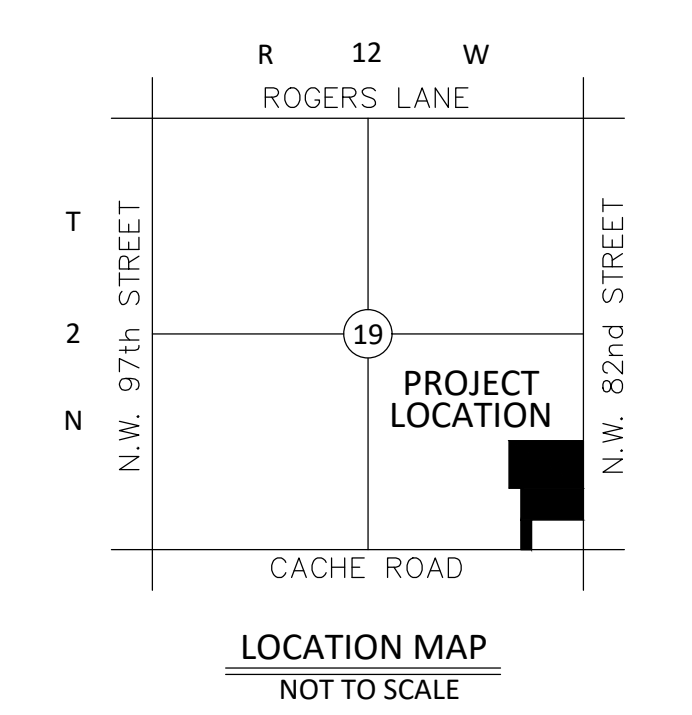
PROFESSIONAL
LAND SURVEYOR

SURVEYOR'S NOTARY

COWAN GROUP ENGINEERING
7100 N. CLASSEN, SUITE 500 - OKLAHOMA CITY, OK 73116
405-463-3369 (OFFICE) - 405-463-3381 (FAX)
WWW.COWANGROUP.CO
ENGINEERING - SURVEYING
CERTIFICATE OF AUTHORIZATION NO: 6414
EXPIRES JUNE 30, 2024



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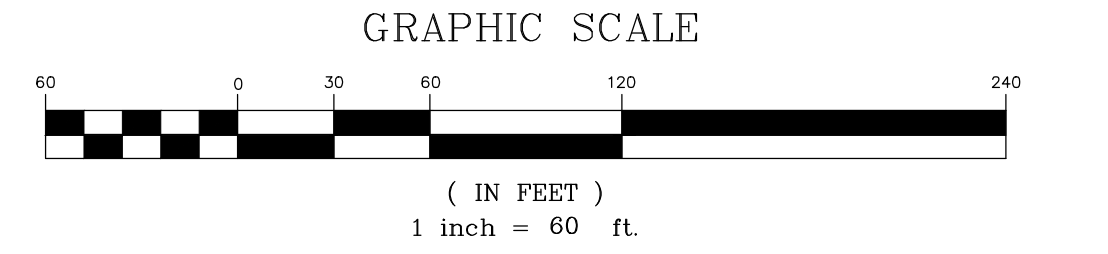
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