



FINAL PLAT of NORTHWEST PASSAGE BUSINESS PARK

A REPLAT OF LOT 1, BLOCK 1, SILVER CROSS BUSINESS PARK; BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP THIRTEEN (13) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT SILVER CROSS BUSINESS PARK, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF, AND THE ONLY PERSON, FIRM OR CORPORATION HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF NORTHWEST PASSAGE BUSINESS PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA. IT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, AS SHOWN ON SAID FINAL PLAT, WHICH SAID FINAL PLAT REPRESENTS A CAREFUL SURVEY OF ALL PROPERTY INCLUDED THEREIN UNDER THE FINAL PLAT OF NORTHWEST PASSAGE BUSINESS PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP THIRTEEN (13) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.

THEY FURTHER CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS OR CORPORATIONS WHO HAVE ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THE ABOVE MENTIONED FINAL PLAT, AND THEY DO HEREBY DEDICATE ALL PUBLIC STREETS AND UTILITY EASEMENTS AS SHOWN ON SAID FINAL PLAT TO THE PUBLIC, FOR STREETS, DRAINAGE AND UTILITIES FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTERS CERTIFICATE.

SIGNED BY THE OWNER THIS 31 DAY OF JANUARY, 2025.
SILVER CROSS BUSINESS PARK, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

B. Howell
BRENT LOWELL, MANAGER

STATE OF OKLAHOMA }
COUNTY OF Canadian } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 31 DAY OF JANUARY, 2025, PERSONALLY APPEARED BRENT LOWELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS MANAGER, AND DULY 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 SUCH LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS 31 DAY OF JANUARY, 2025.

MY COMMISSION EXPIRES: 01/20/2027

MY COMMISSION NO.: 15000677

CERTIFICATION OF PLANNING COMMISSION:

I, Gregory Butler, DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF NORTHWEST PASSAGE BUSINESS PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA AT A MEETING THE 19TH DAY OF DECEMBER, 2025.

Gregory Butler
DIRECTOR

CERTIFICATE OF CITY CLERK:

I, Amy K. Simpson, CITY CLERK OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UN-MATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF NORTHWEST PASSAGE BUSINESS PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 25TH DAY OF FEBRUARY, 2025.

Amy K. Simpson
CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY THAT THE DEDICATIONS SHOWN ON THE FINAL PLAT OF NORTHWEST PASSAGE BUSINESS PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ARE HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY THIS 25TH DAY OF FEBRUARY, 2025.

Amy K. Simpson David Holtz
CITY CLERK MAYOR

COUNTY TREASURER'S CERTIFICATE:

CERTIFICATE

I hereby certify that the tax records for Oklahoma County show that this plat has been paid for the year, and prior. The required statutory security deposit has been deposited in the Oklahoma County Treasurer's Office.

This certificate is NOT to be construed as payment of the 2025 taxes in full but is given in order that this plat may be filed on record. 2025 taxes may exceed the amount of the security deposit.

Date: 3-4-2025
Forrest "Butch" Freeman
Oklahoma County Treasurer
By: Jeffrey Jones
Deputy

HOMA COUNTY AND THAT THE 'AID ON THE FINAL PLAT OF LAHOMA, THAT THE REQUIRED URRENT YEAR'S TAXES.

DAY OF _____

BONDED ABSTRACTOR'S CERTIFICATE:

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR OKLAHOMA COUNTY AND STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF NORTHWEST PASSAGE BUSINESS PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, IS VESTED IN SILVER CROSS BUSINESS PARK, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON. THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK THEREOF, 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 PERSON, THAT THERE ARE NO LIENS, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE FINAL PLAT, EXCEPT MORTGAGES, RIGHTS-OF-WAY, EASEMENTS, WATER RIGHTS, AND MINERAL CONVEYANCES OF RECORD.

IN WITNESS THEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 31 DAY OF DECEMBER, 2024.

AMERICAN EAGLE TITLE INSURANCE CO.

SE
AUTHORIZED SIGNATURE
SE. U.P.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, DAMON K. DURHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF NORTHWEST PASSAGE BUSINESS PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, CONSISTING OF 3 SHEETS, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE 11TH DAY OF JANUARY, 2025, AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS.

I FURTHER CERTIFY THAT 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 ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

WITNESS MY HAND AND SEAL THIS 30TH DAY OF JANUARY, 2025.

DURHAM
DAMON K. DURHAM, P.L.S. NO. 1521
DURHAM SURVEYING, INC.

STATE OF OKLAHOMA }
COUNTY OF CANADIAN } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAMON K. DURHAM, 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.

WITNESS MY HAND AND SEAL THIS 30TH DAY OF JANUARY, 2025.

MY COMMISSION EXPIRES: 01/20/2027

MY COMMISSION NO.: 15000677

DURHAM SURVEYING, INC.
1800 SOUTH SARA ROAD, YUKON, OK 73099
Phone (405) 265-3404
Fax (405) 265-0649
ddurham@durhamsurveying.com
CERTIFICATE OF AUTHORIZATION NO. 5313
EXPIRATION DATE: JUNE 30, 2026

OWNER'S NOTARY CITY CLERK'S SEAL COUNTY TREASURER'S SEAL ABSTRACTOR'S SEAL SURVEYOR'S SEAL SURVEYOR'S NOTARY

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1900 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
RUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26

DEVELOPER:
SILVER CROSS BUSINESS PARK, LLC
PO BOX 721413
OKLAHOMA CITY, OKLAHOMA 73172

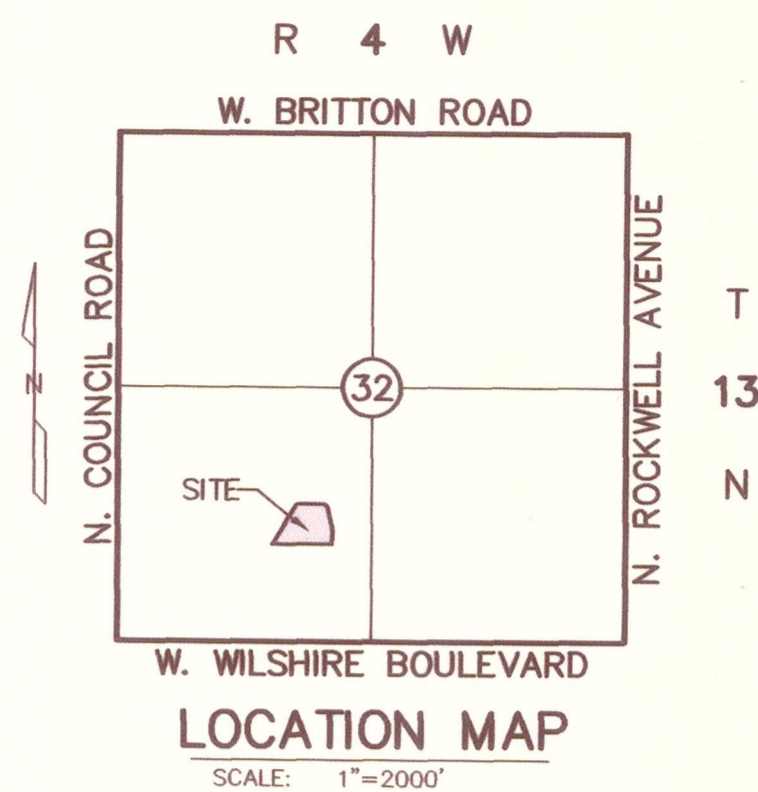
ENGINEER:
GRUBBS CONSULTING, LLC
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YUKON, OKLAHOMA 73099
(405) 265-0641
FAX: (405) 265-0649

SURVEYOR:
DURHAM SURVEYING, INC.
1800 SOUTH SARA ROAD,
YUKON, OKLAHOMA 73099
(405) 265-3404

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A REPLAT OF LOT 1, BLOCK 1, SILVER CROSS BUSINESS PARK; BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP THIRTEEN (13) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA

SUBDIVISION CONTAINS:
NINETEEN (19) LOTS IN
ONE (1) BLOCK
GROSS SUBDIVISION AREA:
±201,046 SQ. FT.
OR ±4.62 ACRES



CENTERLINE CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	120.00'	13.15'	6°16'50"	N85°52'08"E	13.15'

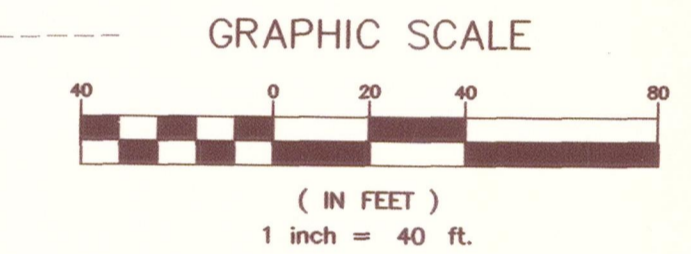
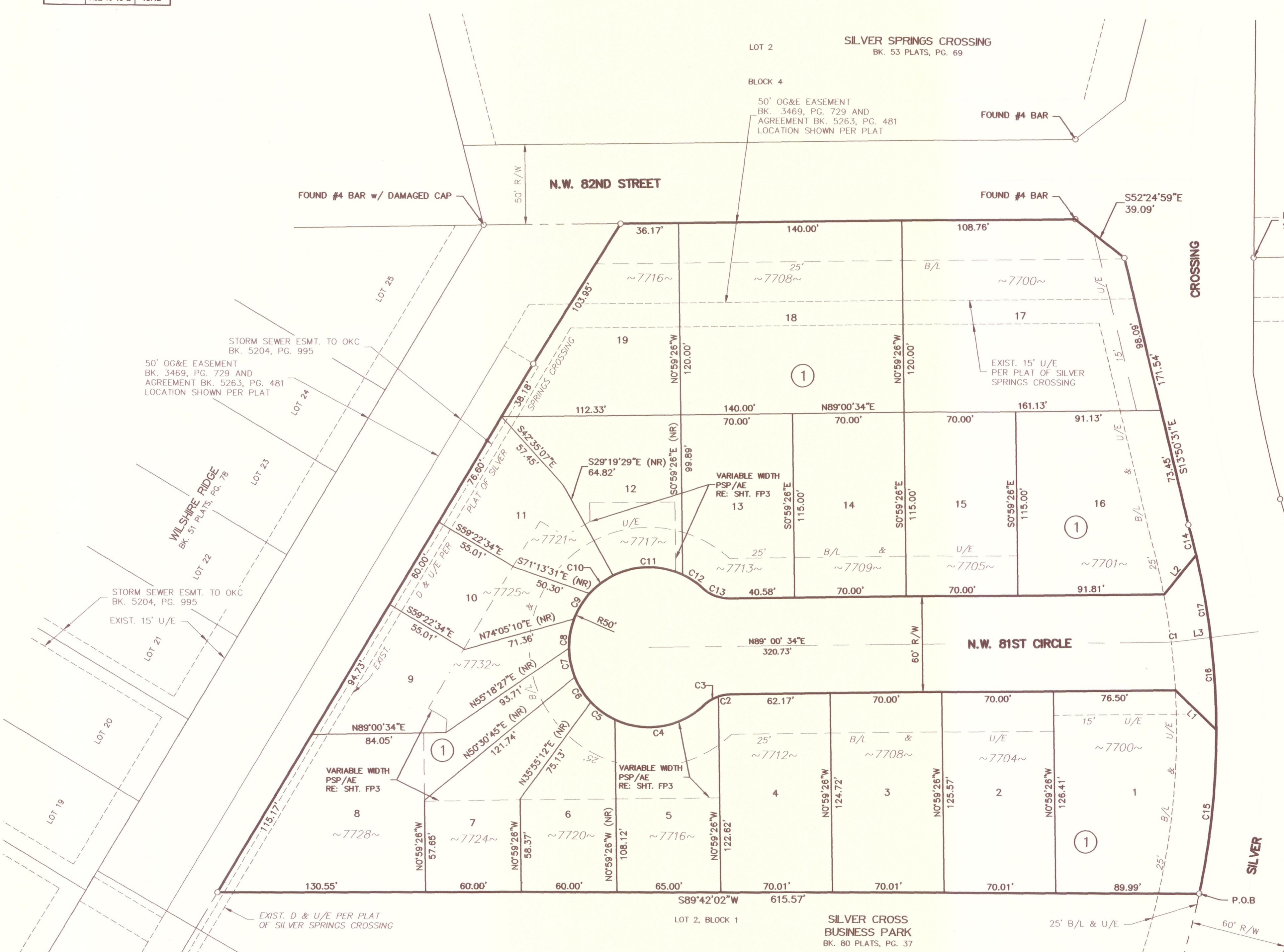
LOT LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S46°27'30"E	35.64'
L2	S38°30'33"W	31.80'
L3	N82°43'43"E	18.42'

LOT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C2	25.00'	7.97'	18°15'47"	N78°52'40"E	7.94'
C3	25.00'	10.72'	24°34'13"	N58°27'40"E	10.64'
C4	50.00'	59.99'	68°44'20"	N80°32'43"E	56.45'
C5	50.00'	18.64'	21°21'42"	N54°24'16"W	18.53'
C6	50.00'	18.65'	21°22'01"	S33°02'25"E	18.54'
C7	50.00'	18.65'	21°21'58"	S11°40'25"E	18.54'
C8	50.00'	18.65'	21°21'58"	S9°41'33"W	18.54'
C9	50.00'	18.64'	21°21'49"	S31°03'27"W	18.54'
C10	50.00'	18.64'	21°21'53"	S52°25'18"W	18.54'
C11	50.00'	44.91'	51°28'05"	S88°50'17"W	43.42'
C12	50.00'	15.07'	17°16'14"	N56°47'33"W	15.01'
C13	25.00'	18.69'	42°50'00"	N89°34'26"W	18.26'
C14	485.95'	19.39'	2°17'11"	S14°36'30"E	19.39'
C15	485.95'	103.39'	12°11'23"	S5°38'35"W	103.19'
C16	485.95'	57.84'	6°49'10"	N3°51'42"W	57.80'
C17	485.95'	52.53'	6°11'38"	N10°22'06"W	52.51'

PSP/AE LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	N0°59'26"W	63.41'
L5	N89°00'34"E	185.00'
L6	S0°59'26"E	42.67'
L7	S89°00'34"W	13.88'
L8	S9°04'15"W	8.28'
L9	S59°22'34"E	13.67'
L10	S30°37'28"W	136.34'
L11	N59°22'34"W	18.11'
L12	S59°49'00"W	18.04'
L13	S0°59'26"E	11.85'
L14	S89°00'34"W	53.34'
L15	N0°59'26"W	43.74'

PLAT NOTES:

- THE PRIVATE SHARED PARKING AND ACCESS EASEMENT SHOWN HEREON PROVIDES ACCESS AND LEGAL FRONTAGE TO ALL LOTS ABUTTING SAID EASEMENT. THE MAINTENANCE OF THE PRIVATE DRIVE WITHIN THE SHARED PARKING AND ACCESS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT. THE SHARED PARKING AND ACCESS EASEMENT SHALL REMAIN OPEN AND/OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES. PARKING IS NOT PERMITTED WITHIN THE PRIVATE DRIVE; HOWEVER, MANEUVERING FOR PARKING IS PERMITTED.
- 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 ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
- CENTERLINE OF RIGHT OF WAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH SHINER STAMPED "DURHAM CA 5313" FOR ALL PAVED SURFACES OR #3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED FOR ALL UNPAVED SURFACES
- THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE AS FOLLOWS:
#3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED
- FRONT BUILDING SETBACK FOR LOTS 1 & 16 SHALL BE MEASURED FROM SILVER CROSSING.
- SIDEWALK REQUIRED ALONG SILVER CROSSING ONLY ON LOTS 1, 16, AND 17.



THE BASIS OF BEARING FOR THE ABOVE-DESCRIBED TRACT OF LAND IS THE SOUTH LINE OF ADDITION HAVING A MEASURED BEARING OF SOUTH 89°42'02" WEST (PLATTED SOUTHWEST 89°52'47" WEST), BASED ON STATE PLANE COORDINATES NAD-83 (U.S. SURVEY FOOT), OKLAHOMA NORTH ZONE.

- CA=COMMON AREA
- PG=PAGE
- BK=BOOK
- R/W = RIGHT-OF-WAY
- LNA = LIMITS OF NO ACCESS
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- D/E = PUBLIC DRAINAGE EASEMENT
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- = SET #3 BAR w/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED
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- (X) BLOCK NO.

NOTE: ALL LOTS ARE SUBJECT TO THE AVIGATION AND HAZARD EASEMENT GRANTED TO THE CITY OF OKLAHOMA CITY AND THE TRUSTEES OF THE OKLAHOMA CITY AIRPORT TRUST ON JUNE 26, 2001 AND RECORDED IN BOOK 8143 PAGES 804-806 IN THE OFFICE OF THE OKLAHOMA COUNTY CLERK.

DURHAM SURVEYING, INC.
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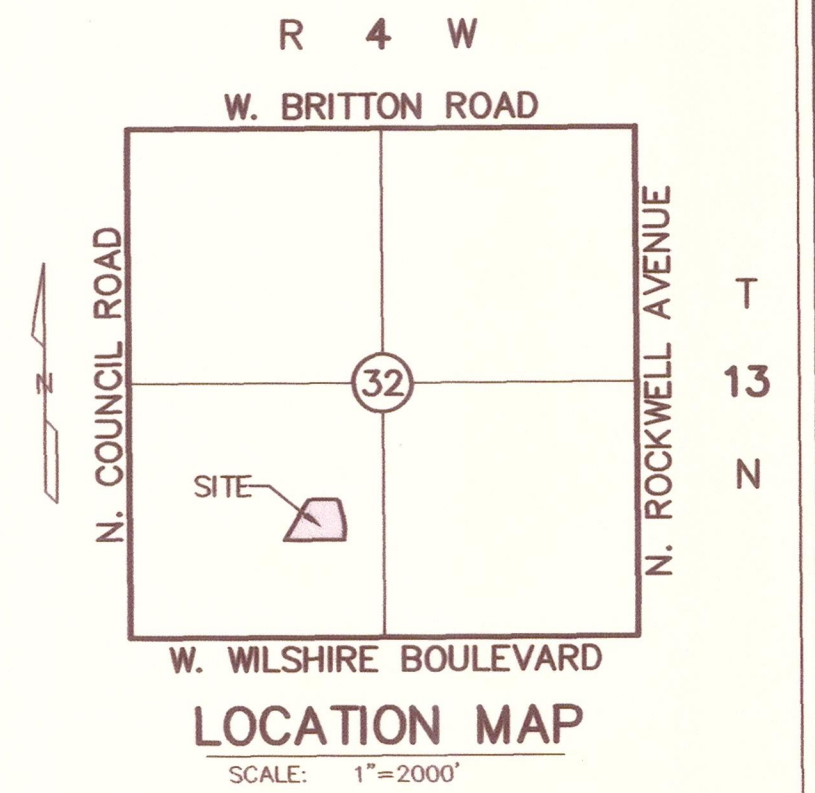
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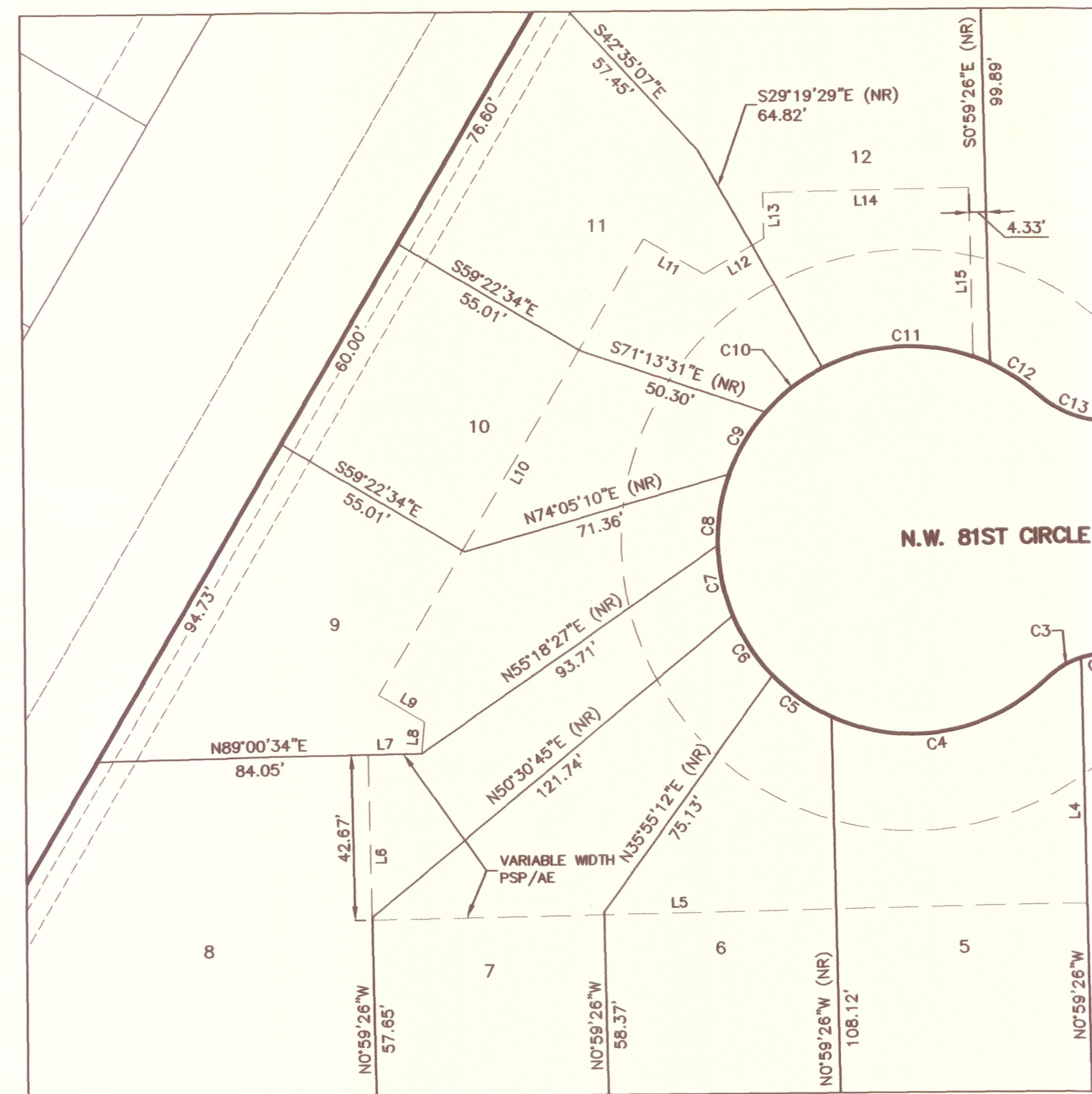


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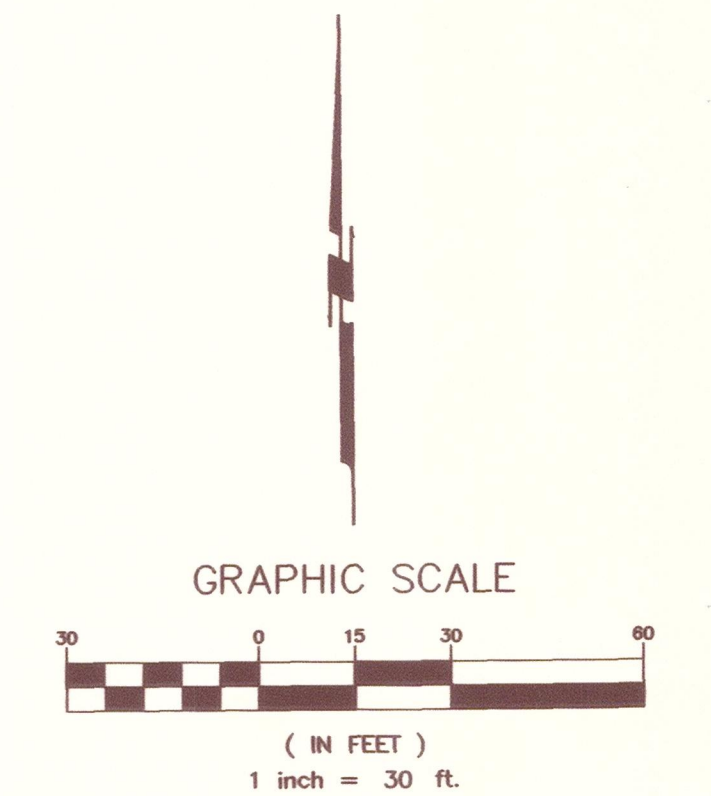
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PSP/AE ENLARGED VIEW
SCALE: 1"=30'



THE BASIS OF BEARING FOR THE ABOVE-DESCRIBED TRACT OF LAND IS THE SOUTH LINE OF ADDITION HAVING A MEASURED BEARING OF SOUTH 89°42'02" WEST (PLATTED SOUTHWEST 89°52'47" WEST), BASED ON STATE PLANE COORDINATES NAD-83 (U.S. SURVEY FOOT), OKLAHOMA NORTH ZONE.

- PLAT NOTES:
- THE PRIVATE SHARED PARKING AND ACCESS EASEMENT SHOWN HEREON PROVIDES ACCESS AND LEGAL FRONTAGE TO ALL LOTS ABUTTING SAID EASEMENT. THE MAINTENANCE OF THE PRIVATE DRIVE WITHIN THE SHARED PARKING AND ACCESS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT. THE SHARED PARKING AND ACCESS EASEMENT SHALL REMAIN OPEN AND/OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES. PARKING IS NOT PERMITTED WITHIN THE PRIVATE DRIVE; HOWEVER, MANEUVERING FOR PARKING IS PERMITTED.
 - 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 ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
 - CENTERLINE OF RIGHT OF WAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH SHINER STAMPED "DURHAM CA 5313" FOR ALL PAVED SURFACES OR #3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED FOR ALL UNPAVED SURFACES
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