


OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That C&P DEVELOPMENT, INC., 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 the streets 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 2nd day of August, 2010. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

C&P DEVELOPMENT, INC.,

 CHAD McDOWELL
 PRESIDENT

STATE OF OKLAHOMA)
)
 COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public, in and for said County and State on this 2nd day of August, 2010, personally appeared CHAD McDOWELL, PRESIDENT OF C&P DEVELOPMENT, INC., 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
 March 28, 2011

 NOTARY PUBLIC
 #03005138

LAND SURVEYOR'S CERTIFICATE

I, WILLIAM SULLIVAN, do hereby certify that I am a REGISTERED 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.

STATE OF OKLAHOMA)
)
 COUNTY OF OKLAHOMA)


 WILLIAM SULLIVAN, R.P.L.S. 1571

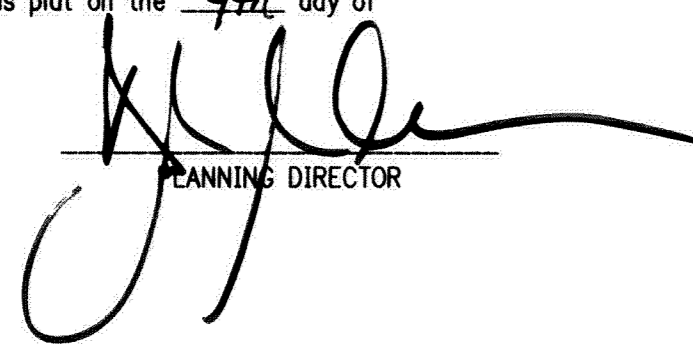
Before me, the undersigned, a Notary Public, in and for said County and State personally appeared WILLIAM SULLIVAN, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this 2nd day of August, 2010.

MY COMMISSION EXPIRES:
 March 28, 2011

 NOTARY PUBLIC
 #03005138

CITY PLANNING COMMISSION APPROVAL

I, Russell Claus, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 9th day of October, 2010.

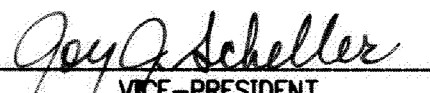

 PLANNING DIRECTOR

FINAL PLAT
 OF
**CANYON CREEK ESTATES
 PHASE 1**
 A PART OF THE SE/4 OF SEC. 9, T11N, R5W, I.M.,
 OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, 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 C&P DEVELOPMENT, INC., that on the 2nd day of August, 2010, there are no actions pending or judgments of any nature in any court of 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 2009 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 1st day of August, 2010.

FIRST AMERICAN TITLE AND TRUST COMPANY

 VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, David T. Radloff hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE OF OKLAHOMA, that the tax records of said county show all taxes are paid for the year 2009 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 13th day of November, 2010.


 COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, this 19th day of October, 2010.

ATTEST:

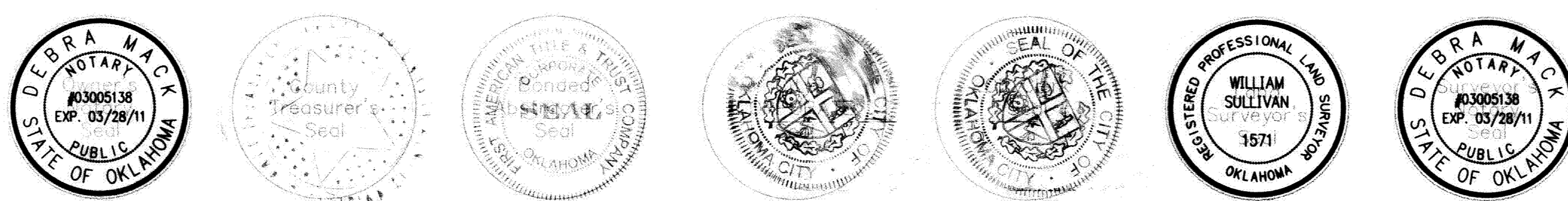
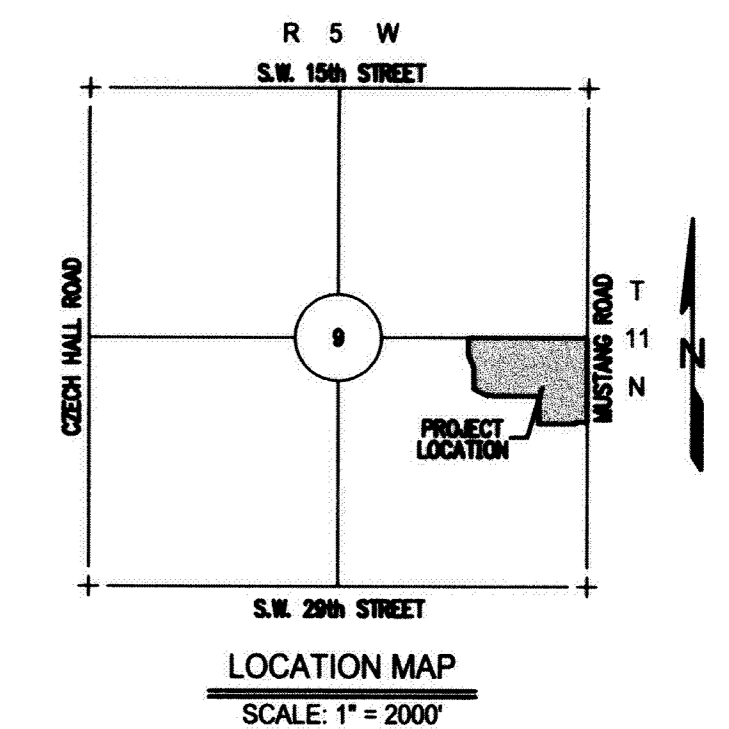
 CITY CLERK


 MAYOR

CERTIFICATE OF CITY CLERK

I, Anna Berry, City 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 deferred payments or unmatrued instalments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 11th day of November, 2010.

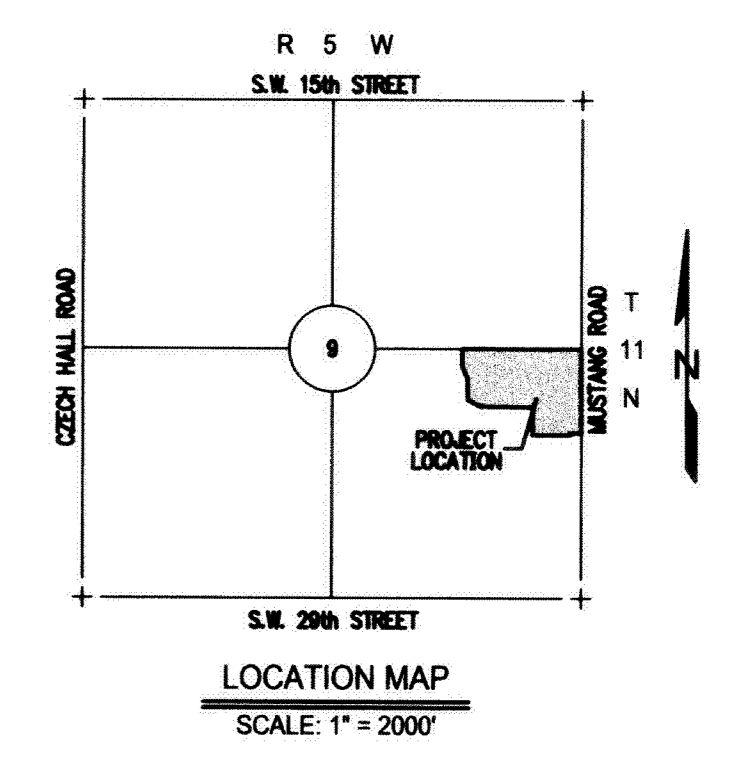

 CITY CLERK



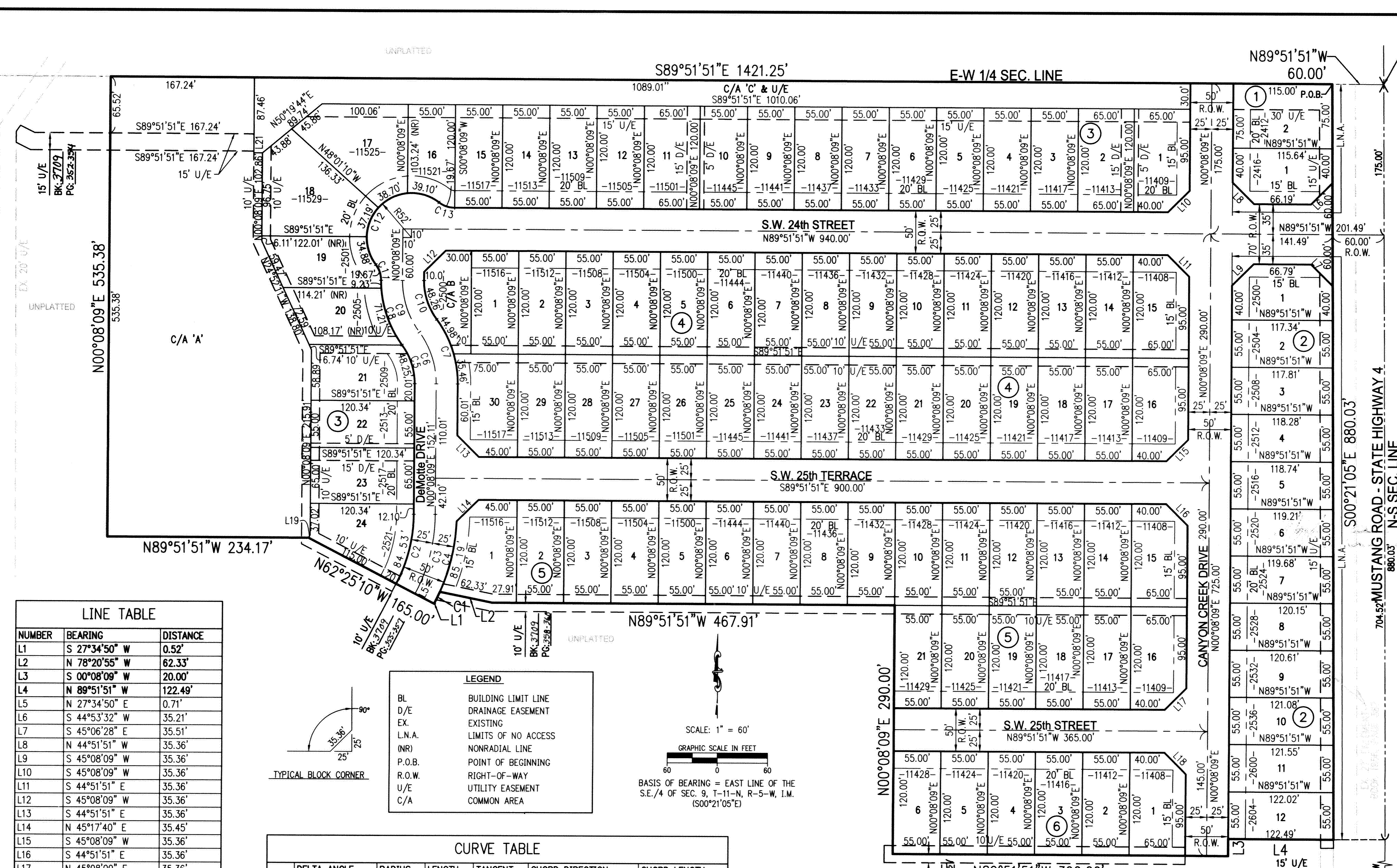
FINAL PLAT TO SERVE CANYON CREEK ESTATES PHASE 1	
214 E. Main Oklahoma City, Oklahoma 73104	SHEET NO.: 1 OF 2
 architecture engineering	DATE: 08/02/10
405.787.6270 405.787.6276 www.craftontullsparks.com	PROJECT NO.: 086046-00
CERTIFICATE OF AUTHORIZATION: CA 973 (PEL/S) EXPIRES 6/30/2012	

POINT OF COMMENCEMENT
 NE CORNER OF SE/4
 SEC. 9, T-11-N, R-5-W, I.M.
 (FOUND MAG NAIL)
 (O.C.C.R. FILED 04/16/04)

FINAL PLAT
 OF
**CANYON CREEK
 ESTATES
 PHASE 1**
 A PART OF THE SE/4 OF
 SEC. 9, T11N, R5W, I.M.,
 OKLAHOMA CITY,
 CANADIAN COUNTY, OKLAHOMA



- 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 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 ROADWAY MONUMENTS SHALL BE AS FOLLOWS:
 MAGNETIC NAILS WITH WASHER FOR PAVING
 PROPERTY CORNER MONUMENTS SHALL BE:
 3/8" IRON RODS WITH A PLASTIC CAP
 - MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS, ISLANDS/MEDIANS IN STREET RIGHTS-OF-WAY AND ARTERIAL LANDSCAPING WITH IRRIGATION SYSTEM ALONG MUSTANG ROAD IN CANYON CREEK ESTATES PHASE 1 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. 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 EASEMENTS SHOWN. CERTAIN PASSIVE 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.
 - SIDEWALKS ON EACH LOT ALONG LOCAL AND COLLECTOR STREETS ARE REQUIRED AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
 - IF THE GARAGE EXTENDS FORWARD OF THE MAIN FRONT WALL OF THE DWELLING, ONE 3 INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2 INCH CALIPER TREES SHALL BE PLANTED IN THE FRONT YARD.



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 27°34'50" W	0.52'
L2	N 78°20'55" W	62.33'
L3	S 00°08'09" W	20.00'
L4	N 89°51'51" W	122.49'
L5	N 27°34'50" E	0.71'
L6	S 44°51'51" E	35.21'
L7	S 45°06'28" E	35.51'
L8	N 44°51'51" W	35.36'
L9	S 45°08'09" W	35.36'
L10	S 45°08'09" W	35.36'
L11	S 44°51'51" E	35.36'
L12	S 45°08'09" W	35.36'
L13	S 44°51'51" E	35.36'
L14	N 45°17'40" E	35.45'
L15	S 45°08'09" W	35.36'
L16	S 44°51'51" E	35.36'
L17	N 45°08'09" E	35.36'
L18	N 44°51'51" W	35.36'
L19	N 27°34'50" E	3.78'
L20	S 27°34'50" W	0.71'
L21	S 89°51'51" E	10.00'

LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
(NR)	NONRADIAL LINE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
C/A	COMMON AREA

CURVE TABLE

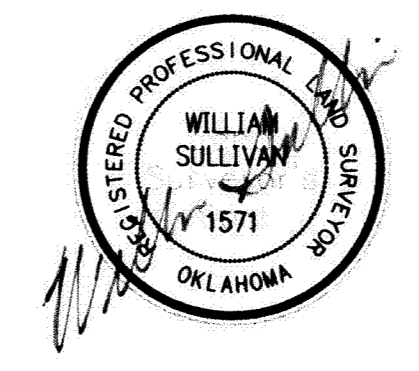
	DELTA ANGLE	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	03°47'14"	225.00	14.87	7.44	S 25°42'40" W	14.87
C2	27°40'32"	175.00	84.53	43.11	N 13°58'25" E	83.71
C3	27°26'41"	200.00	95.80	48.84	N 13°51'29" E	94.89
C4	21°41'34"	225.00	85.19	43.11	N 12°59'43" E	84.68
C5	36°51'37"	75.00	48.25	24.99	S 18°17'40" E	47.42
C6	36°52'12"	100.00	64.35	33.33	S 18°17'57" E	63.25
C7	36°52'12"	125.00	80.44	41.67	S 18°17'57" E	79.06
C8	36°52'12"	125.00	80.44	41.67	S 18°17'57" E	79.06
C9	36°52'12"	100.00	64.35	33.33	N 18°17'57" W	63.25
C10	36°52'12"	75.00	48.26	25.00	N 18°17'57" W	47.43
C11	37°33'47"	30.00	19.67	10.20	S 18°38'44" E	19.32
C12	165°07'34"	52.00	149.87	398.37	S 45°08'09" W	103.13
C13	37°33'47"	30.00	19.67	10.20	S 71°04'57" E	19.32

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP ELEVEN NORTH (T-11-N), RANGE FIVE WEST (R-5-W) OF THE INDIAN MERIDIAN (I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4, THENCE N89°51'51"W ALONG THE NORTH LINE OF SAID SE/4 A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE S00°21'05"E A DISTANCE OF 880.03 FEET; THENCE N89°51'51"W A DISTANCE OF 122.49 FEET; THENCE S00°08'09"W A DISTANCE OF 20.00 FEET; THENCE N89°51'51"W A DISTANCE OF 390.00 FEET; THENCE N00°08'09"E A DISTANCE OF 290.00 FEET; THENCE N89°51'51"W A DISTANCE OF 467.91 FEET; THENCE N78°20'55"W A DISTANCE OF 62.33 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING S25°42'40"W, A CHORD DISTANCE OF 14.87 FEET, FOR A DISTANCE OF 14.87 FEET; THENCE S27°34'50"W A DISTANCE OF 0.52 FEET; THENCE N62°25'10"W A DISTANCE OF 165.00 FEET; THENCE N89°51'51"W A DISTANCE OF 234.17 FEET; THENCE N00°08'09"E A DISTANCE OF 535.38 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4; THENCE S89°51'51"E ALONG SAID NORTH LINE A DISTANCE OF 1421.25 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 22.75 ACRES, MORE OR LESS.



FINAL PLAT TO SERVE
 CANYON CREEK ESTATES PHASE 1

214 E Main
 Oklahoma City, Oklahoma 73104

Crafton Tull Sparks
 architecture | engineering

405.787.6270 | 405.787.6276 |
 www.craftontullsparks.com

SHEET NO.: 2 OF 2
 DATE: 08/02/10
 PROJECT NO.: 086046-00