

FINAL PLAT
OF

CONDO'S WEST AT SURREY HILLS

A REPLAT OF A PART OF BLOCK 23 OF SURREY HILLS ADDITION NO. 7
AND A PART OF THE NW/4 OF SECTION 22, T-13-N, R-5-W, I.M.,
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Surrey, L.L.C., an Oklahoma Limited Liability Company, is the owner of all the property contained and included in the plat of CONDO'S WEST AT SURREY HILLS, A REPLAT OF A PART OF BLOCK 23 OF SURREY HILLS ADDITION NO. 7, an addition to the City of Oklahoma City, being a part of Section Twenty-Two (22), Township Thirteen (13) North, Range Five (5) West, of the Indian Meridian, in Canadian County, Oklahoma and has caused the said premises to be surveyed and platted into Lots, Blocks, Streets, and Easements as shown on said plat, which said plat (consisting of one sheet) represents a careful survey of all property contained and included therein and is hereby adopted as the plat of said land under the name of CONDO'S WEST AT SURREY HILLS, A REPLAT OF A PART OF BLOCK 23 OF SURREY HILLS ADDITION NO. 7, an addition to the City of Oklahoma City, Canadian County, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said plat to the public for use as public streets, and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear.

All common areas and private drainage easements are the responsibility of the Property Owner's Association to maintain.

The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed separately.

In witness whereof the undersigned has caused this instrument to be executed on this 24th day of MAY, 2005.

Surrey, L.L.C.
an Oklahoma Limited Liability Company

Joe Love
Manager
Claud A. Cybert
Manager

STATE OF OKLAHOMA)
SS)
COUNTY OF SEMINOLE)

Before me, the undersigned, a Notary Public in and for said County and State, on this 24th day of MAY, 2005, personally appeared Joe Love & Claud A. Cybert to me known to be the identical persons who subscribed, as Managers of Surrey, L.L.C., an Oklahoma Limited Liability Company, and duly acknowledged to me that they executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said Limited Liability Company.

My Commission Expires: 12-12-2006
Notary Public Jay L. McLean

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the plat of CONDO'S WEST AT SURREY HILLS, A REPLAT OF A PART OF BLOCK 23 OF SURREY HILLS ADDITION NO. 7, an addition to the City of Oklahoma City, Oklahoma, is vested in Surrey, L.L.C., an Oklahoma Limited Liability Company and on this 1st day of July, 2005, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said County and State against said land or owners thereof, that the taxes are paid for the year of 2004 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, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 1st day of July, 2005.

ATTEST:
Diana Kistambinski
Assistant Secretary
WARRANTY TITLE & ABSTRACT, INC.
Doris Schellen
Vice President

Before me, the undersigned, a Notary Public in and for said County and State, on this 1st day of July, 2005, personally appeared Doris Schellen to me known to be the identical person who executed the same as the free and voluntary act and deed of herself and as the free and voluntary act and deed of said company.

My Commission Expires: 2-12-09
Notary Public Nancy Hensel

CERTIFICATE OF CITY CLERK

I, Frances Kelsey, City Clerk of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unamortized 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 plat of CONDO'S WEST AT SURREY HILLS, A REPLAT OF A PART OF BLOCK 23 OF SURREY HILLS ADDITION NO. 7, an addition to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 30th day of August, 2005.
Frances Kelsey
City Clerk

COUNTY TREASURER'S CERTIFICATE

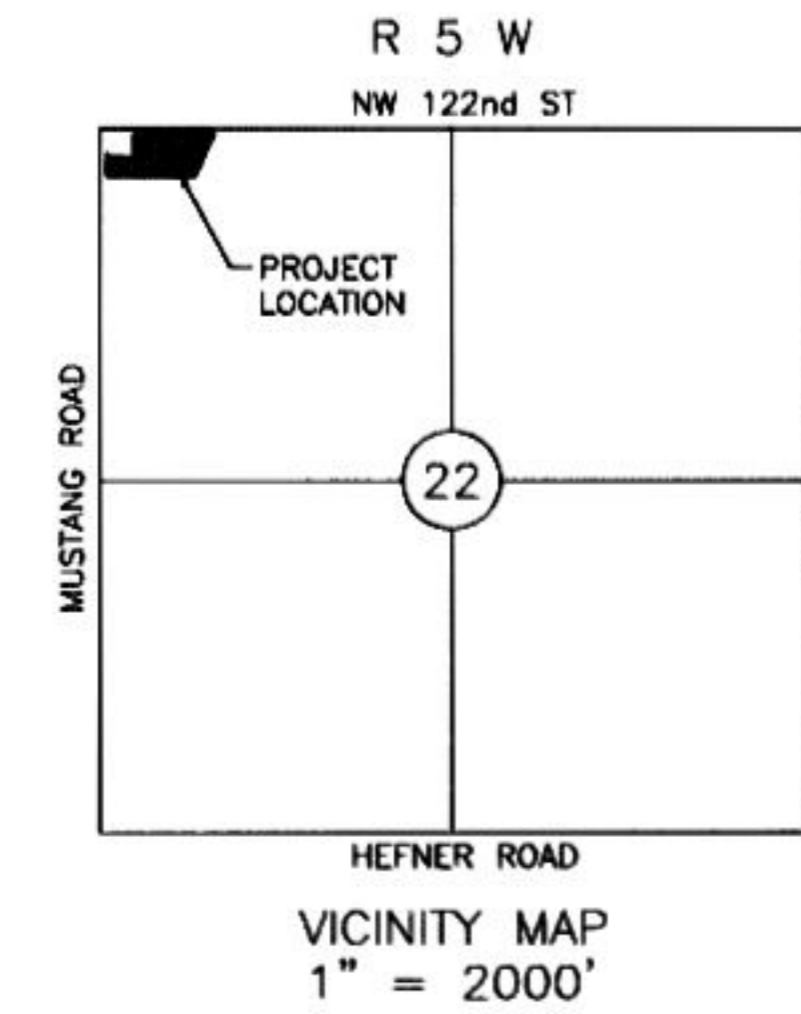
I, David T. Radloff, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 2004 and prior years are paid on the plat of CONDO'S WEST AT SURREY HILLS, A REPLAT OF A PART OF BLOCK 23 OF SURREY HILLS ADDITION NO. 7, an addition to the City of Oklahoma City, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 6th day of September, 2005.
David T. Radloff
County Treasurer

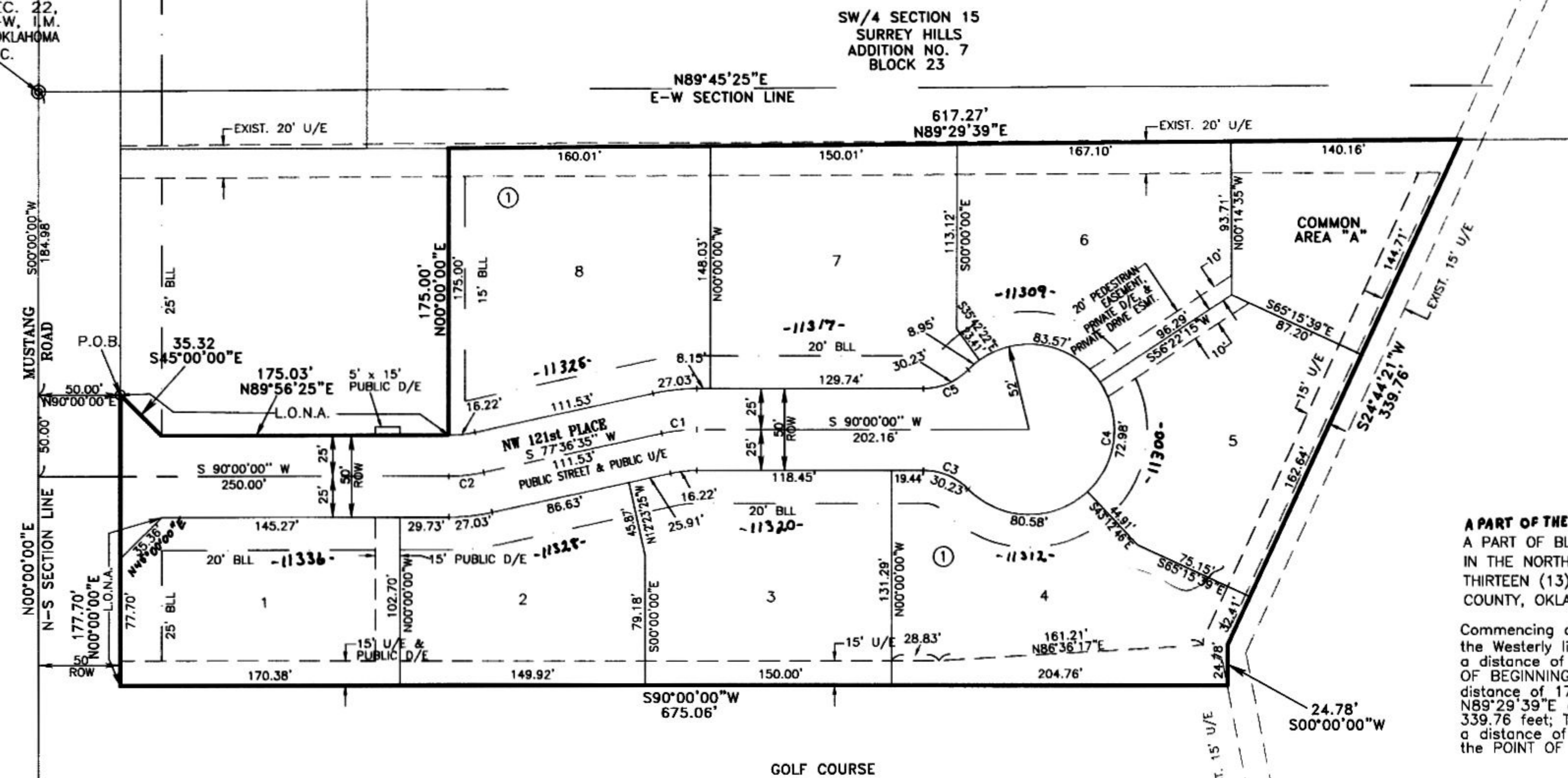
PLAT NOTES

- 1. MAINTENANCE OF THE COMMON AREA AND/OR PEDESTRIAN EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN.
- 2. SIDEWALKS ARE REQUIRED ALONG EACH LOT WHERE IT ADJUTS A LOCAL AND/OR COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY.
- 3. OWNERS OF CORNER LOTS SHALL INCORPORATE HANDICAP RAMPS IN SIDEWALK.
- 4. NO MORE THAN 30 RESIDENTIAL UNITS SHALL BE ALLOWED.

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 that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.



NW CORNER SEC. 22,
T-13-N, R-5-W, I.M.,
CANADIAN COUNTY, OKLAHOMA
P.O.C.



NUMBER	Radius	Delta Angle	Chord Bearing	Chord Distance	Arc Distance
C1	100.00	12°23'25"	S 83°48'18" W	21.58	21.62
C2	100.00	12°23'25"	S 83°48'18" W	21.58	21.62
C3	38.00	45°34'23"	N 67°12'49" E	29.43	30.23
C4	52.00	80°24'59"	N 06°34'45" E	67.14	72.98
C5	38.00	45°34'23"	N 67°12'49" E	29.43	30.23

SCALE 1" = 60'
BASIS OF BEARING
WEST LINE OF NW/4=N 00°00'00" E

REGISTERED SURVEYOR'S CERTIFICATE

I, Jimmy O. Stacy, do hereby certify that I am by profession a Land Surveyor and the plat of CONDO'S WEST AT SURREY HILLS, A REPLAT OF A PART OF BLOCK 23 OF SURREY HILLS ADDITION NO. 7, an addition to the City of Oklahoma City, Oklahoma, consisting of 1 sheet, represents a survey made under my supervision on the 24th day of MAY, 2005.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and that this plat of 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.

STATE OF OKLAHOMA)
SS)
COUNTY OF SEMINOLE)

Jimmy O. Stacy
Professional Land Surveyor #1063

Before me, the undersigned, a Notary Public in and for said County and State on this 24th day of MAY, 2005, personally appeared Jimmy O. Stacy, 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 for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: 12-12-2006
Notary Public Jay L. McLean

CERTIFICATE OF PLANNING COMMISSION

I, John M. Dugan, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 30th day of April, 2005.

John M. Dugan
Planning Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City, that the annexed plat of CONDO'S WEST AT SURREY HILLS, an addition to the City of Oklahoma City, Canadian County, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Oklahoma City, Oklahoma this 30th day of August, 2005.
APPROVED by the Mayor of the City of Oklahoma City, Oklahoma this 30th day of August, 2005.
City Clerk
Mayor

LEGAL DESCRIPTION
A PART OF THE UNPLATTED NORTHWEST QUARTER (NW/4) AND A PART OF BLOCK TWENTY-THREE (23), SURREY HILLS ADDITION NO. 7, LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTEEN (13) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of said NW/4; Thence S00°00'00"W along the Westerly line of said NW/4 a distance of 184.98 feet; Thence N90°00'00"E a distance of 50.00 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S45°00'00"E a distance of 35.32 feet; Thence N89°56'25"E a distance of 175.03 feet; Thence N00°00'00"E a distance of 175.00 feet; Thence N89°29'39"E a distance of 617.27 feet; Thence S24°44'21"W a distance of 339.76 feet; Thence S00°00'00"W a distance of 24.78 feet; Thence S90°00'00"W a distance of 675.06 feet to the POINT OF BEGINNING and containing 4.81 acres more or less.

LEGEND

- L.O.N.A. = LIMITS OF NO ACCESS
- = SET IRON PIN
- o = FOUND IRON PIN

CONDO'S WEST AT SURREY HILLS
PLAT BY: ANCHOR ENGINEERING, L.L.C.
CA 4161 EXP. 6-30-06
10804 QUAL PLAZA DR., SUITE 200
OKLAHOMA CITY, OKLAHOMA
405-749-9998
10103007

