

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Danny A. Berkley and Debbie A. Berkley, are the owners of all the property contained in the annexed Plat of COPPER CREEK and has caused said premises to be surveyed and platted into lots, blocks streets and easements, as shown on said annexed Plat, said plat represents a correct survey of all the property included therein and is hereby adopted as the plat of said land under the name of COPPER CREEK, the undersigned does further certify that Danny A. Berkley and Debbie A. Berkley are the owners of and the only persons, company or corporation having any right, title or interest in and to the land included in said plat and do hereby dedicate all streets and utility easements forever, and has caused the same to be released from all encumbrances so that title is clear as to said streets and easements. The Restrictive Covenants and the Limitations for the development of this platted property are set out on separate typewritten sheets of paper and sufficient deed, which will subsequently be filed separately. IN WITNESS WHEREOF, the undersigned has executed this instrument this 24 day of August, 1992.

Danny A. Berkley  
Danny A. Berkley

Debbie A. Berkley  
Debbie A. Berkley

ATTEST:

State of Oklahoma )  
County of Canadian ) SS

Before me, the undersigned, a Notary Public in and for said County and State on this 24th day of August, 1992, personally appeared Danny A. Berkley and Debbie A. Berkley, to me known to be the identical persons who subscribed the name of the maker thereof to the within and foregoing instrument, and acknowledged to me that he executed the same as this free and voluntary act and deed of the said individual for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year last above written.

My Commission Expires:  
01-28-95

Carol Miller  
Notary Public

PLANNING COMMISSION APPROVAL

I, Robert L. Crow, Chairman of the Planning Commission of the City of Mustang, Canadian County, Oklahoma, do hereby certify that the said Planning Commission duly approved the annexed Plat of COPPER CREEK, an addition to the City of Mustang, Oklahoma on the 23 day of JUNE, 1992.

Robert L. Crow  
Chairman

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded Abstracters of Title in and for the County of Canadian and the State of Oklahoma, hereby certifies that the records of said County and State show that the title to the lands shown on the annexed Plat of COPPER CREEK, and addition to the City of Mustang, Oklahoma, is vested in Danny A. Berkley and Debbie A. Berkley and that on the 26th day of August, 1992, there were no actions pending or judgements of any nature in any court of record on file with the Clerk of any court in said County and State against said lands or the owner's thereof, that the taxes are paid for the year 1992 and prior years and that no tax sales certificates are against said lands and no tax deeds are issued to any person and that there are no liens, mortgages, or encumbrances of any kind against the land described in said plat, except as shown of record.

SIGNED and SEALED at El Reno, Oklahoma this 26th day of August, 1992.  
Mark Hillberry VICE-PRES.  
Abstracter

ATTEST:

Morgan Graham  
Not. Sec.

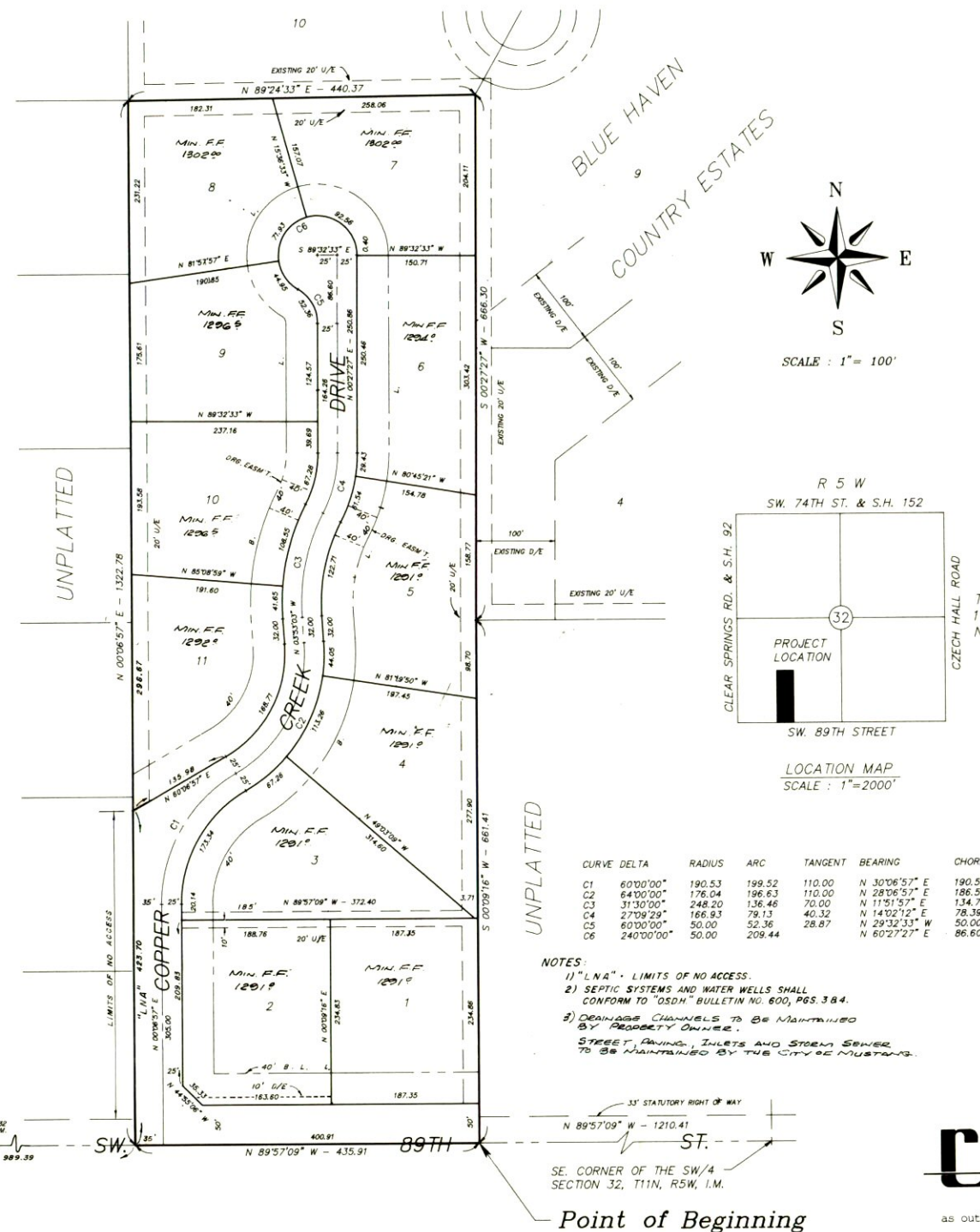
State of Oklahoma )  
County of Canadian ) SS

Before me, the undersigned, a Notary Public, in and for said County and State on this 26th day of August, 1992, personally appeared MARK A. HILLBERRY to me known as 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.

My Commission Expires:  
01-28-95

Carol Miller  
Notary Public

FINAL PLAT  
**COPPER CREEK ESTATES**  
BEING A SUBDIVISION OF PART OF THE SW/4 OF  
SEC. 32, T11N, R5W, I.M.  
CANADIAN COUNTY,  
AN ADDITION TO MUSTANG, OKLAHOMA



CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	60°00'00"	190.53	199.52	110.00	N 30°06'57" E	190.53
C2	64°00'00"	176.04	196.63	110.00	N 28°06'57" E	196.57
C3	31°30'00"	248.20	136.46	70.00	N 11°51'57" E	134.74
C4	27°09'29"	166.93	79.13	40.32	N 14°02'12" E	78.39
C5	60°00'00"	50.00	52.36	28.87	N 29°32'33" W	50.00
C6	240°00'00"	50.00	209.44		N 60°27'27" E	96.60

- NOTES:  
1) "L.N.A." - LIMITS OF NO ACCESS.  
2) SEPTIC SYSTEMS AND WATER WELLS SHALL CONFORM TO "OSDM" BULLETIN NO. 600, PGS. 3 & 4.  
3) DRAINAGE CHANNELS TO BE MAINTAINED BY PROPERTY OWNER.  
STREET PAVING, INLETS AND STORM SEWER TO BE MAINTAINED BY THE CITY OF MUSTANG.

SURVEYOR'S CERTIFICATE

I, David C. Phillips, Registered Land Surveyor No. 1277 in the State of Oklahoma, hereby certify that the annexed Plat of COPPER CREEK, an addition to the City of Mustang, Canadian County, Oklahoma, correctly represents and accurate survey thereof, made under my supervision, and that the monuments shown thereon actually exist and their respective positions are correctly shown and further certify that this original plat meets the permanency requirements of Oklahoma Senate Bill No. 377, Section 518 as amended September 5, 1975.

David C. Phillips  
David C. Phillips, Okla. L.S. #1277

State of Oklahoma )  
County of Canadian ) SS

Before me, the undersigned, a Notary Public, in and for the said County and State on this 24th day of August, 1992, personally appeared David C. Phillips, to me known to be the identical person who 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:  
10/27/93

Notary Public  
Notary Public

ACCEPTANCE OF DEDICATION

BE IT HEREBY RESOLVED by the City Council of the City of Mustang, Oklahoma, that the dedication shown on the annexed Plat of COPPER CREEK, an addition to the City of Mustang, Oklahoma, is hereby accepted.

ADOPTED by the City Council of the City of Mustang, Oklahoma, this 18th day of August, 1992.

ATTEST:  
Juska Thomas

Richard Riley  
Mayor

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff, do hereby certify that I am duly elected and 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 1992, and prior years on the land shown on the annexed Plat of COPPER CREEK, and addition to the City of Mustang, Canadian County, State of Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer has caused this instrument to be executed at El Reno, Oklahoma, on this 26th day of August, 1992.

David T. Radcliff  
County Treasurer

CITY CLERK'S CERTIFICATE

I, Juska Thomas, City Clerk of the City of Mustang, Oklahoma, do hereby certify that I have examined the records of said City of Mustang, Oklahoma, and find all deferred payments or unreturned installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed Plat of COPPER CREEK, an addition to the City of Mustang, Oklahoma, on this 18 day of August, 1992.

Juska Thomas  
City Clerk

LEGAL DESCRIPTION

A part of the Southwest Quarter (SW/4) of Section Thirty-Two (32), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Mustang, Canadian County, Oklahoma, said part being more particularly described as follows:

COMMENCING at the SE Corner of said SW/4; Thence N.89°57'09"W. along the South line of said SW/4 a distance of 1210.41 feet to the Point or Place of Beginning; Thence continuing N.89°57'09"W. along said South line a distance of 435.91 feet; Thence N.0°06'57"E. a distance of 1322.78 feet; Thence N.89°24'33"E. a distance of 440.37 feet; Thence S.0°27'27"W. a distance of 666.30 feet; Thence S.0°09'16"W. a distance of 661.41 feet to the Point or Place of Beginning; Containing 13.30 Acres ±.

**CPG reidprographics** 848-7274  
6800 North Shanel Oklahoma City, Oklahoma 73116  
This reproduction meets the requirements as outlined in Senate Bill, Section 518, as amended.

**Phillips & Stong**  
Consulting Engineers and Land Surveyors  
(405) 751-1463  
8636 N. MAY AVENUE SUITE 274 OKLA. CITY, OKLA. 73120-2714