

FINAL PLAT CREEKS AT AVALON

PART OF THE SW1/4 OF SEC. 4, T11N, R5W, 1M
 OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

I, the undersigned, BAM Investments, an Oklahoma General Partnership, hereby certify that I am the only person, firm or corporation having any right, title or interest in and to the land shown on the annexed map or plat and does further certify:
 1. That as owner of the title to said land which is shown on the annexed plat or map of Creeks At Avalon, being a part of the SW1/4 of Section 4, T11N, R5W, 1M, Oklahoma City, Canadian County, Oklahoma hereby dedicate the streets, avenues and drives as shown on said plat or map, for the use of the public and its successors and assigns and guarantees a clear title to the land so dedicated and has caused the same to be released of all encumbrances so that the title is clear except as shown on the Bonded Abstractor's Certificate.
 2. That the areas indicated on said plat or map as "Utility Easements" are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public utility or utility function or service, above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, maintenance, operation and removal of any public or quasi-public utility.
 3. That said property covered by said plat or map and dedication is subject to certain restrictions, reservations, and covenants contained in a separate instrument, which will be filed for record in the office of the County Clerk of Canadian County, Oklahoma subsequent to the filing of this plat.

BAM Investments, an Oklahoma General Partnership

By: Gene Methvin
 Gene Methvin, General Partner

STATE OF OKLAHOMA)
 COUNTY OF CLEVELAND) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 14th day of February, 2007, personally appeared Gene Methvin, General Partner of BAM Investments, an Oklahoma General Partnership, 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 partnership, for the uses and purposes herein set forth.
 My Commission Expires: 3/27/10

Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA)
 COUNTY OF CANADIAN) SS

The undersigned, duly qualified and 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 annexed plat of Creeks At Avalon, in addition to the City of Oklahoma City, Canadian County, Oklahoma, is vested in BAM Investments, an Oklahoma General Partnership, and that on the 14th day of February, 2007, 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 2006 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 20th day of February, 2007.

WARRANTY TITLE & ABSTRACT, INC.
 By: Jay G. Scheller
 Vice President

COUNTY TREASURERS CERTIFICATE

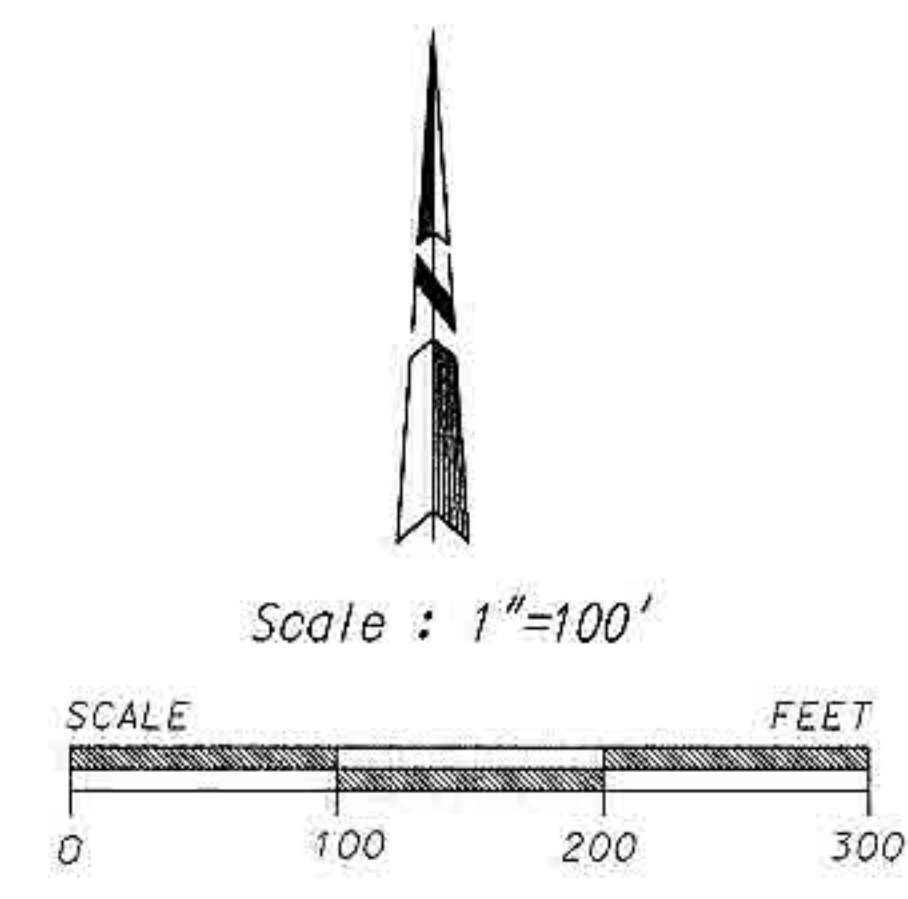
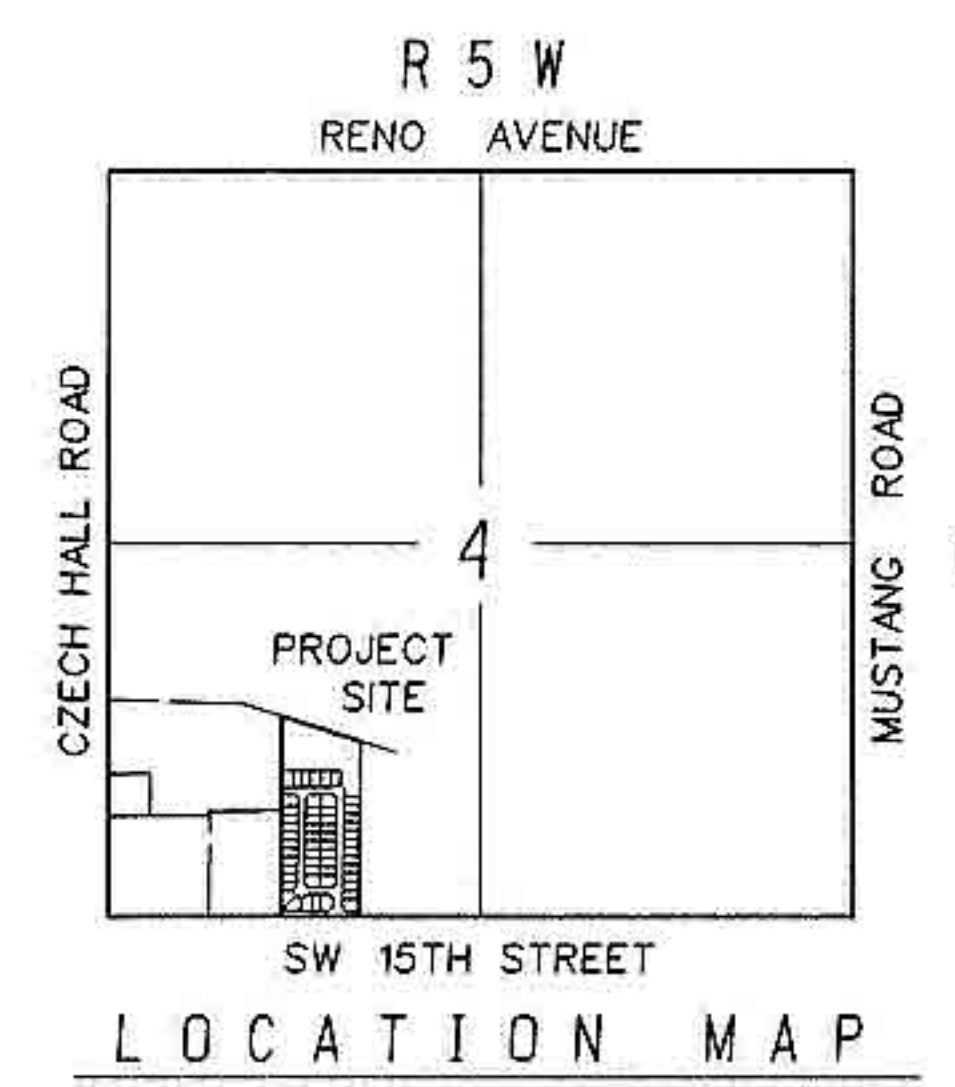
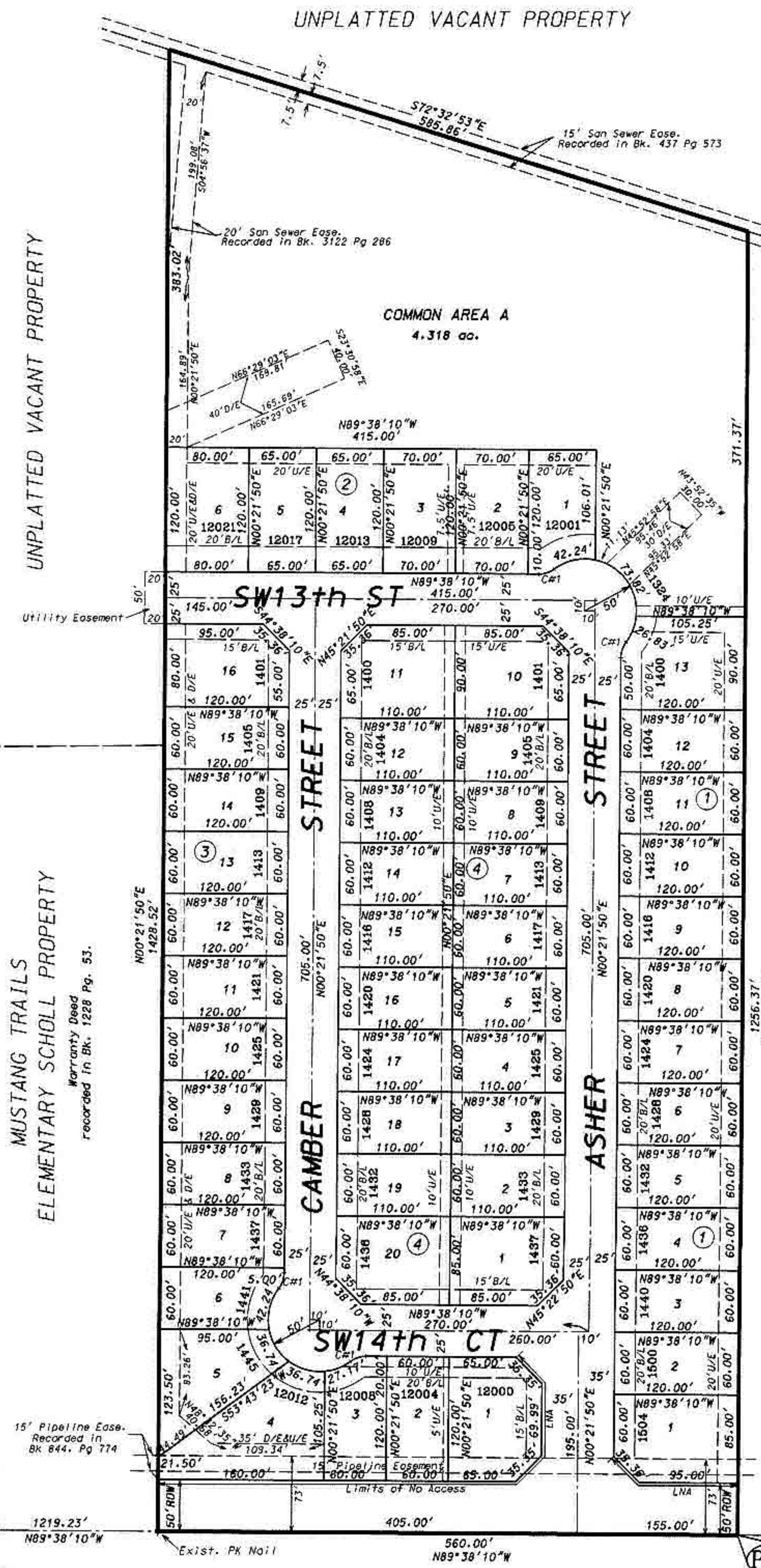
I, David J. Redick, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Canadian County, State of Oklahoma, that the tax records of said county show all taxes are paid for the year 2006 and prior years on the land shown on the annexed plat of Creeks At Avalon to the City of Oklahoma City, Canadian County, State of Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.
 IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at El Reno, Canadian County, Oklahoma, this 4th day of May, 2007.

David J. Redick
 County Treasurer
 by Leah J. Brown

CERTIFICATE OF CITY CLERK

I, James Kersey, City Clerk of the City of Oklahoma City, hereby certify that I have examined the records of said City and find that all delinquent payments or unreturned installments upon special assessments have been paid in full and that there is no special procedure pending against the land shown on the annexed plat on this 14th day of May, 2007.

James Kersey
 City Clerk



Bearings Are Based On S89°38'10"E
 Between Existing Monuments On
 The South Line Of The SW1/4.
 (o) Indicates Set 3/8" Iron Pin
 With Plastic Cap Marked: L51474
 Unless Otherwise Noted
 (*) Indicates Monument As Noted

GENERAL NOTES

- (1) A sidewalk in accordance with city specifications shall be required on each lot at the building permit stage with installation prior to the issuance of a certificate of occupancy. Sidewalks will be required along S.W. 15th Street and Local streets within this Addition. Sidewalks along Common Areas and SW15th Street are the responsibility of the Developer and must be installed prior to the issuance of any occupant permits. All sidewalks will be constructed in accordance with the final plans.
- (2) A Property Owners' Association shall be required to be created as part of this plat.
- (3) Maintenance of the common areas, islands/medians in street rights-of-way 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, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain 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.
- (4) Class "C" roofing materials are required on all structures.
- (5) All easements shown outside of the plat boundary are made part of this plat unless labeled as given by separate instrument.
- (6) If the garage front is designed so that the front door extends beyond the front wall of the dwelling, screening shall be provided by planting either one 3 inch caliper deciduous tree or two 1 1/2 inch caliper trees in the front yard.

Curve #	Delta	Radius	Length
1	36°52'12"	25.00	16.09'

SURVEYOR'S CERTIFICATE

I, Timothy G. Pollard, a Professional Land Surveyor in the State of Oklahoma hereby certify that the annexed plat (consisting of one sheet) of Creeks At Avalon to the City of Oklahoma City, Canadian County, Oklahoma, represents a careful survey thereof made under my supervision on the 14th day of February, 2007, and that all of the monuments shown hereon actually exist and their positions are correctly shown. This survey meets or exceeds the current 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 said Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

Timothy G. Pollard
 Timothy G. Pollard, PLS 1474

STATE OF OKLAHOMA)
 COUNTY OF CLEVELAND) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 14th day of February, 2007, personally appeared Timothy G. Pollard, to me known to be the identical person who executed the within and foregoing instrument and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein stated.

Notary Public

CITY PLANNING COMMISSION APPROVAL

I, John M. Dugan, Planning Director for the City of Oklahoma City certify that the Oklahoma City Planning Commission has duly approved the annexed plat of Creeks At Avalon on the 14th day of February, 2007.

John M. Dugan
 Planning Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

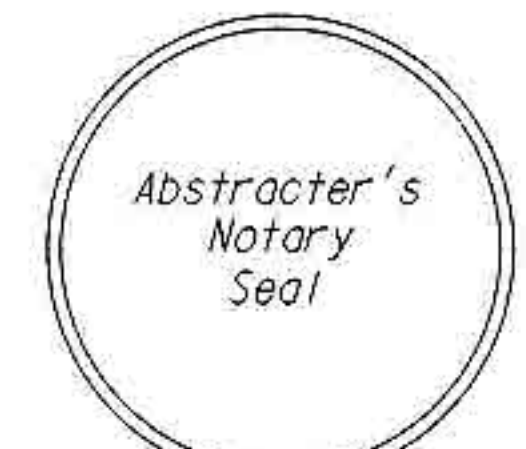
BE IT HEREBY RESOLVED by the City Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the plat of Creeks At Avalon, are hereby accepted. This 8th day of May, 2007.

ATTEST: James Kersey City Clerk
Neil Curtis Mayor
 CITY OF OKLAHOMA CITY, OKLAHOMA

LEGAL DESCRIPTION

A tract of land in the Southwest Quarter (SW1/4) of Section Four (4), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, written by Timothy G. Pollard, PLS 1474, dated February 16, 2007, based on a bearing of N89°38'10"W between existing monuments of the SW1/4 of said Section 4, said tract further described as beginning, on the South line of said SW1/4, 869.99 feet, N89°38'10"W from the SE corner of said SW1/4, said point being the southwest corner of the tract recorded by warranty deed in Book 3230, Page 425; thence N89°38'10"W, on the South line of said SW1/4, for a distance of 560.00 feet to the Southeast corner of the tract recorded by warranty deed in Book 1228 Page 53; thence N00°21'50"E, on the East line extended of said tract recorded in Book 1228 Page 53, for a distance 1428.52 feet to the North line of the tract described by warranty deed in Book 3044 Page 398; thence S72°32'53"E, on said North line for a distance of 585.86 feet to the Northwest corner of the said tract recorded in Book 3230 Page 425; thence S00°21'50"E, on the West line of said tract recorded in Book 3230 Page 425, a distance of 1256.37 feet to the point of beginning, containing 17.258 acres more or less and subject to easements rights-of-way of record.

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 this plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.



FINAL PLAT
CREEKS AT AVALON
 PART OF THE SW1/4 OF SEC. 4, T11N, R5W, 1M
 OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA
POLLARD & WHITED SURVEYING INC.
 2514 Tee Drive Norman, Oklahoma 73069
 405-366-0001
 CA 2380 Exp. 6-30-07
 DRAWN BY: Pollard
 Creeks.plat.dgn
 Feb. 17, 2007
 Sheet 1 of 1