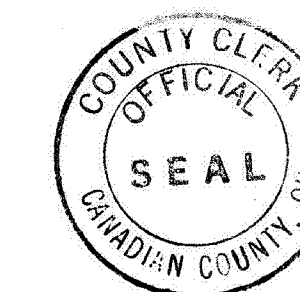


DEDICATION SHEET FOR
CREEKS AT AVALON SECTION 2

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

Doc# P 2009 15
Bk#Pg: PL 9 286-287
Filed: 12-29-2009 1M
03:08:35 PM PL
Canadian County, OK



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:

- That as owner of the title to said land which is shown on the annexed plat or map of Creeks At Avalon Section 2, 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 or 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 Abstracter's Certificate.
- 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
- 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 20th day of November, 2009, 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: 12-28-2010

Janithy D. Pollard
Notary Public

BONDED ABSTRACTER'S CERTIFICATE

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS

The undersigned, duly qualified and bonded abstracter 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 Section 2, an addition to the City of Oklahoma City, Canadian County, Oklahoma, is vested in BAM Investments, an Oklahoma General Partnership, and that on the 24th day of December, 2009, 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 2009 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 Abstracter has caused this instrument to be executed this 4th day of December, 2009.

First American Title & Trust Company
By: Jay J. Scheller
Vice President

COUNTY TREASURERS CERTIFICATE

I, David T. Radcliff, 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 2009 and prior years on the land shown on the annexed plat of Creeks At Avalon Section 2 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 29th day of December, 2009.

David T. Radcliff
County Treasurer

CERTIFICATE OF CITY CLERK

I, Russell Claus, City Clerk of the City of Oklahoma City, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special procedure now pending against the land shown on the annexed plat on this 22nd day of December, 2009.

Russell Claus
City Clerk

CITY PLANNING COMMISSION APPROVAL

I, Russell Claus, 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 Section 2 on the 15th day of January, 2009.

Russell Claus
Planning Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the Oklahoma City, Oklahoma, that the dedications shown, on the plat of Creeks At Avalon Section 2, are hereby accepted. This 22nd day of December, 2009.

ATTEST: CITY OF OKLAHOMA CITY, OKLAHOMA

Russell Claus Mark Antu
City Clerk Mayor

SURVEYOR'S CERTIFICATE

I, Charles Reed, a Professional Land Surveyor in the State of Oklahoma hereby certify that the annexed plat (consisting of two sheets) of Creeks At Avalon Section 2 to the City of Oklahoma City, Canadian County, Oklahoma, represents a careful survey thereof made under my supervision on the 20th day of November, 2009, 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 Licensure for Professional Engineers and Land Surveyors and said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Charles Reed
Charles Reed, PLS 1660

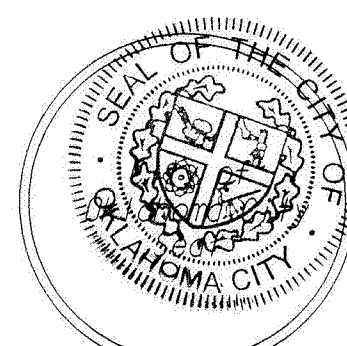
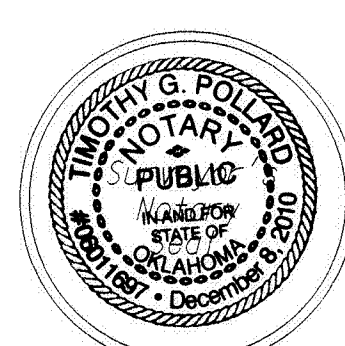
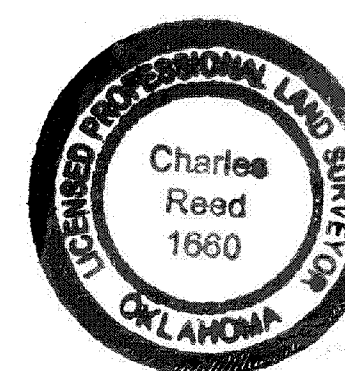
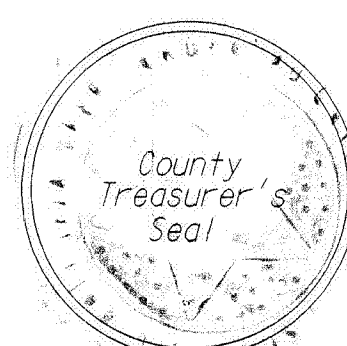
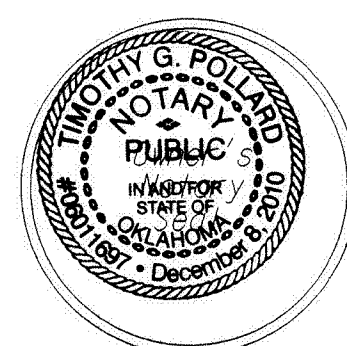
STATE OF OKLAHOMA)
COUNTY OF CLEVELAND) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 29th day of November, 2009, personally appeared Charles Reed, 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.

Janithy D. Pollard
Notary Public

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, said tract further described as beginning, 1219.23 feet, S89°38'10"E and 757.67 feet N00°21'50"E from the SW corner of said SW1/4; thence S89°30'11"W for a distance of 509.78 feet (record), S89°29'53"W 509.73 feet (measured); thence S00°23'55"W for a distance of 29.91 feet (record) S00°21'31"W 29.87 feet (measured); thence S89°29'40"W for a distance of 419.94 feet (record), S89°30'14"W 419.92 feet (measured); thence N00°31'34"W for a distance of 300.00 feet (record), N00°31'53"W 299.98 feet (measured); thence S89°28'26"W for a distance of 300.70 feet (record), S89°28'55"W 300.85 feet (measured) to the West line of said SE1/4; thence N00°31'34"W, on said West line, for a distance of 529.61 feet (record), N00°32'06"W 529.55 feet (measured); thence S88°17'22"E for a distance of 958.96 feet; thence S72°32'53"E for a distance of 297.80 feet; thence S00°21'50"W for a distance of 670.85 feet to the point of beginning, containing 20.185 acres more or less and subject to easements and rights-of-way of record.



DEDICATION SHEET
CREEKS AT AVALON SECTION 2
PART OF THE SW1/4 OF SEC. 4, T11N, R5W, 1M
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Reed's Surveying P.L.L.C.
118 West Maple Street, Tucuman, OK 74873
Lic. #1660 Exp. Nov. 30, 2010 405-996-8910 CA #5262 Exp. June 30, 2011

Pollard Engineering, L.L.C.
11000 Friendly Lane, Midwest City, Oklahoma 73130
CA 2165 Exp. 6-30-11 405-769-6780

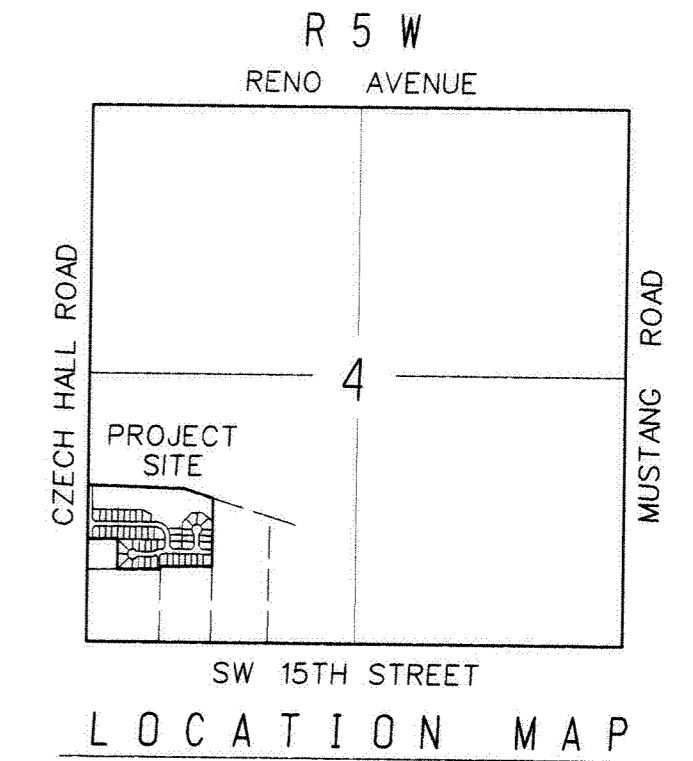
Drawn By: T. Pollard
C:\BA2FP.dgn Nov. 19, 2009

Sheet 2 of 2

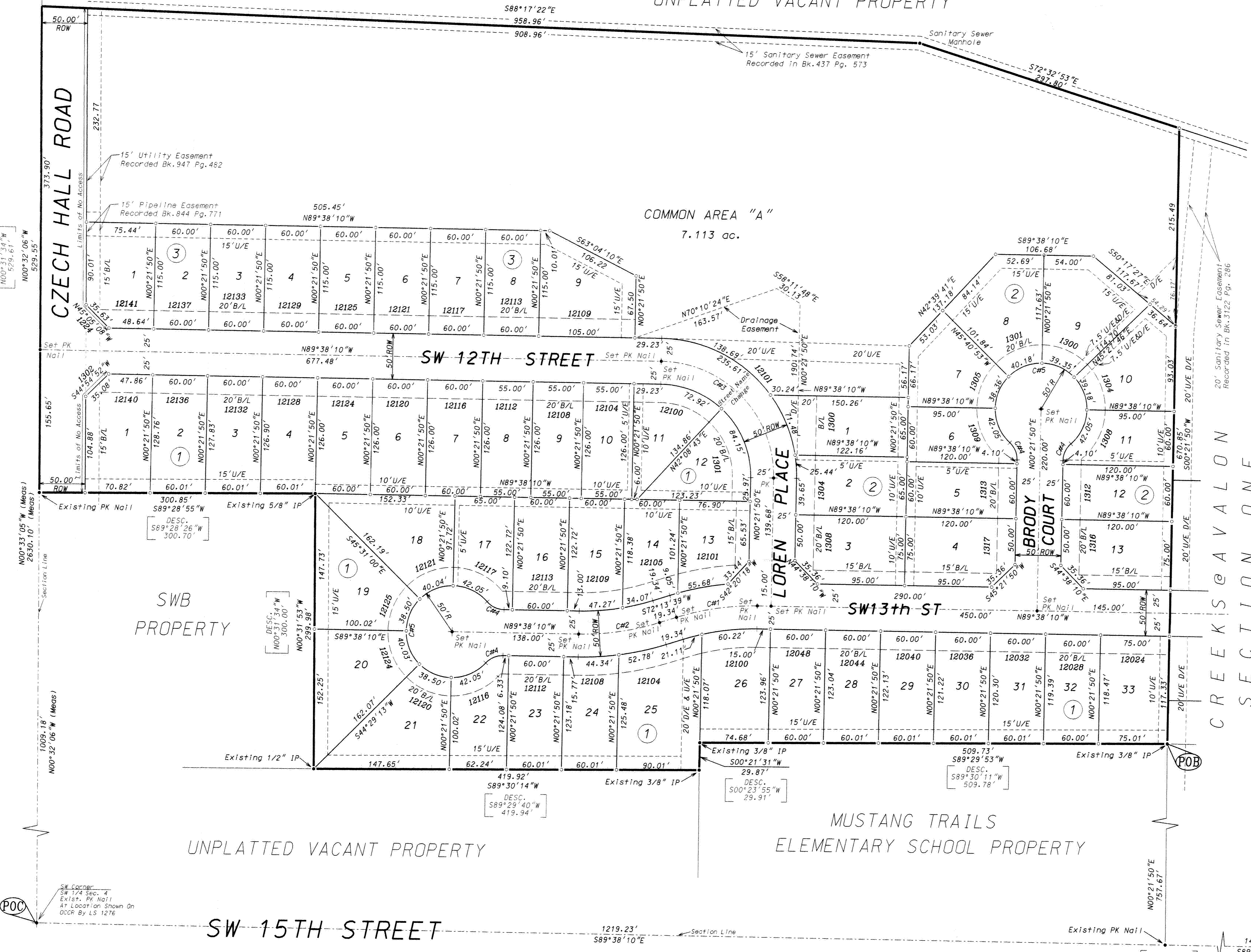
FINAL PLAT CREEKS AT AVALON SECTION 2

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

Doc#: P 2009 15
Bk&Pg: PL 9 286-287
Filed: 12-29-2009 IMV
03:08:35 PM PL
Canadian County, OK



UNPLATTED VACANT PROPERTY



COMMON AREA "A"
7.113 ac.

LEGEND

Bearings Are Based On $S89^{\circ}38'10''E$ Between Existing Monuments On The South Line Of The SW1/4.

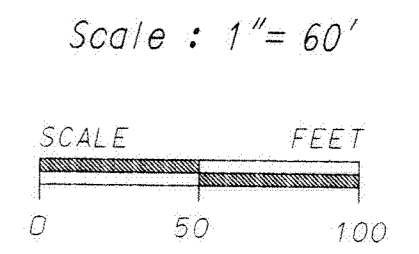
(•) Indicates Set 1/2" Iron Pin With Plastic Cap Marked L51660 Unless Otherwise Noted

(*) Indicates Monument As Noted

OCOR - Indicates Oklahoma Certified Record On File With The Oklahoma Department of Libraries, Archives and Record Division.

(record) - Indicates Bearing and/or Distance of Record.

(measured) - Indicates Bearing and/or Distance measured.



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 Arterial, Collector and Local streets within this Addition. Sidewalks along Common Areas are the responsibility of the Developer and must be installed prior to the issuance of any occupancy permits.
- (2) A Property Owners' Association shall be required to be created as part of this plat. All sidewalks will be constructed in accordance with the final plans.
- (3) Maintenance of the common areas, islands/medians in street rights-of-way and Arterial landscaping with its irrigation systems 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 on 3 inch caliper deciduous tree or two 1 1/2 inch caliper trees in the front yard.
- (7) The developer shall install arterial landscaping with an irrigation system in accordance with an approved landscaping plan prior to issuance of an occupancy certificate.

CURVE DATA				
Curve #	Delta	Radius	Length	Tangent
1	18°08'12"	281.942'	89.25'	45.00'
2	18°08'12"	281.942'	89.25'	45.00'
3	90°00'00"	125.00'	196.35'	125.00'
4	48°11'23"	25.00'	21.03'	11.18'
5	27°22'46"	50.00'	24.19'	-----

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 11 Section 41-108 of the Oklahoma State Statutes.

FINAL PLAT
CREEKS AT AVALON SECTION 2
PART OF THE SW1/4 OF SEC. 4, T11N, R5W, 1M
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Reed's Surveying P.L.L.C.
118 West Maple Street, Tecumseh, OK 74873
LIC.#1660 Exp. Nov. 30, 2010 405-956-8910 CA #5682 Exp. June 30, 2011

Pollard Engineering, L.L.C.
11000 Friendly Lane, Midwest City, Oklahoma 73130
CA 2185 Exp. 6-30-11 405-763-6780

Drawn By: T. Pollard
C:\042\F.P.dgn

Nov. 19, 2009 **Sheet 1 of 2**