FINAL PLAT
of
DEER RUN ADDITION
SECTION 4

BEING A PART OF THE N.W. 1/4, SECTION 14, T12N, R5W, I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc#:P 2006 4
Bk&Pg:PL 9 102
Filed:02-03-2006 DKC
12:02:18 PM PL
Canadian County, OK

COUNTY CLERK OFFICIAL SEAL CANADIAN COUNTY, OK.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Deer Run Development, Inc., an Oklahoma Corporation, hereby certifies that they are the owner of, and the only persons, firms or corporations having title or interest in and to the land shown on the Final Plat of Deer Run Addition Section 4, an addition to the City of Oklahoma City, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of Deer Run Addition Section 4, an addition to the City of Oklahoma City, being a part of the Northwest Quarter Section 14, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or corporations who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all streets and easements as shown on said Final Plat to the use of the public, for public highways, streets, drainage and utility easements for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 5 day of JANUARY, 2006.

Deer Run Development, Inc.
BY: Richard P. Shepherd
Richard P. Shepherd
Vice President

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA SS:

Before me, the undersigned, a notary public in and for said county and state on this 5th day of JAN, 2006, personally appeared Richard P. Shepherd, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice President, and duly 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 such corporation for the uses and purposes therein set forth.
Given under my hand and seal the day year last above written.

My Commission Expires: 7-31-09
My Commission No.: 01010660
Lola Hall
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, John M. Dugan, of the City Planning Commission, of the City of Oklahoma City hereby certify that the said Planning Commission duly approved the recorded Final Plat of Deer Run Addition Section 4, an addition to the City of Oklahoma City, Oklahoma at a meeting on the 13th day of June, 2006.

Signed by the Planning Director this _____ day of February, 2006.

John Dugan
Planning Director

CERTIFICATE OF CITY CLERK

I, Frances Kersey, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of Deer Run Addition Section 4, to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk this 31st day of January, 2006.

Frances Kersey
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Oklahoma City that the dedication shown on the Final Plat of Deer Run Addition Section 4, an addition to the City of Oklahoma City is hereby accepted.

Adopted by the Council of the City of Oklahoma City this 31st day of January, 2006.

Frances Kersey
City Clerk

Mark Lucas
Mayor

COUNTY TREASURER'S CERTIFICATE

I, DAVID T RADCLIFF, do hereby certify that I am the duly qualified and acting County Treasurer of Canadian County and that the tax records of said county show that all taxes for the year 2005 and prior years are paid on the Final Plat of Deer Run Addition Section 4, an addition to the City of Oklahoma City, Oklahoma that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 3 day of February, 2006.

David T Radcliff
County Treasurer by Lonny Robinson

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of Deer Run Addition Section 4, an addition to the City of Oklahoma City is vested in Deer Run Development, Inc., an Oklahoma Corporation, on the 21st day of December, 2005, there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2005 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, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this 9th day of January, 2006.

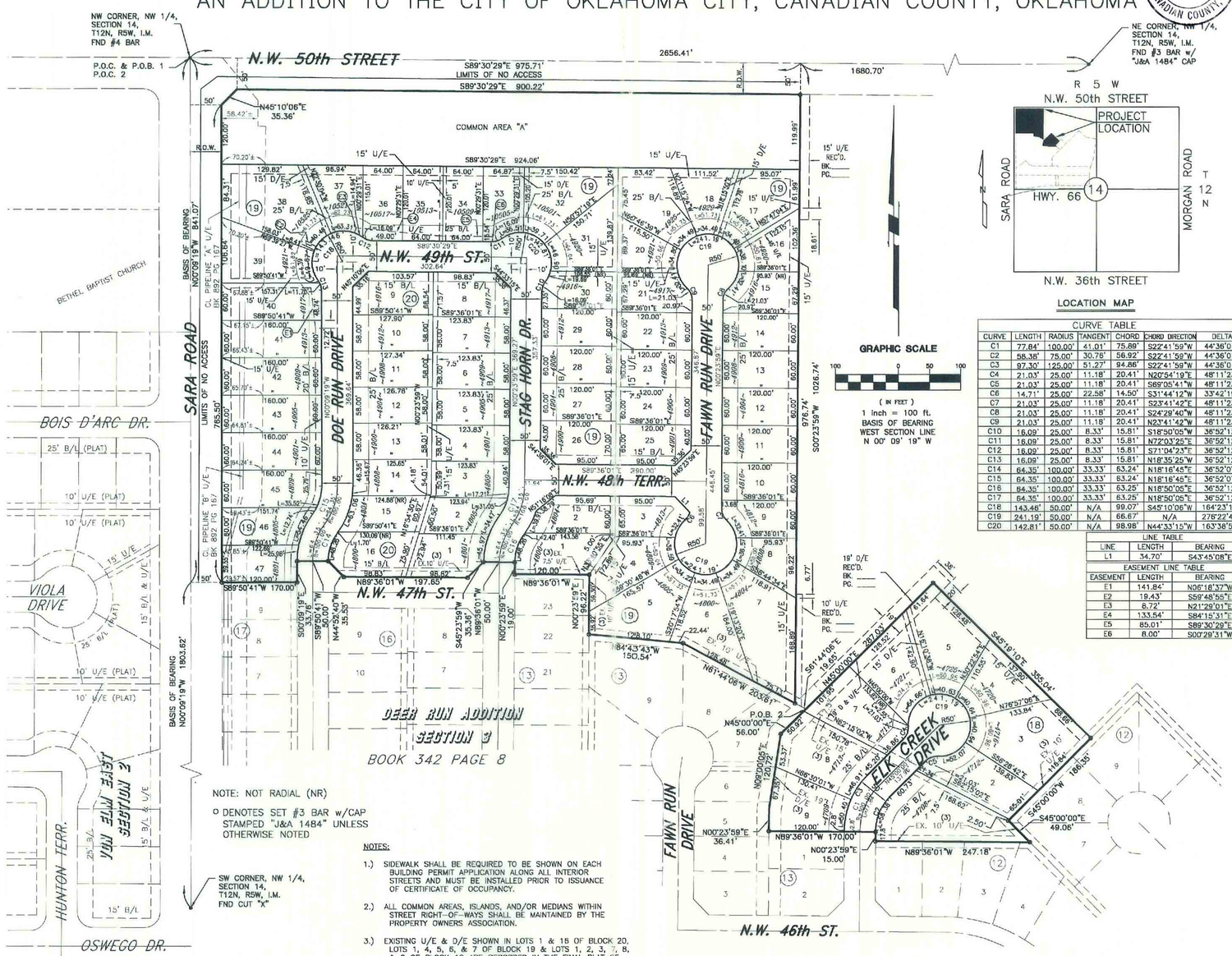
American Guaranty Title Co.

ATTEST: _____ BY: Dona R Stribel
Vice President

STATE OF OKLAHOMA
COUNTY OF CANADIAN SS:

Before me, the undersigned, a notary public in and for said county and state on this 9th day of January, 2006, personally appeared Dona R Stribel, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice President, and duly acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.
Given under my hand and seal the day year last above written.

My Commission Expires: 9-30-07
My Commission No.: 97016193
Jackie O. Ogilvie
Notary Public



NOTE: NOT RADIAL (NR)

O DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED

SW CORNER, NW 1/4, SECTION 14, T12N, R5W, I.M. FND CUT "X"

NOTES:

1.) SIDEWALK SHALL BE REQUIRED TO BE SHOWN ON EACH BUILDING PERMIT APPLICATION ALONG ALL INTERIOR STREETS AND MUST BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) ALL COMMON AREAS, ISLANDS, AND/OR MEDIANS WITHIN STREET RIGHT-OF-WAYS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

3.) EXISTING U/E & D/E SHOWN IN LOTS 1 & 18 OF BLOCK 20, LOTS 1, 4, 5, 6, & 7 OF BLOCK 19 & LOTS 1, 2, 3, 7, 8, & 9 OF BLOCK 18 ARE RECORDED IN THE FINAL PLAT OF DEER RUN SECTION 3.

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.
BASIS OF BEARING WEST SECTION LINE N 00° 09' 19" W

LOCATION MAP

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION	DELTA
C1	77.84'	100.00'	41.01'	75.89'	S22°41'59"W	44°36'01"
C2	58.38'	75.00'	30.78'	56.92'	S22°41'59"W	44°36'01"
C3	97.30'	125.00'	51.27'	94.86'	S22°41'59"W	44°36'01"
C4	21.03'	25.00'	11.18'	20.41'	N20°54'19"E	48°11'23"
C5	21.03'	25.00'	11.18'	20.41'	S69°05'41"W	48°11'23"
C6	14.71'	25.00'	22.58'	14.50'	S31°44'12"W	33°42'19"
C7	21.03'	25.00'	11.18'	20.41'	S23°41'42"E	48°11'23"
C8	21.03'	25.00'	11.18'	20.41'	S24°29'40"W	48°11'23"
C9	21.03'	25.00'	11.18'	20.41'	N23°41'42"W	48°11'23"
C10	16.09'	25.00'	8.33'	15.81'	S18°50'05"W	36°52'12"
C11	16.09'	25.00'	8.33'	15.81'	N72°03'25"E	36°52'12"
C12	16.09'	25.00'	8.33'	15.81'	S71°04'23"E	36°52'12"
C13	16.09'	25.00'	8.33'	15.81'	N18°35'25"W	36°52'12"
C14	64.35'	100.00'	33.33'	63.24'	N18°16'45"E	36°52'07"
C15	64.35'	100.00'	33.33'	63.24'	N18°16'45"E	36°52'07"
C16	64.35'	100.00'	33.33'	63.25'	N18°50'05"E	36°52'12"
C17	64.35'	100.00'	33.33'	63.25'	N18°50'05"E	36°52'12"
C18	143.46'	50.00'	N/A	99.07'	S45°10'06"W	164°23'13"
C19	241.19'	50.00'	N/A	66.67'	N/A	276°22'46"
C20	142.81'	50.00'	N/A	98.98'	N44°33'15"W	163°38'51"

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.70'	S43°45'08"E

EASEMENT LINE TABLE		
EASEMENT	LENGTH	BEARING
E1	141.84'	N06°18'37"W
E2	19.43'	S59°48'55"E
E3	8.72'	N21°29'01"E
E4	133.54'	S84°15'31"E
E5	85.01'	S89°30'29"E
E6	8.00'	S00°29'31"W

REGISTERED SURVEYOR'S CERTIFICATE

I, Robert R. Hume, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of DEER RUN ADDITION, SECTION 4, an addition to the City of Oklahoma City, Canadian County, Oklahoma, consisting of 1 sheet, represents a careful survey made under my supervision on the 1st day of December, 2005, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exists.

I further certify that 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.

Witness my hand and seal this 5th day of January, 2006.

Robert R Hume 1531
Robert R. Hume, P.L.S. No. 1531

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA SS:

Before me, the undersigned, a notary public within and for said county and state, personally appeared Robert R. Hume, 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.

Witness my hand and seal this 5th day of January, 2005.

My Commission Expires: 7-31-09
My Commission No.: 01010660
Lola Hall
Notary Public

LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range Five (5) West of the Indian Meridian in Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:

Tract One (1)

COMMENCING AND BEGINNING at the Northwest Corner of said Northwest Quarter (NW/4);

Thence South 89°30'29" East along the North line of said Northwest Quarter (NW/4) a distance of 975.71 feet;

Thence South 00°23'59" West a distance of 1026.74 feet to a point on the North line of DEER RUN ADDITION SECTION 3, an Addition to the City of Oklahoma City;

Thence along the North line of said Addition the next twelve (12) courses:

1. North 61°44'06" West a distance of 203.61 feet;
2. North 84°43'43" West a distance of 150.54 feet;
3. North 00°23'59" East a distance of 96.22 feet;
4. North 89°36'01" West a distance of 120.00 feet;
5. North 00°23'59" East a distance of 19.00 feet;
6. North 89°36'01" West a distance of 50.00 feet;
7. South 45°23'59" West a distance of 35.36 feet;
8. North 89°36'01" West a distance of 197.65 feet;
9. North 44°52'40" West a distance of 35.53 feet;
10. South 89°50'41" West a distance of 50.00 feet;
11. South 00°09'19" East a distance of 33.76 feet;
12. South 89°50'41" West a distance of 170.00 feet to a point on the West line of said Northwest Quarter (NW/4);

Thence North 00°09'19" West a distance of 841.07 feet to the Point of Beginning.

AND,

Tract Two (2)

COMMENCING at the Northwest Corner of said Northwest Quarter (NW/4);

Thence South 89°30'29" East along the North line of said Northwest Quarter (NW/4) a distance of 975.71 feet;

Thence South 00°23'59" West a distance of 1026.74 feet to a point on the North line of Lot 8, Block 13 of DEER RUN ADDITION SECTION 3;

Thence South 61°44'06" East along the North line of Lots 8 and 7 of said Block 13 a distance of 19.65 feet to the Point of Beginning;

Thence from said POINT OF BEGINNING North 45°00'00" East a distance of 287.03 feet;

Thence South 45°19'10" East a distance of 355.04 feet to a point on the Northwesterly line of Lot 9, Block 12 of said Addition;

Thence South 45°00'00" West along said Northwesterly line of Lots 9 and 8 of said Block 12 a distance of 186.35 feet;

Thence South 45°00'00" East along the Southwesterly line of Lots 8 and 7 of said Block 12 a distance of 49.06 feet to a point on the North boundary of said Addition;

Thence along said North boundary the next three (3) courses:

1. North 89°36'01" West a distance of 247.18 feet;
2. North 00°23'59" East a distance of 15.00 feet;
3. North 89°36'01" West a distance of 170.00 feet to a point on the Easterly line of said Lots 5, 6 and 7 of Block 13 of said Addition;

Thence along said Easterly line the next three (3) courses:

1. North 00°23'59" East a distance of 36.41 feet;
2. North 09°00'05" East a distance of 120.72 feet;
3. North 45°00'00" East a distance of 56.00 feet to the Point of Beginning.

Said two tracts of land combined contain 976,746 square feet or 22.42 acres, more or less.

OWNER'S NOTARY — LOLA HALL, Notary Public, State of Oklahoma, Commission # 01010660 Expires 7/31/09

ABSTRACTOR — AMERICAN GUARANTY TITLE COMPANY, OKLAHOMA

ABSTRACTOR'S NOTARY — JACKIE K. OGILVIE, Oklahoma County, Notary Public in and for State of Oklahoma, Commission # 97016193 Expires 9/30/07

CITY CLERK — SEAL OF THE CITY OF OKLAHOMA CITY

COUNTY TREASURER

SURVEYOR — REGISTERED PROFESSIONAL LAND SURVEYOR, ROBERT R. HUME, 1531, OKLAHOMA

SURVEYOR'S NOTARY — LOLA HALL, Notary Public, State of Oklahoma, Commission # 01010660 Expires 7/31/09

******** NOTE ********
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.

FINAL PLAT
of
DEER RUN ADDITION
SECTION 4

Johnson & Associates, Inc.
100 E. California Ave. - Third Floor
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
Certificate of Authorization #1484 Exp. Date: 06-30-2007
• ENGINEERS • SURVEYORS • PLANNERS •

Copyright © 2006 Johnson & Associates, Inc.