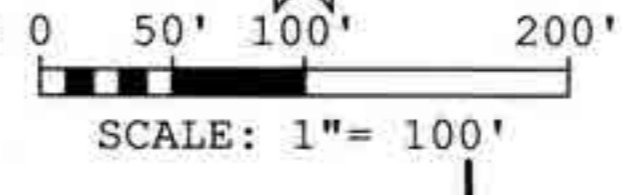


# FINAL PLAT OF DEER SPRING SECTION 1

A PART OF THE  
SW QUARTER OF SECTION 09, T 13 N, R 05 W, I.M. 0  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Basis of Bearing  
West line of the SW/4  
N 00°56'25" W



**KNOW ALL MEN BY THESE PRESENTS:**  
That Phase Land and Development, LLC, hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of Deer Spring Section 1, an addition to the City of Oklahoma City, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of Deer Spring Section 1, 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 annexed plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby create as private rights-of-way for the use of the owners of lots in Deer Spring Section 1 and future phases, those areas designated "private street" on the face of said plat. Maintenance of said private streets shall be the responsibility of the property owners association.  
The undersigned does hereby grant to the City of Oklahoma City an easement over and across said private streets for the purpose of a fire lane and use by the City of Oklahoma City Police for police protection purposes, and for garbage services. The private streets shall remain open to all emergency personnel and all personnel from a federal, state, county, or city agency.  
The undersigned does hereby dedicate all easements shown on said plat to the public for utility purposes and in this connection does authorize any franchised utility company, including the City of Oklahoma City, to use as much of the private street area for utility purposes as is needed to install and maintain water, sewer, electric, gas, telephone, cable television, or other utility lines. The undersigned has caused the private streets and all utility easements to be released from any and all encumbrances, so that the title is clear to said streets and easements.

In witness whereof the undersigned has caused this instrument to be executed on this 20th day of July, 2007.  
Phase Land and Development, LLC  
32 NW 144 Circle, Suite B  
Edmond, OK 73013  
H.R. Curry  
Notary Public

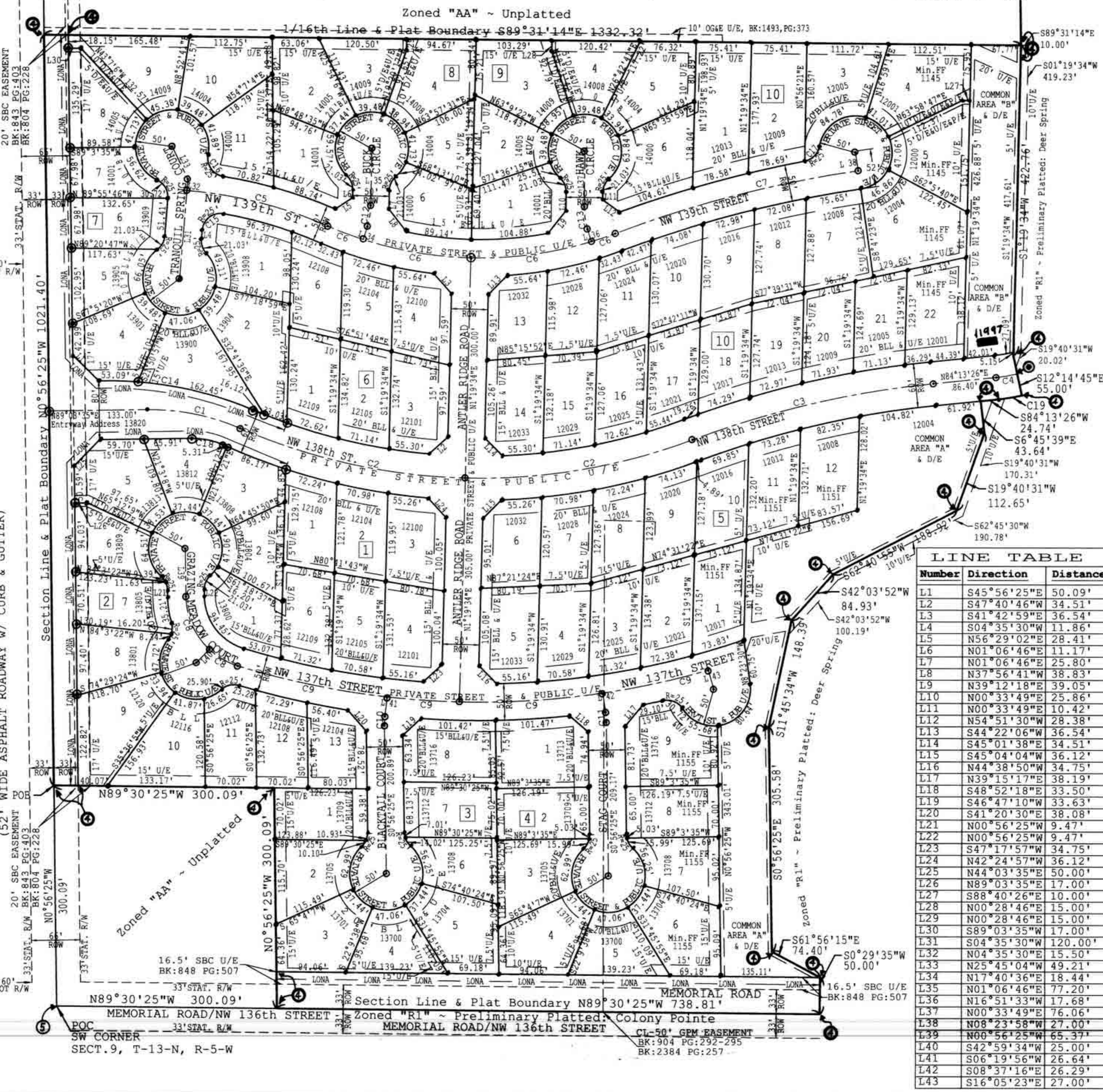
Before me, the undersigned, a Notary Public in and for said County and State, on this 20th day of July, 2007, personally appeared H.R. Curry to me known to be the identical person who subscribed, as Member Manager of Phase Land and Development, LLC, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company.  
My Commission Expires: 3/15/2009  
Shauna M. Copcock  
Notary Public

**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 annexed plat of Deer Spring Section 1, an addition to the City of Oklahoma City, Oklahoma, is vested in Phase Land and Development, LLC, and on the 17th day of July, 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.

ATTEST  
In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 25th day of July, 2007.  
Warrant Title Abstract, Inc.  
By: Joe J. Struckle  
Pres. Vice Pres. - Mngr. (circle one)  
STATE OF OKLAHOMA }  
COUNTY OF CANADIAN } SS  
Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of July, 2007, personally appeared Joe J. Struckle to me known to be the identical person who subscribed, as President of Warrant Title Abstract, Inc., 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 company, for the uses and purposes therein set forth.  
My Commission Expires: 2-12-09  
Judith R. Williams  
Notary Public

**CERTIFICATE OF CITY CLERK**  
I, Thomas Kersey, City Clerk of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unreturned instalments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of Deer Spring Section 1, an addition to the City of Oklahoma City, Oklahoma.  
Signed by the City Clerk on this 14th day of August, 2007.  
Maureen Kerry  
City Clerk

**DEER SPRING - PHASE 1  
LEGAL DESCRIPTION**  
A part of the Southwest Quarter (SW/4) of Section Nine (9), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, said part being more particularly described as follows:  
Commencing at the Southwest Corner of said section;  
THENCE North 00°56'25" West, along the west line of said section, a distance of 300.09 feet to a point, said point being the Point of Beginning (POB);  
THENCE continuing North 00°56'25" West from said Point of Beginning, along the west line of said section, a distance of 1021.40 feet to the Northwest Corner of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4);  
THENCE South 89°31'14" East, along the north line of said Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) a distance of 1332.32 feet to the center of the Southwest Quarter (SW/4) of said section;  
THENCE South 01°19'34" West a distance of 422.76 feet to a point;  
THENCE South 12°14'45" East a distance of 55.00 feet to a point;  
THENCE on a non-tangent curve to the RIGHT for an arc length of 31.8942 feet; said curve having a radius of 330.3500 feet, a delta angle of 05°31'54.20", a chord bearing of South 80°32'00.84" West, a tangent length of 15.9595 feet, and a length of 31.8818 feet;  
THENCE South 84°13'26" West a distance of 24.74 feet to a point;  
THENCE South 06°45'39" East a distance of 43.64 feet to a point;  
THENCE South 19°40'31" West a distance of 112.65 feet to a point;  
THENCE South 62°40'55" West a distance of 188.92 feet to a point;  
THENCE South 42°03'52" West a distance of 84.93 feet to a point;  
THENCE South 11°45'34" West a distance of 148.39 feet to a point;  
THENCE South 00°56'25" East a distance of 300.58 feet to a point;  
THENCE South 61°56'15" East a distance of 74.40 feet to a point;  
THENCE South 00°29'35" West a distance of 50.00 feet to a point on the south line of said section;  
THENCE North 89°30'25" West along the south line of said section a distance of 738.81 feet to a point;  
THENCE North 00°56'25" West a distance of 300.09 feet to a point;  
THENCE North 89°30'25" West a distance of 300.09 feet to the Point of Beginning.  
Described parcel containing 32.9579 Acres (1,435,643.12 Sq.Ft.) more or less.  
LESS AND EXCEPT the western 33' reserved for the Piedmont Road Statutory Right-of-Way and the southern 33' reserved for Memorial Road Statutory Right-of-Way.



**LINE TABLE**

Number	Direction	Distance
L1	S45°56'25"W	50.09'
L2	S47°40'46"W	34.51'
L3	S41°42'59"E	36.54'
L4	S04°35'30"W	11.86'
L5	N56°29'02"E	28.41'
L6	N01°06'46"E	11.17'
L7	N01°06'46"E	25.80'
L8	N37°56'41"W	38.83'
L9	N39°12'18"E	39.05'
L10	N00°33'49"E	25.86'
L11	N00°33'49"E	10.42'
L12	N54°51'30"W	28.38'
L13	S44°22'06"W	36.54'
L14	S45°01'38"E	34.51'
L15	S45°04'04"W	34.12'
L16	N44°38'50"W	36.15'
L17	N39°15'17"E	38.19'
L18	S48°52'18"E	33.50'
L19	S46°47'10"W	33.63'
L20	S41°20'30"E	38.08'
L21	N00°56'25"W	9.47'
L22	N00°56'25"W	9.47'
L23	S47°17'57"W	34.75'
L24	N42°24'57"W	36.12'
L25	N44°03'35"E	50.00'
L26	N89°03'35"E	17.00'
L27	S88°40'26"E	10.00'
L28	N00°28'46"E	15.00'
L29	N00°28'46"E	15.00'
L30	S89°03'35"W	17.00'
L31	S04°35'30"W	120.00'
L32	N04°35'30"E	15.50'
L33	N25°45'04"W	49.21'
L34	N17°40'36"E	18.44'
L35	N01°06'46"E	77.20'
L36	N16°51'33"W	17.68'
L37	N00°33'49"E	76.06'
L38	N08°23'58"W	27.00'
L39	N00°56'25"W	65.37'
L40	S42°59'34"W	25.00'
L41	S06°19'56"E	26.64'
L42	S08°37'16"E	26.29'
L43	S16°05'23"E	27.00'

**CURVE TABLE**

C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15	C16	C17	C18	C19	
Central Angle	24°14'30"	43°57'12"	14°52'23"	5°29'55"	18°42'35"	43°57'12"	12°15'10"	72°51'23"	32°59'35"	7°16'22"	7°40'50"	16°33'50"	17°25'22"	504°41'59"	95°7'45"	93°31'28"	69°17'53"	25°44'11"	5°21'52"
Radius	309.29'	823.92'	1302.41'	300.35'	609.29'	523.92'	1602.41'	100.00'	100.00'	100.00'	100.00'	100.00'	100.00'	200.00'	25.00'	25.00'	100.00'	330.35'	330.35'
Tangent	66.42'	332.42'	170.00'	14.39'	100.37'	211.42'	171.95'	72.86'	334.33'	6.36'	6.71'	14.56'	15.32'	109.47'	27.34'	26.45'	17.28'	22.24'	15.96'
Curve Length	130.86'	632.02'	338.09'	28.75'	198.96'	401.89'	342.60'	145.94'	650.97'	12.68'	13.41'	28.81'	30.41'	20.41'	41.51'	40.58'	13.72'	13.72'	31.89'
Chord Bearing	S78°49'10"E	S88°40'26"E	S76°47'14"W	N80°29'48"E	S76°31'12"E	S88°40'26"E	N75°28'32"E	S37°11'7"E	S89°35'36"E	S24°46'50"W	S44°46'50"E	N9°23'41"E	N8°8'52"W	S79°30'9"E	S52°9'23"W	S34°29'26"E	N44°28'51"E	N78°24'5"W	S80°32'02"W
Chord Length	129.88'	616.63'	337.14'	28.74'	198.08'	392.11'	341.95'	117.78'	641.13'	12.68'	13.40'	28.81'	30.29'	213.88'	36.90'	28.43'	43.42'	31.88'	31.88'

**REGISTERED SURVEYOR'S CERTIFICATE**  
I, Mark A. Ritchie, do hereby certify that I am a Licensed Professional Land Surveyor, and the annexed plat of Deer Spring Section 1, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 21st day of November, 2005.  
I further certify that this 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, effective May 11, 2006; and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

Mark A. Ritchie  
Professional Land Surveyor #1597  
7-20-07  
Date

**STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA } SS**  
Before me, the undersigned, a Notary Public in and for said County and State, on this 20th day of July, 2007, personally appeared Mark A. Ritchie, 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: 7-29-09  
Notary Public

**COUNTY TREASURER'S CERTIFICATE**  
I, David T. Ruppel, 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 2006 and prior years are paid on the annexed plat of Deer Spring Section 1, 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 16th day of August, 2007.  
David T. Ruppel  
County Treasurer

**CERTIFICATE OF PLANNING COMMISSION**  
I, James M. Dugas, Planning Director of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of Deer Spring Section 1, an addition to the City of Oklahoma City, Oklahoma, on the 15th day of July, 2007.  
James M. Dugas  
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 Deer Spring Section 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.  
APPROVED BY THE COUNCIL of the City of Oklahoma City, this 14th day of August, 2007.  
ATTEST  
Maureen Kerry  
Mayor  
City Clerk

- DEER SPRING PLAT NOTES:**
1. A Mandatory Property Owners Association is required.
  2. Maintenance of the common areas shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill or other obstruction, including fences, either temporary or permanent, shall be placed within the drainage related common areas.
  3. Every deed must clearly acknowledge that the streets are private and are not maintained by the City of Oklahoma City.
  4. A sign must be posted at the entrance to the subdivision indicating that the streets are private and are not maintained by the City of Oklahoma City.
  5. Maintenance of the private streets shall be the responsibility of the Property Owners Association.
  6. ADA compliant sidewalks shall be constructed by the builder on each lot where it abuts a local and/or a collector street. Builders shall incorporate wheelchair ramps into the sidewalks of corner lots. The sidewalks and wheelchair ramps are 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.
  7. ADA compliant sidewalks shall be constructed by the developer along street frontages of all common areas and arterial streets prior to issuance of any certificates of occupancy except that sidewalks are not required along State Highway 4 nor along NW 138th Street in the vicinity of Lots 2, 3, 4 of Block 7 and Lots 3, 4, & 5 of Block 2.
  8. All primary structure roofing shall be of Class "C" or better material. No wood shingles will be permitted.
  9. The builder shall plant either two trees or one tree larger than 3" caliper in the front yard of the applicable lot when the garage front extends forward of the main front wall of the house and faces the street.
  10. All easements shown outside of the plat boundary are made a part of this plat unless labeled as given by separate instrument.
  11. Internal sprinkling will be provided on all primary residential (R-1) structures in accordance with Oklahoma City Fire Department requirements.
  12. Passive recreational amenities that do not impede drainage flow may be installed in common areas by the developer.
  13. All easements located beyond the plat boundaries are made part of this plat.

**TOTAL LOT COUNT = 99**  
Benchmark: OKC-GPS No. 418  
ELEV = 1169.18 (NGVD29)

**Symbology:**  
B.M. .... Benchmark  
D/E. .... Drainage Easement  
P/E. .... Pedestrian Easement  
LONA. .... Limits of No Access  
U/E. .... Utility Easement  
B.L. .... Building Limit Line  
###. .... Address  
MIN.F.F. .... Minimum Finish Floor Elevation



Mark A. Ritchie, PE/PLS  
2006-04-22

Notary Public Seal for Shauna M. Copcock, Notary Public, State of Oklahoma, Commission # 05092647, Expires 3/15/09.  
Notary Public Seal for Mark Aaron Ritchie, Notary Public, State of Oklahoma, Commission # 01002515, Expires 02-12-09.  
Notary Public Seal for Amy Ritchie, Notary Public, State of Oklahoma, Commission # 01002515, Expires 02-12-09.  
Professional Land Surveyor Seal for Mark A. Ritchie, Professional Land Surveyor #1597.  
Professional Land Surveyor Seal for Judith R. Williams, Professional Land Surveyor #1597, Commission # 01002515, Expires 02-12-09.

**DEER SPRING SECTION 1**  
Civil Design & Survey of Oklahoma, Inc.  
4827 Exp: 6-30-08  
7528 NW 132nd Street  
Oklahoma City, Oklahoma 73142  
Phone: 405-550-0168 Fax: 866-347-8552  
e-mail: okps@okps.com  
www.CDSok.com  
Project No.: 050008-TGN Plot Date: 2007-07-20