FINAL PLAT
DRAKESTONE DUPLEXES

A PART OF THE NE¼, NE¼, SECTION 33, T–12–N, R–5–W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc#:P 2006 32
Bk&Pg:PL 9 136
Filed:07-27-2006 JCE
12:51:24 PM PL
Canadian County, OK

OWNER'S CERTIFICATE AND DEDICATION

Know All Men By These Presents:

That MDC Properties, LLC, hereby certifies that it is the owner of, and the only person, firm or corporation having any right, title or interest in and to the land shown on the annexed plat of **Drakestone Duplexes**, 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 represents a correct survey of all property included therein under the name of **Drakestone Duplexes**, an addition to the City of Oklahoma City, Canadian County, Oklahoma.

MDC Properties, LLC further certifies that it is the owner of and the only person, firm or corporation who has any right, title or interest to the land included in the above mentioned Final Plat, and it does hereby dedicate all streets and easements, as shown on said Final Plat, to the use of the public, for public highways, streets, fire protection, utility and drainage 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 26 day of June, 2006.

Marc Silver
BY: MDC Properties, LLC

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on the 26 day of June, 2006, personally appeared **Marc Silver** to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its 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 and year last above written.

My Commission Expires: 3-1-08 Date
My Commission Number: 00003788

Notary Public

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 assessments have been paid in full and that there are no special assessments procedures now pending against the land shown on the Final Plat of **Drakestone Duplexes** an addition to the City of Oklahoma City.

Signed by the City Clerk this 18 day July, 2006.

City Clerk

CERTIFICATE OF PLANNING COMMISSION

I, John M. Duran Planning Director for the City of Oklahoma City, Oklahoma, hereby certify that the Oklahoma City Planning Commission duly approved the Final Plat of **Drakestone Duplexes**, an addition to the City of Oklahoma City, Oklahoma, at a meeting the 18th day of July, 2006.

Planning Director

COUNTY TREASURER'S CERTIFICATE

I, DAVID T. RADCLIFF do hereby certify that I am the duty qualified and acting County Treasurer of Canadian County, Oklahoma, 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 **Drakestone Duplexes**, an addition to the City of Oklahoma City, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current year's taxes.

In Witness whereof, said County Treasurer has caused this instrument to be executed this 27 day of July, 2006.

County Treasurer
By: Deputy

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Oklahoma City, Oklahoma, that the dedication shown on the Final Plat of **Drakestone Duplexes**, an addition to the City of Oklahoma City is hereby accepted.

Adopted by the Council of the City of Oklahoma City, this 18 day of July, 2006.

City Clerk — Mayor

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 **Drakestone Duplexes**, an addition to the City of Oklahoma City, Oklahoma is vested in MDC Properties, LLC on the 6th day of JUNE, 2006, and that 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 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, right–of–way, easements and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 26 day of June, 2006.

American Guaranty Title Company
Canadian Valley Abstract Company
BY: Dona R. Stubel
(Vice) President

ATTEST: _____
Assistant Secretary

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on the 26 day of June, 2006, personally appeared Dona R. Stubel 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 executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: 9-30-07 Date
My Commission Number: 99016143

Notary Public

PROFESSIONAL SURVEYOR'S CERTIFICATE

I, Glen W. Smith, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of **Drakestone Duplexes**, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 15th day of May, 2006 and that monuments shown thereon actually exist and their positions are correctly shown, that this I further certify that the said Survey complies with the 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.

Glen W. Smith, P.L.S. #993

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Glen W. Smith, to me foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness under my hand and seal this 26th day of June, 2006.

My Commission Expires: 3-1-08 Date
My Commission Number: 00003788

Notary Public

CURVE TABLE					
CURVE	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	52°54'09"	6.47	13.00	12.00	11.58
C2	01°57'30"	0.85	50.00	1.71	1.71
C3	84°44'26"	45.62	50.00	73.96	67.40
C4	29°08'06"	12.99	50.00	25.42	25.14
C5	29°07'44"	12.99	50.00	25.42	25.15
C6	29°11'08"	13.03	50.00	25.48	25.21
C7	29°00'49"	12.94	50.00	25.32	25.05
C8	82°38'26"	43.96	50.00	72.12	66.03
C9	52°54'09"	6.47	13.00	12.00	11.58
C10	52°54'09"	6.47	13.00	12.00	11.58
C11	21°22'06"	9.43	50.00	18.65	18.54
C12	66°11'11"	32.59	50.00	57.76	54.60
C13	29°07'50"	12.99	50.00	25.42	25.15
C14	33°21'40"	14.98	50.00	29.11	28.70
C15	33°39'35"	15.12	50.00	29.37	28.95
C16	29°53'31"	13.35	50.00	26.09	25.79
C17	72°12'25"	36.47	50.00	63.01	58.92
C18	52°54'09"	6.47	13.00	12.00	11.58

LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (NE/4) of Section 33, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northeast Quarter (NE/4) of said Section 33;

THENCE South 89°58'45" West along the North line of said Northeast Quarter (NE/4) a distance of 310.00 feet;

THENCE South 00°04'22" West 50.00 feet, to a point lying on the South right-of-way line of Northwest 10th Street, said point being the POINT OF BEGINNING;

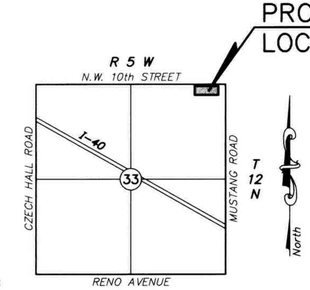
THENCE continuing South 00°04'22" West a distance of 250.00 feet;

THENCE South 89°58'45" West a distance of 600.95 feet to a point lying on the East line of Drakestone Addition, Section III, according to the recorded plat thereof;

THENCE along the said line of said Drakestone Addition, Section III, North 00°01'15" West a distance of 250.00 feet to the Northeast corner of said Drakestone Addition, Section III, also being a point lying on the South right-of-way line of Northwest 10th Street;

THENCE North 89°58'45" East along said South right-of-way line a distance of 601.36 feet to the POINT OF BEGINNING.

Said tract contains 150,288 square feet or 3.450 acres, more or less.



LOCATION MAP
SCALE: 1"=2000'

NOTES:

1. A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED.

2. THE BEARING OF SOUTH 89°58'45" WEST, AS SHOWN ON THE NORTH LINE OF SEC. 33, T12N, R5W, WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

3. EXCEPT AS SHOWN OTHERWISE ALL EASEMENTS SHALL BE CENTERED ON LOT LINES.

4. SIDEWALKS SHALL BE CONSTRUCTED TO OKLAHOMA CITY STANDARDS AND SHALL BE CONSTRUCTED ON EACH LOT WHERE IT ABUTS A LOCAL COLLECTOR, OR ARTERIAL (N.W. 10th ST.) STREET AT THE BUILDING PERMIT STAGE WITH INSTALLATION REQUIRED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. RESTRICTIVE COVENANTS AND CONDITIONS SHALL AFFECT ALL LOTS.

6. THE HOMEOWNER'S ASSOCIATION OF DRAKESTONE DUPLEXES SHALL SHARE IN THE MAINTENANCE RESPONSIBILITY OF ALL COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS WITHIN THE DRAKESTONE DUPLEXES, AS PROVIDED IN THE RECORDED COVENANTS & RESTRICTIONS.

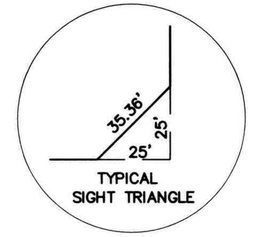
7. LNA = LIMITS OF NO ACCESS

8. D/E = DRAINAGE EASEMENT
U/E = UTILITY EASEMENT
B/L = BUILDING LINE

9. ONE RESIDENTIAL UNIT WILL OCCUPY EACH LOT. UNITS ON LOTS 3, 8, 15, 20 AND 21 WILL BE DETACHED SINGLE FAMILY UNITS.

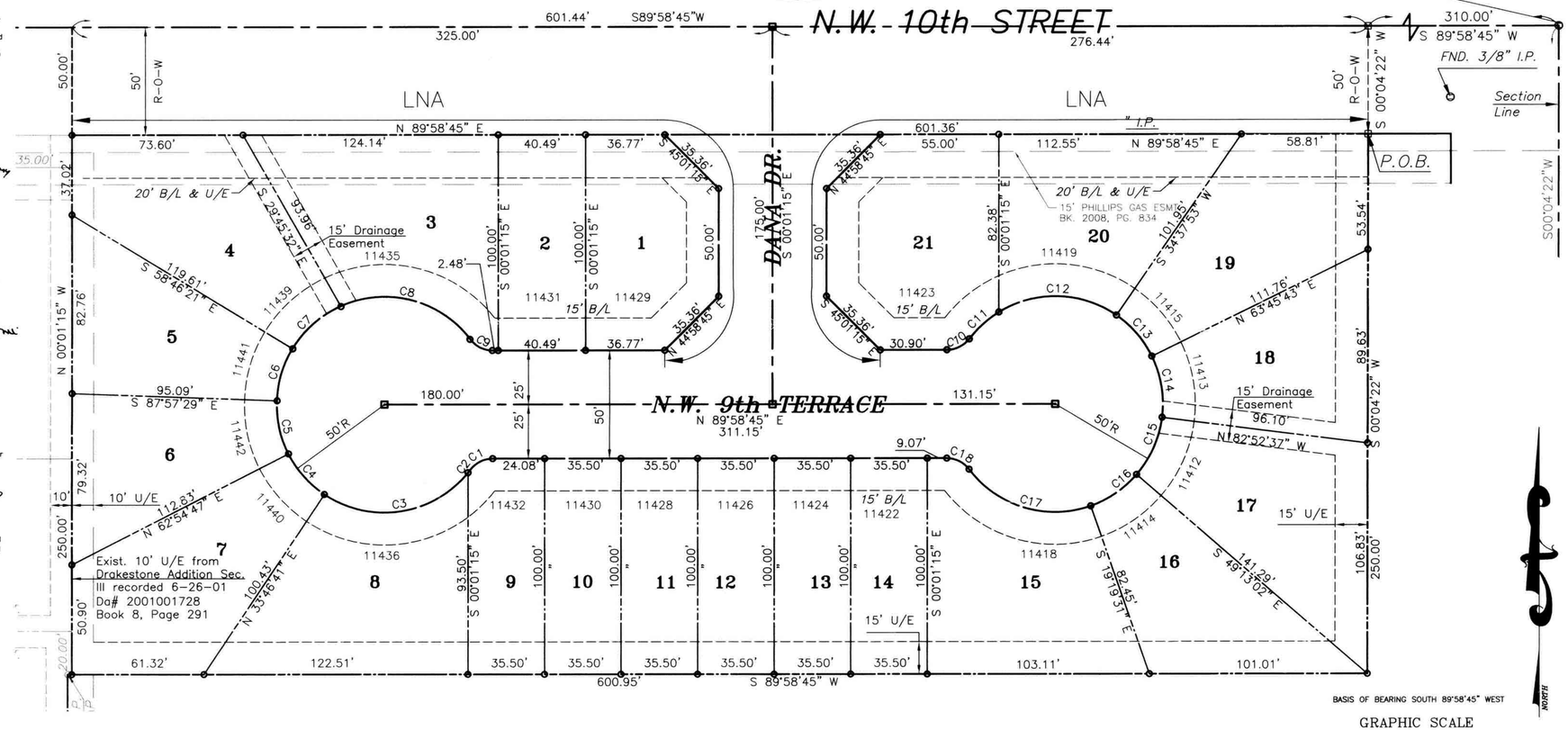
10. Class "C" OR BETTER ROOFING MATERIALS WILL BE REQUIRED ON ALL PRIMARY STRUCTURES.

11. ONE 3–INCH CALIPER TREE OR TWO 1½–INCH CALIPER TREES WILL BE PLANTED IN THE FRONT YARD OF LOTS IN WHICH THE GARAGE DOOR FACES THE STREET AND LIES FORWARD OF THE MAIN FRONT WALL OF THE HOUSE.



○ INDICATES SET 1/2" I.P. W/CA 794 CAP
⊛ INDICATES FOUND 1/2" I.P. W/CA 794 CAP
⊡ INDICATES SET PK NAIL & SHINER

P.O.C.
N.E. COR. N.E./4 SEC. 33
T. 12 N., R. 5 W., I.M.



CITY CLERK	COUNTY TREASURER	CITY COUNCIL	ABSTRACTOR	ABSTRACTOR'S NOTARY	SURVEYOR	SURVEYOR'S NOTARY
			AMERICAN GUARANTY TITLE COMPANY SEAL OKLAHOMA		REGISTERED LAND SURVEYOR Glen Wayne Smith L.S. 993 OKLAHOMA	JEREMY LEE NOTARY PUBLIC # 00003788 EXP. 3/01/08 IN AND FOR STATE OF OKLAHOMA OKLAHOMA COUNTY

ENGINEERS • SURVEYORS • PLANNERS
SMITH ROBERTS BALDISCHWILER, LLC
104 SOUTH 2ND STREET – CHICKASHA, OKLAHOMA 73018 – TELEPHONE (405)224–1444
CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2007