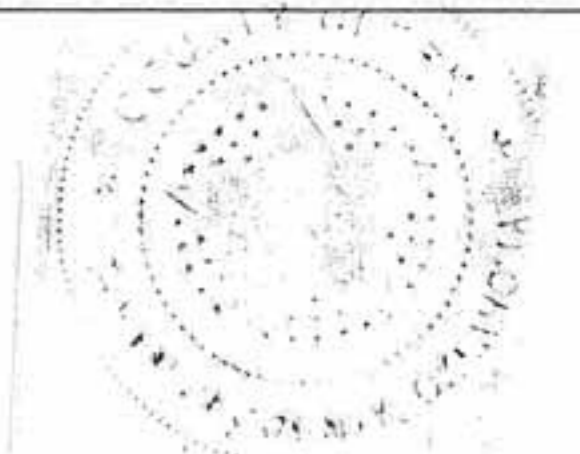


FINAL PLAT
OF
EDGEWOOD MANOR

PART OF THE SW/4 OF SECTION 4, T11N-R5W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

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Canadian County, OK



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, SANDY HOUSER, MANAGER OF LL DEVELOPMENT, CERTIFIES THAT THEY ARE THE OWNER OF ALL THE LAND INCLUDED IN THE ANNEXED PLAT AND "EDGEWOOD MANOR" ARE THE ONLY ENTITIES HAVING ANY RIGHT, TITLE OR INTEREST TO THE LAND SHOWN AND KNOWN AS "EDGEWOOD MANOR", A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP ELEVEN (11) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, (I.M.), OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA AND THAT THE PLAT OF "EDGEWOOD MANOR", REPRESENTS A SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH OUR CONSENT.

THE UNDERSIGNED DOES HEREBY FURTHER CERTIFY THAT IT IS THE OWNERS OF THE LAND AND THE ONLY COMPANIES, CORPORATION, PARTNERSHIPS, PERSONS OR ENTITIES 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 "EDGEWOOD MANOR", THOSE AREAS DESIGNATED "PRIVATE STREET" ON THE FACE OF SAID PLAT.

THE UNDERSIGNED DOES HEREBY GRANT THE CITY OF OKLAHOMA CITY AN EASEMENT OVER AND ACROSS SAID PRIVATE STREETS FOR THE PURPOSE OF A FIRE LANE AND FOR POLICE PROTECTION AND UTILITY SERVICE PURPOSES, AND FOR GARBAGE SERVICES. THE UNDERSIGNED DOES HEREWITH DEDICATE ALL UTILITY EASEMENTS OF "EDGEWOOD MANOR" SHOWN ON SAID PLAT TO THE PUBLIC FOR UTILITY PURPOSES AND IN THIS CONNECTION DOES AUTHORIZE ANY FRANCHISED UTILITY COMPANY, INCLUDING THE CITY OF CITY NAME, TO USE AS MUCH OF THE PRIVATE STREET AREA FOR UTILITY PURPOSES AS IS NEEDED TO INSTALL AND MAINTAIN PAVING, WATER, SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER UTILITY LINES. THE UNDERSIGNED HAS CAUSED TO PROVIDE STREETS AND ALL UTILITY EASEMENTS TO BE RELEASED FROM ANY AND ALL ENCUMBRANCES, SO THAT TITLE IS CLEAR TO SAID STREETS AND EASEMENTS.

EVERY DEED MUST CLEARLY ACKNOWLEDGE: "SAID ROADWAY IS PRIVATE AND NOT MAINTAINED BE THE CITY OF OKLAHOMA CITY."

WITNESSED BY OUR HAND(S) THIS 17 DAY OF January 2008.

BY: LL DEVELOPMENT, L.L.C.
[Signature]
SANDY HOUSER, MANAGER

STATE OF OKLAHOMA)
COUNTY OF Oklahoma) SS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 17 DAY OF January 2008, PERSONALLY APPEARED SANDY HOUSER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT & EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH. * As Manager of LL Development, L.L.C.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
[Signature]
NOTARY PUBLIC
MY COMMISSION NUMBER IS, 03005138
MY COMMISSION EXPIRES THE 28 DAY OF March, 2011.

CERTIFICATE OF COUNTY TREASURER

I, David T. Rapch, DO HEREBY CERTIFY THAT I AM 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 2007, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF "EDGEWOOD MANOR", AN ADDITION TO THE CITY OF OKLAHOMA CITY IN 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 IN CANADIAN COUNTY, STATE OF OKLAHOMA, THIS 19 DAY OF February 2008.

[Signature]
COUNTY TREASURER

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 OF THE ANNEXED PLAT OF "EDGEWOOD MANOR" ARE HEREBY APPROVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, THIS 18 DAY OF February 2008.

ATTEST:
OKLAHOMA CITY, OKLAHOMA
[Signature] ATTEST CITY CLERK
[Signature] MAYOR

CITY PLANNING COMMISSION APPROVAL

I, Robert L. Jones, Acting PLANNING DIRECTOR OF THE CITY OF OKLAHOMA CITY, DO CERTIFY THAT THE CITY OF OKLAHOMA CITY PLANNING COMMISSION DULY APPROVED THIS PLAT ON THE 13 DAY OF July 2008.

[Signature]
PLANNING DIRECTOR

CERTIFICATE OF CITY CLERK

I, Frances Kiser, 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 ASSESSMENTS PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF "EDGEWOOD MANOR", TO THE CITY OF OKLAHOMA CITY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 5 DAY OF February 2008.
[Signature]
CITY CLERK

BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA)
COUNTY OF Canadian) SS
THE UNDERSIGNED, DULY QUALIFIED ABSTRACTOR IN AND FOR THE SAID COUNTY AND STATE, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE TO THE LAND INCLUDED IN THE ANNEXED PLAT OF "EDGEWOOD MANOR" TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN LL DEVELOPMENT AND THAT ON THE 4th DAY OF January 2008, ALL LANDS DESCRIBED AND REFERRED TO ARE UNENCUMBERED BY PENDING ACTIONS, JUDGMENTS, LIENS, MORTGAGES, TAXES OR OTHER ENCUMBRANCES, EXCEPT MORTGAGES OF RECORD, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON.
EXECUTED AT El Reno, CANADIAN COUNTY, OKLAHOMA, ON THIS 18th DAY OF January 2008.

WARRANTY TITLE & ABSTRACT COMPANY
BY: *[Signature]*
VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I, JAMES J. REDDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1510 IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS PLAT OF "EDGEWOOD MANOR", AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION, AND 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; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11, SECTION 41-108 OF THE OKLAHOMA STATE STATUTES. THIS TWO PAGE PLAT IS NULL AND VOID IF BOTH PAGES ARE NOT ATTESTED TO BY MY SEAL AND SIGNATURE.

[Signature]
JAMES J. REDDIN, RPLS #1510

STATE OF OKLAHOMA)
COUNTY OF Oklahoma) SS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 17 DAY OF January 2008, PERSONALLY APPEARED JAMES J. REDDIN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
[Signature]
NOTARY PUBLIC
MY COMMISSION NUMBER IS, 03005138
MY COMMISSION EXPIRES THE 28 DAY OF March, 2011.



EDGEWOOD MANOR

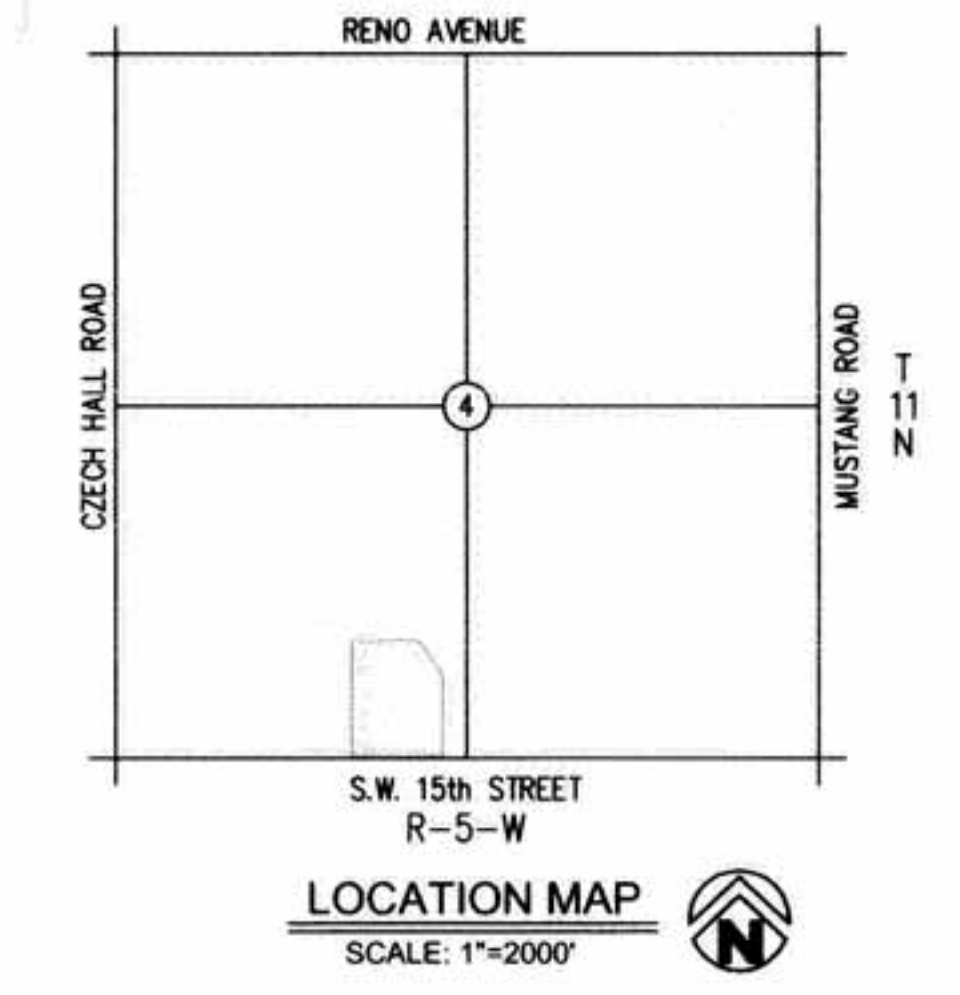
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architecture|engineering

CA 973 (PE/LS) EXPIRES 6/30/2008

DRAWN: TGD	DATE: 1/15/08	CHECKED: JUR	SHEET NO.: 1-2	PROJECT NO.: 066012-00
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FINAL PLAT OF EDGEWOOD MANOR

PART OF THE SW/4 OF SECTION 4, T11N-R5W, I.M.
 OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



Basis of Bearing
 South Line of the SW/4
 N89°38'10"W
 SCALE: 1" = 60'

LINE TABLE (LOTS)

NUMBER	BEARING	DISTANCE
L1	S 45°22'47" W	35.37'
L2	S 44°37'13" E	35.35'
L3	N 44°34'22" W	35.37'
L4	N 45°25'38" E	35.34'
L5	N 44°32'29" W	35.36'
L6	N 45°27'31" E	35.36'
L7	N 44°34'22" W	35.37'
L8	S 45°25'29" W	35.33'

CURVE TABLE (CENTERLINE)

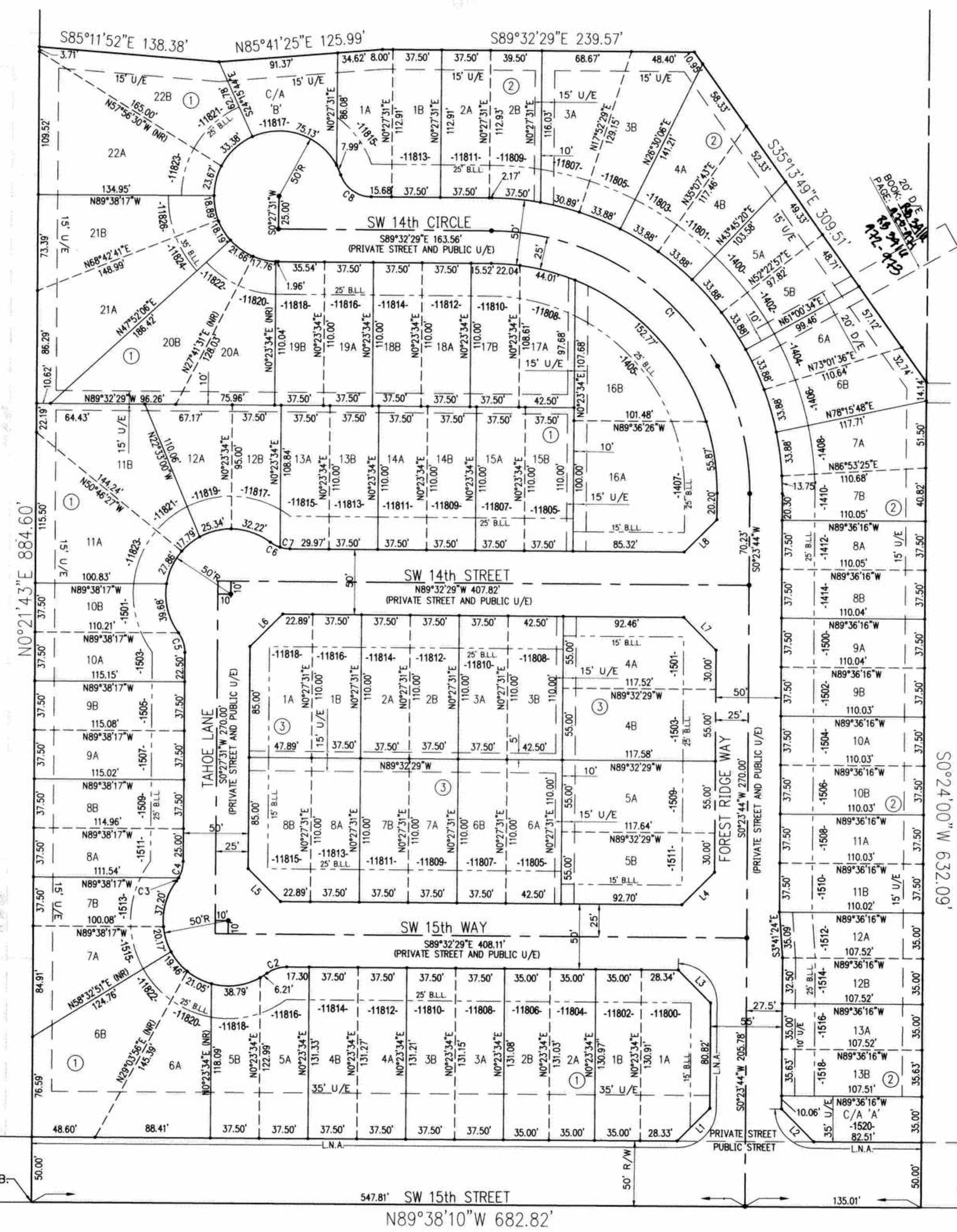
NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	200.00	313.93'	199.77'	N 44°34'28" W	282.68'

CURVE TABLE (LOTS)

NUMBER	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C2	25.00	16.09	8.33	N 72°01'26" E	15.81
C3	25.00	3.00	1.50	S 33°53'44" W	2.99
C4	25.00	13.09	6.70	N 15°27'38" E	12.94
C5	25.00	16.09	8.33	N 17°58'34" W	15.81
C6	25.00	8.44	4.26	S 62°20'29" E	8.40
C7	25.00	7.65	3.85	S 80°46'35" E	7.62
C8	25.00	30.77	17.68	S 54°16'37" E	28.87

LEGEND:

- | | | | |
|--------|---------------------|-----|--------------------|
| B.L.L. | BUILDING LIMIT LINE | A/E | ACCESS EASEMENT |
| L.N.A. | LIMITS OF NO ACCESS | • | SET 3/8" IRON PIN |
| U/E | UTILITY EASEMENT | ○ | FOUND IRON PIN |
| D/E | DRAINAGE EASEMENT | ⊗ | CUT 'X' & CONCRETE |
| P/E | PEDESTRIAN EASEMENT | ⊙ | MAG NAIL & ASPHALT |
| C/A | COMMON AREA | | |



LEGAL DESCRIPTION:

A PART OF THE SW/4 OF SECTION 4, T11N-R5W OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the Southwest corner of the SW/4 of Section 4, T11N-R5W, I.M., Canadian County, Thence S89°38'10"E along the South line of said SW/4 a distance of 1779.25 feet to the POINT OF BEGINNING; Thence N0°21'43"E a distance of 884.60 feet; Thence S85°11'52"E a distance of 138.38 feet; Thence N85°41'25"E a distance of 125.99 feet; Thence S89°32'29"E a distance of 239.57 feet; Thence S35°13'49"E a distance of 309.51 feet; Thence S0°24'00"W a distance of 632.09 feet to a point on the South line of said SW/4; Thence N89°38'10"W along the South line of said SW/4 a distance of 682.82 feet to the POINT OF BEGINNING, and containing 13.31 acres more or less.

- MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
- MAINTENANCE OF THE COMMON AREAS IN EDGEWOOD MANOR 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 SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE AREAS 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.
- A SIDEWALK SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG 15TH STREET AND ACROSS COMMON AREAS THAT ABUT THE STREETS. A SIDEWALK SHALL BE CONSTRUCTED BY THE BUILDER ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS 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.
- CLASS "C" ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.
- ALL EASEMENTS SHOWN OUTSIDE THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELS AS GIVEN BY SEPARATE INSTRUMENT.
- 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.
- LANDSCAPE PLAN IN ACCORDANCE WITH LANDSCAPE ORDINANCE WILL BE REQUIRED WITH FINAL PLATS ADJOINING ARTERIAL STREETS. NO CERTIFICATE OF OCCUPANCY PERMITS WILL BE ISSUED UNTIL LANDSCAPING IN ACCORDANCE WITH LANDSCAPE PLAN IS INSTALLED.
- PASSIVE RECREATIONAL AMENITIES REQUIRED IN COMMON AREAS.
- CENTERLINE OF ROADWAY SHALL BE AS FOLLOWS MAG NAILS WITH WASHER FOR ASPHALT PAVING OR CUT "X" FOR CONCRETE PAVING.
- ALL MONUMENTS, EITHER FOUND OR SET, WILL BE SHOWN ON THE PLAT PER OKLAHOMA SURVEYING MINIMUM STANDARDS. INCLUDE TYPE OF MONUMENTS SET AT PROPERTY/BLOCK AND CENTERLINE OF PUBLIC STREET R/W.
- ALL STREETS IN EDGEWOOD MANOR ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND NOT BY THE CITY OF OKLAHOMA CITY. ALL STREETS WILL BE OPEN FOR CITY UTILITY AND EMERGENCY SERVICES.
- PRIOR TO THE SALE OF ANY PARCEL IN THIS SUBDIVISION, A CONSPICUOUS SIGN SHALL BE POSTED AND MAINTAINED AT THE ENTRANCE. "PRIVATE ROADWAYS - NOT MAINTAINED BY THE CITY OF OKLAHOMA CITY."
- NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL ARTERIAL LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE PLAN IS INSTALLED.

P.O.C.
 SOUTHWEST CORNER OF SW/4
 SEC. 4, T11N-R5W, I.M.
 FOUND P.K. NAIL

SOUTHEAST CORNER OF SW/4
 SEC. 4, T11N-R5W, I.M.
 FOUND CUT "X"



EDGEWOOD MANOR

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 architecture engineering

DRAWN: TGD	DATE: 1/15/08	CHECKED: JUR	SHEET NO.: 2-2	PROJECT NO.: 066012-00
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