

Replat of Fawn Trails

AN ADDITION TO THE CITY OF OKLAHOMA CITY
A PART OF THE SW/4 OF SECTION 21, T11N, R5W, I.M.
CANADIAN COUNTY, OKLAHOMA

Doc# P 2007 8
Bk# Pg# 21 9 170-171
Filed: 03-26-2007 DMC
03:58:54 PM PL
Canadian County, OK

OWNER'S CERTIFICATE AND DEDICATION

The undersigned, West Mustang Inc, an Oklahoma Corporation, by and through its corporate officers Gerald P. Speed & M. Denise Speed, & M. D. Merryfield Inc, an Oklahoma Corporation, by and through its president Michael D. Merryfield, do hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the land shown on the Replat of Fawn Trails a subdivision of a part of the Southwest Quarter (SW/4), of Section 21, T11N, R5W, I.M., Oklahoma City, Canadian County, Oklahoma, as said ownership appears of record and does further certify.

1. That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said Replat for the use of public streets and public utility easements subject to exceptions as listed in the Bonded Abstractor's Certificate.
2. That the area indicated on this Replat as Utility Easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi public 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, operation and removal of any such public or quasi public utility.

WEST MUSTANG, INC., an Oklahoma Corporation

Gerald P. Speed
Gerald P. Speed, President

M. Denise Speed
M. Denise Speed, Secretary

M. D. MERRYFIELD INC., an Oklahoma Corporation

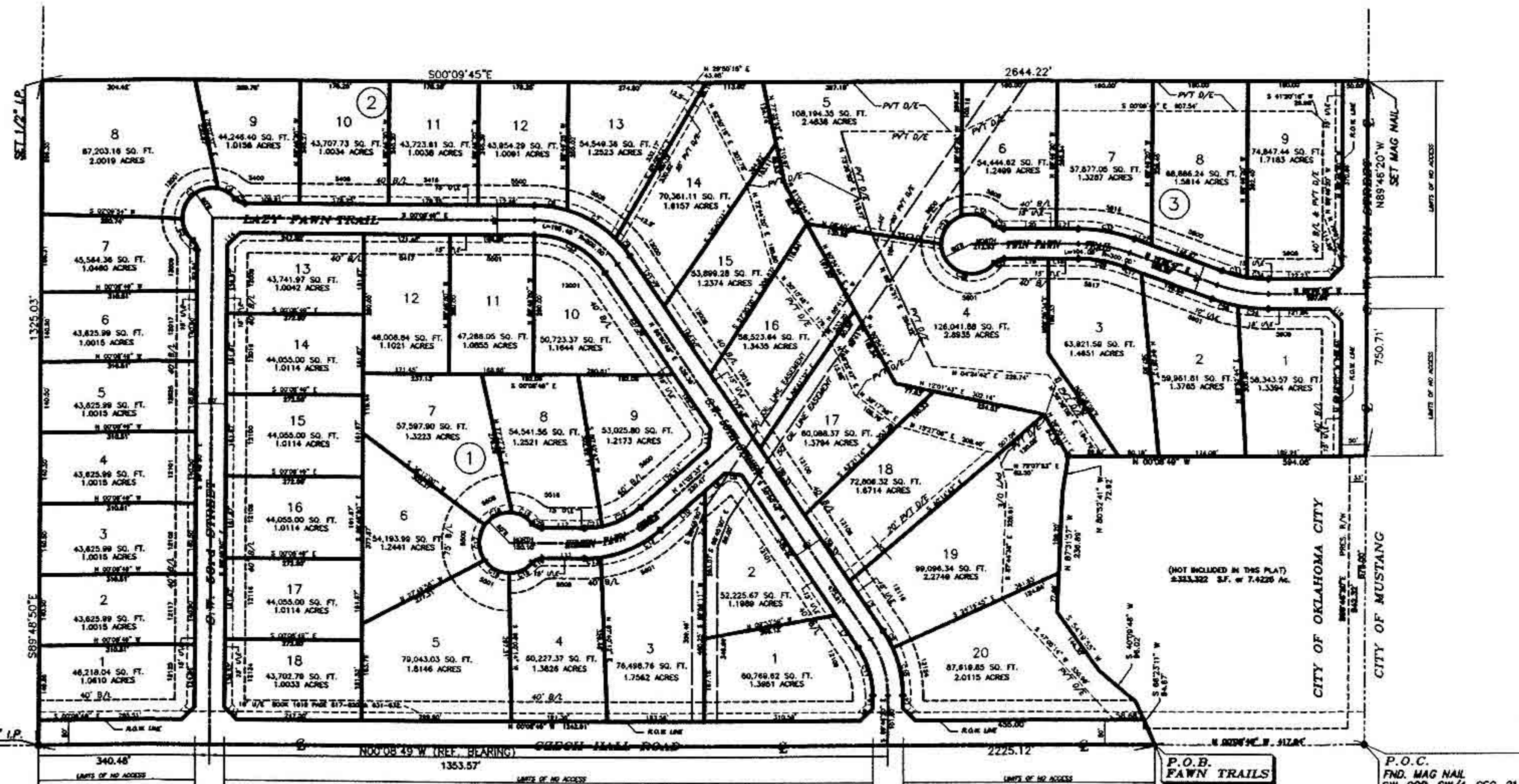
Michael D. Merryfield
Michael D. Merryfield, President

State of Oklahoma)
County of Canadian) ss

Before me the undersigned, a Notary Public in and for said County and State on this 11th day of January, 2007, personally appeared Gerald P. Speed and M. Denise Speed as President and Secretary of West Mustang, Inc., an Oklahoma Corporation, and M. D. Merryfield, President of M. D. Merryfield Inc., an Oklahoma Corporation, to me known to be the identical persons who subscribed the name of the of the makers thereof to the above and foregoing instrument as its Officers and they executed the same as the free and voluntary act and deed of said companies for the uses and purposes therein set forth.

My Commission Expires:
July 7, 2009
Commission No. 05006174

Sandra P. Gray
Notary Public



NOTE:
The bearing of N 00°08'49" W, as shown on the West property line was used as the basis of bearing for the purpose of this survey.

SCALE 1"=200'

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstractor of Titles in and for Canadian County, State of Oklahoma, hereby certify that the records of proper officials of said County show that title to the land included in the Replat of Fawn Trails a subdivision of a part of the Southwest Quarter (SW/4) of Section 21, T11N, R5W, I.M., an addition to the City of Oklahoma City, Canadian County, Oklahoma, is vested in West Mustang, Inc., an Oklahoma Corporation, and M. D. Merryfield Inc., an Oklahoma Corporation, and that on the 5th day of January, 2007, there are no actions pending or judgments of any nature in any court or on file with the Clerk of any Court that the taxes are paid for the year 2006 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land within the said Replat.

EXCEPT:
Easements, Right-of-Way and Mortgages of record.

Signed on this 11th day of January, 2007

Warranty Title & Abstract, Inc.

Jay J. Scheller
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 11th day of January, 2007, personally appeared *Jay J. Scheller* to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice-President and 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 said corporation, for the uses and purposes therein set forth.

My Commission Expires:
2-23-2007
Commission No. 03001482

Sandra P. Gray
Notary Public

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-One (21), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, being more particularly described as follows:

COMMENCING at the Southwest Corner of said SW/4;
THENCE North 00°08'49" West along the West line of said SW/4 a distance of 417.84 feet to the point of BEGINNING; THENCE North 00°08'49" West along the West line of said SW/4 a distance of 2225.12 feet; THENCE South 89°48'50" East a distance of 1325.03 feet; THENCE South 00°09'45" East a distance of 2644.22 feet; THENCE North 89°46'20" West along the South line of said SW/4 a distance of 750.71 feet; THENCE North 00°08'49" West a distance of 594.08 feet; THENCE North 80°52'41" West a distance of 72.92 feet; THENCE North 87°31'57" West a distance of 236.89 feet; THENCE South 54°19'55" West a distance of 144.30 feet; THENCE South 40°09'48" West a distance of 96.02 feet; THENCE South 66°23'11" West a distance of 94.67 feet to the POINT OF BEGINNING;

Said tract containing 3,180,572 square feet or 73.0159 acres, more or less.

CERTIFICATE OF DEPARTMENT OF ENVIRONMENTAL QUALITY

I CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN FOR A PLAT OF A RESIDENTIAL DEVELOPMENT WHICH IS ON FILE AT THE OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, AND HEREBY APPROVE THIS PLAT FOR THE USE OF INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL SEWER SYSTEMS.

NOTE: ONCE THE PLAT HAS BEEN APPROVED BY THIS DEPARTMENT, NO MAJOR SOIL MODIFICATIONS MAY OCCUR IN THE AREAS DESIGNATED FOR SEPTIC SYSTEM WASTE WATER DISPOSAL.

2-13-2007
DATE
[Signature] #6240
ENVIRONMENTAL SPECIALIST
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this 11th day of January, 2007, personally appeared Jeffrey Henry 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.

My Commission Expires:
July 7, 2009
Commission No. 05006174

Sandra P. Gray
Notary Public

CITY PLANNING COMMISSION APPROVAL

I, John M. Dugan, Planning Director for the City of Oklahoma City, Oklahoma, do hereby certify that the Oklahoma City Planning Commission duly approved the Replat of Fawn Trails, an addition to the City of Oklahoma City, Oklahoma on this 23rd day of February, 2007.

John M. Dugan
PLANNING DIRECTOR

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the Replat of Fawn Trails, an addition to the City of Oklahoma City, Oklahoma is hereby accepted.

ADOPTED by the Council of the City of Oklahoma City, Oklahoma this 30th day of March, 2007.

APPROVED by the Mayor of the City of Oklahoma City, Oklahoma this 20th day of March, 2007.

[Signature]
City Clerk

Mark Curtis
Mayor

CITY CLERK'S CERTIFICATE

I, Frances Kersay, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City of Oklahoma City, and find that all deferred payments or unreturned installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land within the Replat of Fawn Trails, an addition to the City of Oklahoma City, Oklahoma, on this 30th day of March, 2007.

Frances Kersay
City Clerk

COUNTY TREASURER'S CERTIFICATE

I, David T. Redcliff, do hereby certify that I am the duly elected qualified and acting County Treasurer of Canadian County, Oklahoma and that the tax records of said County show that all taxes are paid for the year 2006 and prior years on the land shown on the Replat of Fawn Trails an addition to the City of Oklahoma City, Oklahoma; and that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 26th day of March, 2007.

County Treasurer
David T. Redcliff
By:

SURVEYOR'S CERTIFICATE

I, James M. Powers, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Replat of Fawn Trails represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors; and that said Replat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

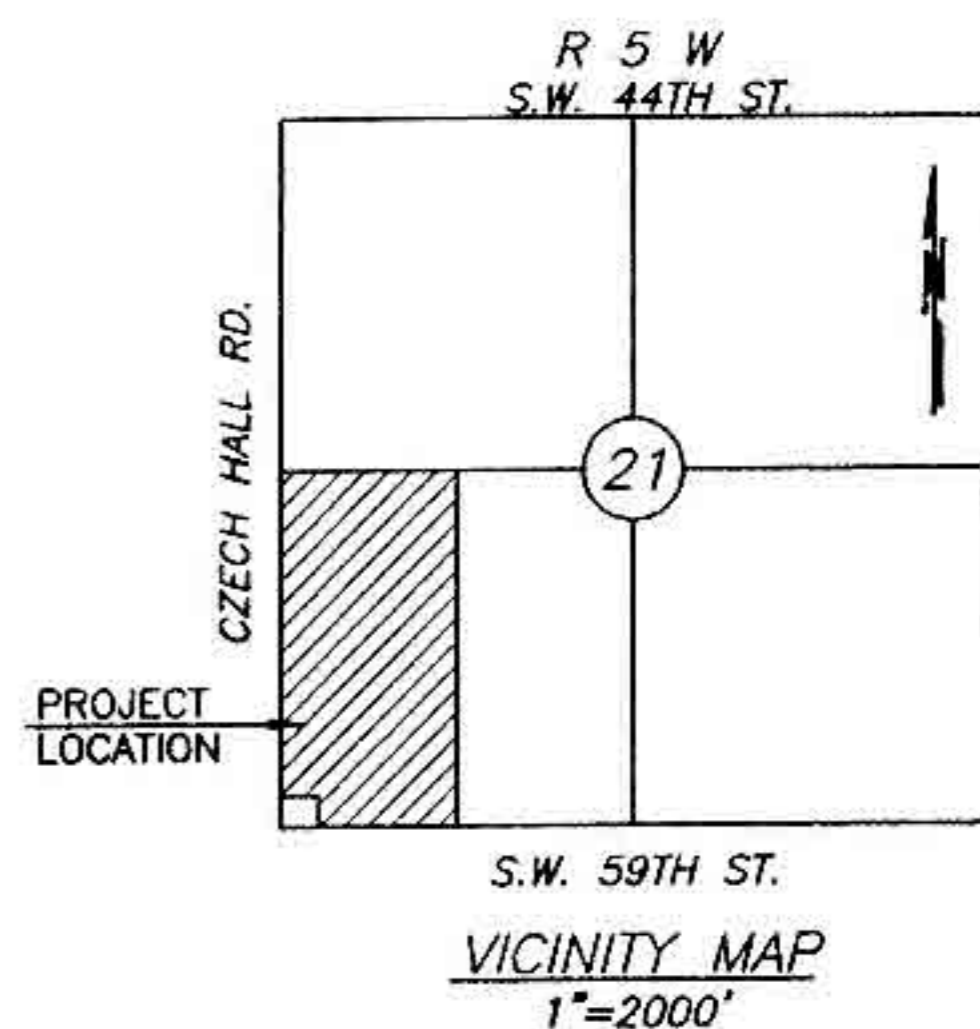
James M. Powers P.L.S. # 1484

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this 11th day of January, 2007, personally appeared James M. Powers 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.

My Commission Expires:
July 7, 2009
Commission No. 05006174

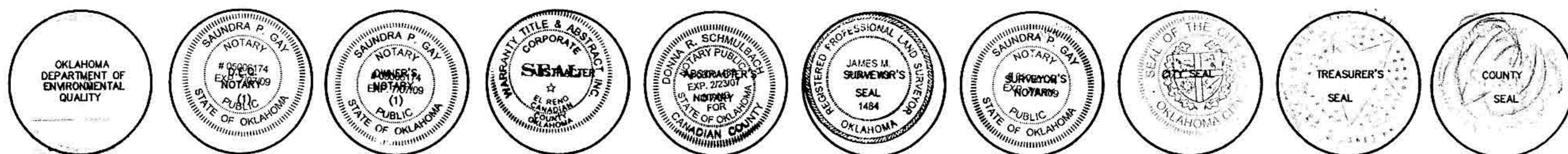
Sandra P. Gray
Notary Public



RED PLAINS SURVEYING COMPANY

5500 NW Expressway, Suite A Telephone: (405) 601-7842
Oklahoma City, Oklahoma, 73132 FAX: (405) 603-7852
CERTIFICATE OF AUTHORIZATION NO. 3948 EXPIRES JUNE 30, 2007

S.W. 59TH ST.
VICINITY MAP
1"=2000'

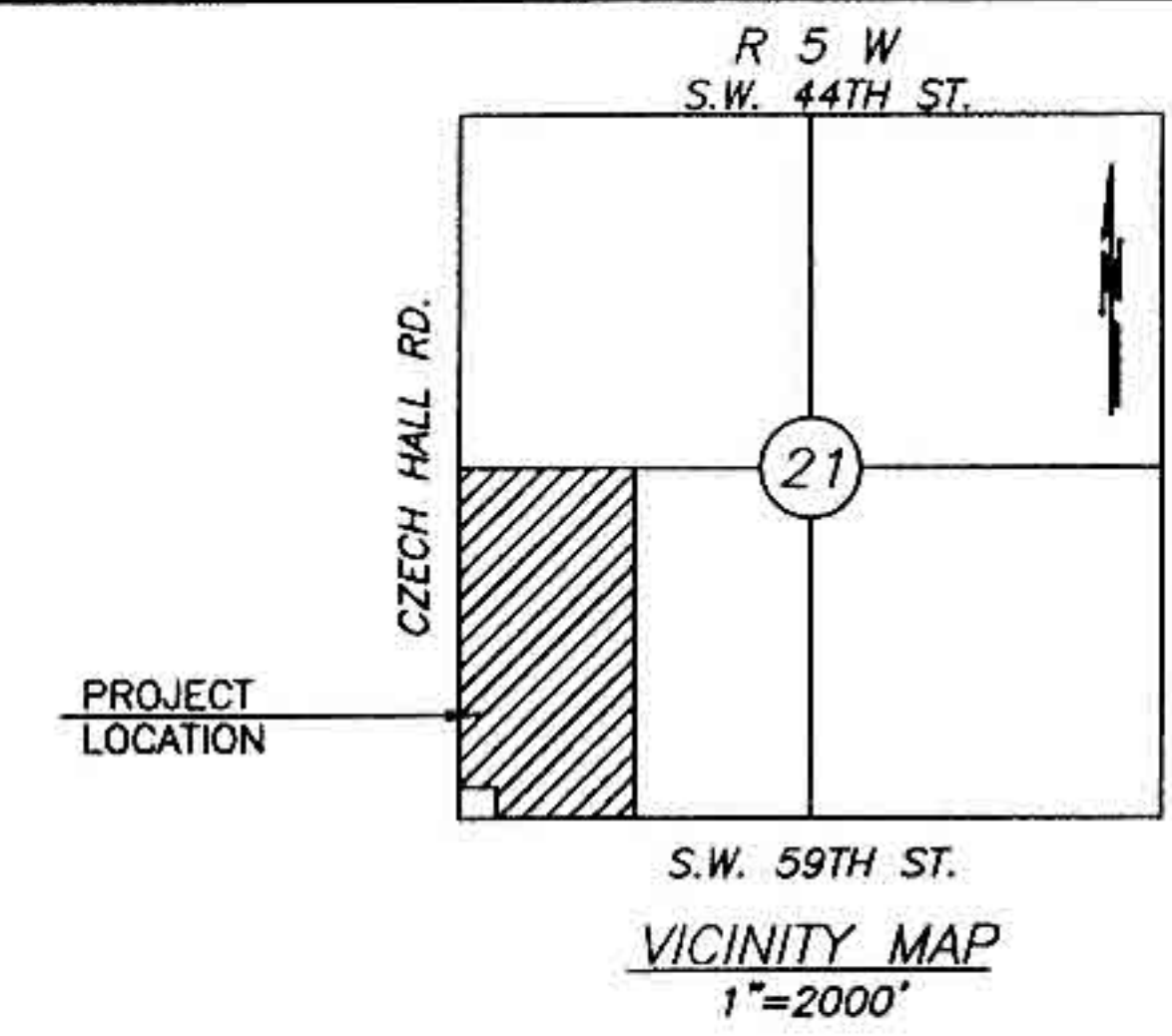
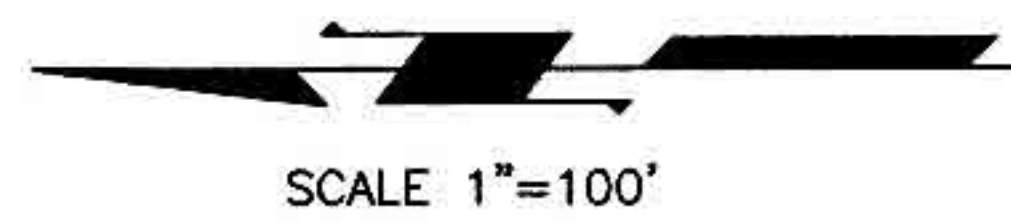


Replat of Fawn Trails

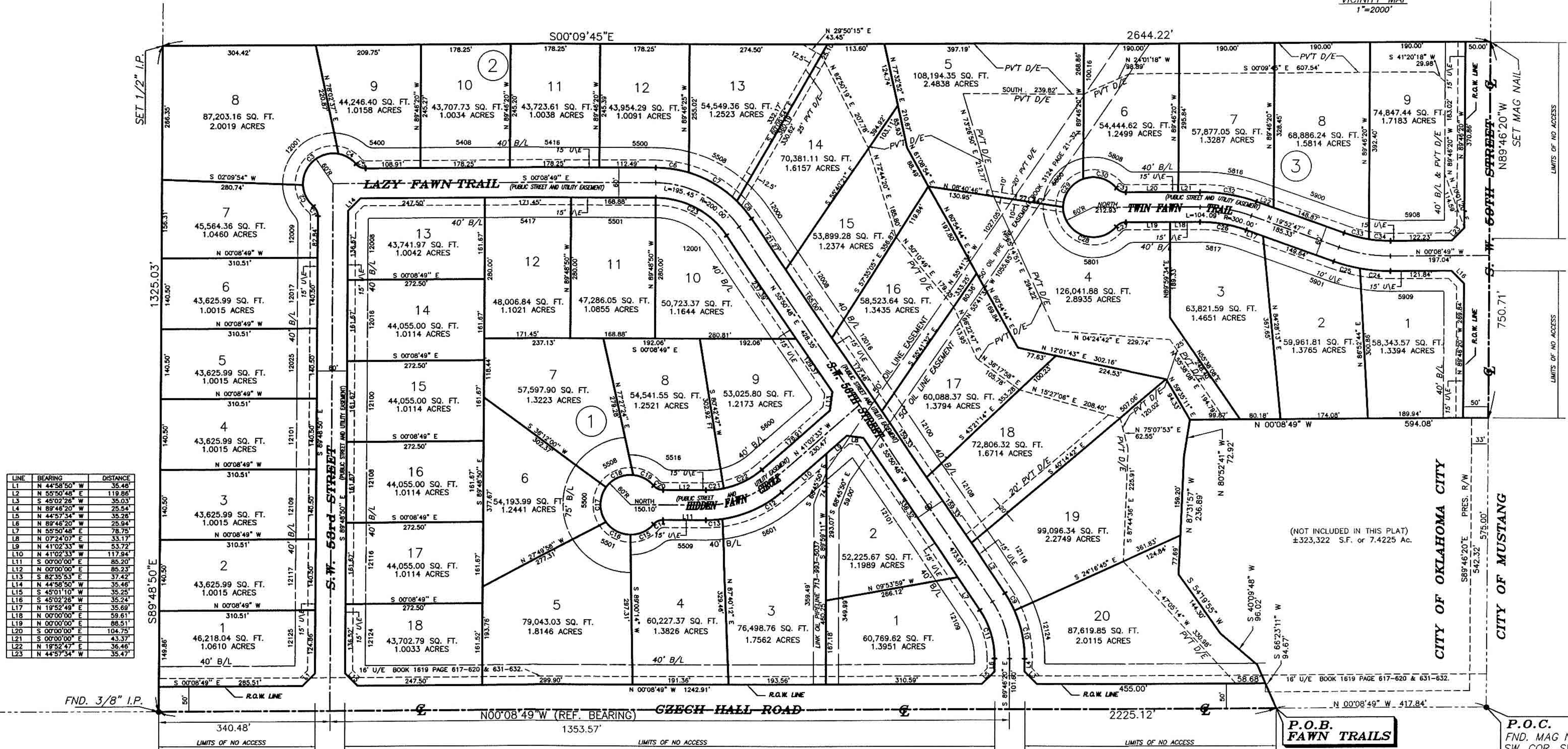
AN ADDITION TO THE CITY OF OKLAHOMA CITY
A PART OF THE SW/4 OF SECTION 21, T11N, R5W, I.M.
CANADIAN COUNTY, OKLAHOMA

MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS 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 AREAS, COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN.

NOTE:
The bearing of N 00°08'49" W, as shown on the West property line was used as the basis of bearing for the purpose of this survey.



Doc# P 2007 8
BK4Pg: PL 9 170-171
Filed: 03-28-2007
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DRC
PL
Canadian County, OK



LINE	BEARING	DISTANCE
L1	N 44°58'50" W	35.46'
L2	N 55°50'48" E	119.86'
L3	S 45°02'28" W	35.03'
L4	N 89°48'20" W	29.54'
L5	N 44°57'34" W	35.26'
L6	N 89°46'20" W	25.94'
L7	N 55°50'48" E	78.75'
L8	N 07°24'07" E	33.17'
L9	N 41°02'33" W	53.72'
L10	N 41°02'33" W	117.94'
L11	S 00°00'00" E	85.20'
L12	N 00°00'00" E	85.23'
L13	S 82°35'53" E	37.42'
L14	N 44°58'50" W	35.46'
L15	S 45°01'10" W	35.25'
L16	S 45°02'28" W	35.24'
L17	N 19°52'49" E	35.69'
L18	N 00°00'00" E	59.51'
L19	N 00°00'00" E	88.51'
L20	S 00°00'00" E	104.75'
L21	S 00°00'00" E	43.37'
L22	N 19°52'47" E	36.46'
L23	N 44°57'34" W	35.47'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	21.70'	21.03'	S 85°20'33" W	49°44'37"
C2	60.00'	49.19'	47.83'	N 63°57'30" E	48°58'31"
C3	60.00'	107.54'	83.71'	S 41°12'27" E	102°41'35"
C4	60.00'	41.25'	40.45'	S 29°50'10" W	39°23'39"
C5	25.00'	21.68'	21.00'	N 24°41'35" E	49°40'48"
C6	230.00'	66.63'	66.40'	N 08°09'09" E	16°35'55"
C7	230.00'	112.53'	111.41'	N 30°28'05" E	28°01'57"
C8	230.00'	45.61'	45.54'	N 50°09'56" E	11°21'44"
C9	230.00'	39.47'	39.42'	N 80°45'45" E	09°49'55"
C10	230.00'	98.55'	97.80'	N 77°57'11" E	24°32'58"
C11	170.00'	102.01'	100.49'	S 73°02'14" W	34°22'52"
C12	230.00'	131.53'	129.75'	N 24°39'34" W	32°45'58"
C13	230.00'	33.22'	33.20'	N 04°08'18" W	08°16'35"
C14	25.00'	21.68'	21.00'	S 24°50'24" E	49°40'47"
C15	60.00'	52.02'	50.41'	S 24°50'24" E	49°40'47"
C16	60.00'	57.12'	54.99'	S 27°16'19" W	54°32'37"
C17	60.00'	74.26'	69.61'	N 90°00'00" W	70°54'45"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C18	60.00'	62.43'	59.85'	N 24°44'06" W	59°37'02"
C19	60.00'	46.71'	45.54'	N 27°22'36" E	44°36'23"
C20	25.00'	21.68'	21.00'	N 24°50'24" E	49°40'47"
C21	170.00'	35.86'	35.80'	N 06°02'57" W	12°05'15"
C22	170.00'	85.91'	85.00'	N 26°33'54" W	28°57'18"
C23	170.00'	166.14'	159.60'	S 27°50'59" W	55°59'37"
C24	330.00'	60.99'	60.90'	S 05°08'51" W	10°35'21"
C25	330.00'	54.36'	54.30'	S 15°09'39" W	09°28'15"
C26	270.00'	93.86'	93.21'	S 09°56'31" W	19°52'47"
C27	25.00'	21.68'	21.00'	S 24°50'24" E	49°40'47"
C28	60.00'	146.27'	112.85'	N 20°09'56" E	139°40'47"
C29	60.00'	73.50'	68.99'	N 54°54'22" W	70°11'16"
C30	60.00'	72.77'	68.39'	N 14°56'02" E	69°29'31"
C31	25.00'	21.68'	21.00'	N 24°50'24" E	49°40'47"
C32	330.00'	114.50'	113.93'	N 09°56'24" E	19°52'49"
C33	270.00'	51.44'	51.37'	N 14°25'17" E	10°54'59"
C34	270.00'	42.93'	42.86'	N 04°24'29" E	09°06'36"

NOTES:
ALL LOTS SHALL HAVE 30' SIDE YARDS
ALL RESIDENTIAL BUILDINGS SHALL
HAVE CLASS "C" OR BETTER COMPOSITION ROOFS

P.O.B.
FAWN TRAILS

P.O.C.
FND. MAG NAIL
SW. COR. SW/4, SEC. 21,
T-11-N, R-5-W, I.M.



5500 NW Expressway, Suite A Telephone: (405) 603-7842
Oklahoma City, Oklahoma, 73132 FAX: (405) 603-7852
CERTIFICATE OF AUTHORIZATION NO. 3948 EXPIRES JUNE 30, 2007