

FINAL PLAT

FOUNTAINGRASS ADDITION SECTION 1

A PART OF THE S.W. 1/4, SECTION 12, T11N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

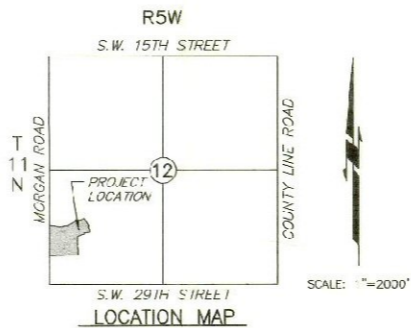
LEGAL DESCRIPTION

Being a part of the S.W. 1/4, Section 12, T11N, R5W, I.M., Oklahoma City, Canadian County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter (S.W. 1/4) of said Section 12; THENCE North 00°11'03" West along the West section line a distance of 720.00 feet to the POINT OF BEGINNING;

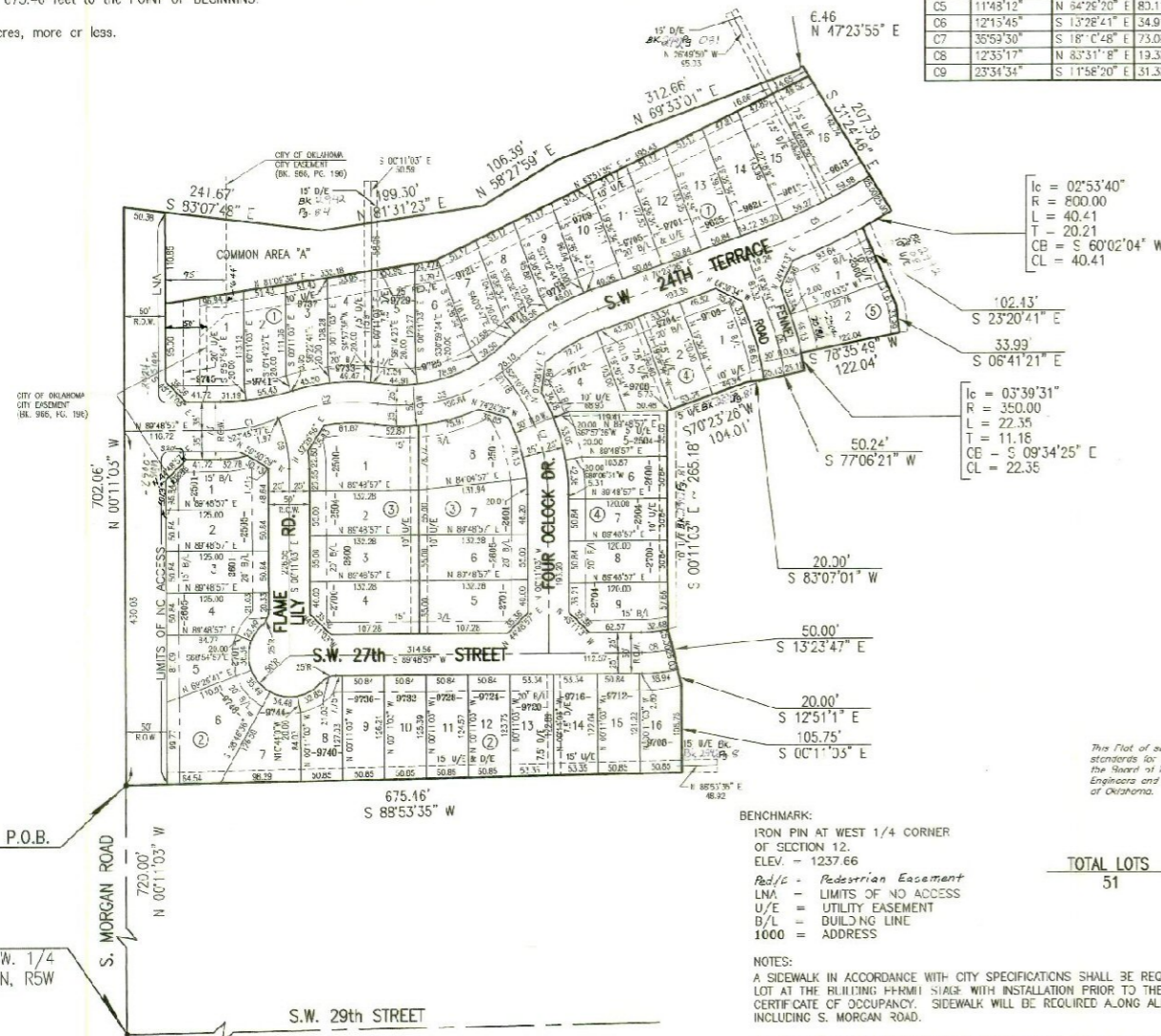
THENCE continuing North 00°11'03" West along the West section line a distance of 702.06 feet; THENCE South 83°07'40" East a distance of 241.67 feet; THENCE North 81°31'23" East a distance of 199.30 feet; THENCE North 58°27'56" East a distance of 106.39 feet; THENCE North 69°33'01" East a distance of 312.66 feet; THENCE North 47°23'55" East a distance of 6.46 feet; THENCE South 31°24'46" East a distance of 207.39 feet to a point on a curve; THENCE around a curve to the right having a radius of 800.00 feet (said curve subtended by a chord which bears South 02°02'04" West a distance of 40.41 feet) with an arc length of 40.41 feet; THENCE South 23°20'41" East a distance of 102.43 feet; THENCE South 06°41'21" East a distance of 33.99 feet; THENCE South 78°35'49" West a distance of 122.04 feet to a point on a curve; THENCE around a curve to the right having a radius of 350.00 feet (said curve subtended by a chord which bears South 09°34'25" East a distance of 22.35 feet) and an arc distance of 22.35 feet; THENCE South 77°06'21" West a distance of 50.24 feet; THENCE South 83°07'40" West a distance of 70.00 feet; THENCE South 70°23'26" West a distance of 104.01 feet; THENCE South 07°11'03" East a distance of 265.18 feet; THENCE South 13°23'47" East a distance of 50.00 feet; THENCE South 12°51'03" East a distance of 20.00 feet; THENCE South 00°11'03" East a distance of 105.75 feet; THENCE South 88°53'35" West a distance of 675.46 feet to the POINT OF BEGINNING.

Containing 12.70 acres, more or less.



CURVE TABLE

NUMBER	IC	CB	T	R	L	CL
C1	23°31'01"	N 78°01'57" E	36.51	175.00	71.98	71.47
C2	31°33'03"	N 82°02'28" E	63.63	225.00	124.03	122.47
C3	51°12'10"	N 72°13'54" E	99.59	207.84	185.74	79.62
C4	23°45'37"	N 58°30'58" E	57.85	235.00	114.04	113.23
C5	11°48'12"	N 84°26'20" E	80.11	775.00	159.36	59.37
C6	12°15'45"	S 13°28'41" E	34.91	325.00	69.55	66.42
C7	35°59'30"	S 18°02'48" E	73.09	225.00	141.34	79.03
C8	12°35'17"	N 83°31'8" E	19.30	175.00	38.45	36.37
C9	23°31'34"	S 11°58'20" E	31.30	150.00	61.72	61.29



IC = 02°53'40"
R = 800.00
L = 40.41
T = 20.21
CB = S 60°02'04" W
CL = 40.41

IC = 03°39'31"
R = 350.00
L = 22.35
T = 11.18
CB = S 09°34'25" E
CL = 22.35

SCALE: 1"=100'

This Plat of survey meets the minimum technical standards for an Urban Survey as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

TOTAL LOTS
51

BENCHMARK:
IRON PIN AT WEST 1/4 CORNER OF SECTION 12.
ELEV. = 1237.66

Red/E = Pedestrian Easement
LMA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
1000 = ADDRESS

NOTES:
A SIDEWALK IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ON EACH LOT AT THE BUILDING FRONTIERS WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALK WILL BE REQUIRED ALONG ALL STREET FRONTAGES, INCLUDING S. MORGAN ROAD.
ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF FOUNTAINGRASS ADDITION SECTION 1.
TWO TREES SHALL BE PLANTED IN EACH FRONT YARD OF ALL LOTS WHERE THE GARAGE PROTRUDES BEYOND THE FRONT WALL OF A RESIDENCE.

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, VERO INVESTMENTS, L.L.C., a Limited Liability Company, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of FOUNTAINGRASS ADDITION SECTION 1, a subdivision of a part of the S.W. 1/4, Section 12, T11N, R5W, of the Indian Meridian to Oklahoma City, Canadian County, Oklahoma, and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements, as shown on said annexed plat, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of FOUNTAINGRASS ADDITION SECTION 1. VERO INVESTMENTS, L.L.C. dedicates all streets and easements shown on said annexed plat to the public for public highways, streets and easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstractor's Certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this 7 day of May, 2004.

VERO INVESTMENTS, L.L.C., a Limited Liability Company

Richard McKown
Richard McKown, MANAGER

STATE OF OKLAHOMA s.s. COUNTY OF CANADIAN

Before me, the undersigned, a Notary Public in and for said County and State, on this 7 day of May, 2004, personally appeared Richard McKown as MANAGER of VERO INVESTMENTS, L.L.C., 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 and as the free and voluntary act and deed of VERO INVESTMENTS, L.L.C., for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.
My Commission Expires: 7-1-04

Sherry R. Nesbitt
Sherry R. Nesbitt, NOTARY PUBLIC 0001002

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of FOUNTAINGRASS ADDITION SECTION 1, a subdivision of a part of the S.W. 1/4, Section 12, T11N, R5W, of the I.M. to Oklahoma City, Canadian County, Oklahoma, appears to be vested in VERO INVESTMENTS, L.L.C., a Limited Liability Company, on this 5th day of May, 2004, unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this 13th day of May, 2004.

WARRANTY TITLE & ABSTRACT COMPANY

Jay C. Scheller
Jay C. Scheller, VICE PRESIDENT, Mark Anthony

CERTIFICATE OF APPROVAL

I, Kevin George, Vice Chairman of the Planning Commission of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission approved the final plat of FOUNTAINGRASS ADDITION SECTION 1, to Oklahoma City, Oklahoma, this 11th day of September, 2004.

Kevin George
Kevin George, CHAIRMAN

ACCEPTANCE OF DEDICATIONS

Be it resolved by the City Council of the City of Oklahoma City, Oklahoma that the dedications shown on the annexed plat of FOUNTAINGRASS ADDITION SECTION 1, to Oklahoma City, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Oklahoma City, Oklahoma this 22 day of June, 2004.

ATTEST:

Dawn Kersey
Dawn Kersey, CITY CLERK

Mick Cornett
Mick Cornett, MAYOR, Mick Cornett

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 delinquent payments on unperfected instalments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of FOUNTAINGRASS ADDITION SECTION 1, to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 22 day of June, 2004.

Dawn Kersey
Dawn Kersey, CITY CLERK, Frances Kersey

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff, hereby certify that I am the duly elected and acting County Treasurer of Canadian County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 2003 and all prior years on the land shown on the annexed plat of FOUNTAINGRASS ADDITION SECTION 1, an addition to the City of Oklahoma City, Canadian County, Oklahoma 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 at El Reno, Oklahoma on this 13 day of May, 2004.

David T. Radcliff
David T. Radcliff, COUNTY TREASURER, David I. Radcliff by *Leanne Bolten*

REGISTERED LAND SURVEYOR

I, Carlos D. Cole, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of FOUNTAINGRASS ADDITION 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 6th day of MAY, 2004, and that monuments shown thereon actually exist and their positions are correctly shown, that 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 II Section 41-108 of the Oklahoma State Statutes.

REDLANDS SURVEYING, INC.
2216 POLE ROAD
MCORE, OKLAHOMA 73160
(405) 793-8838

Carlos D. Cole
Carlos D. Cole, REGISTERED LAND SURVEYOR No. 636
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 3637(LS) EXPIRES: JUNE 30, 2005

STATE OF OKLAHOMA s.s. COUNTY OF CANADIAN

Before me, the undersigned, a Notary Public in and for said County and State on this 6th day of May, 2004, personally appeared Carlos D. Cole, 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: 10/27/07

Cassandra T. Stewart
Cassandra T. Stewart, NOTARY PUBLIC

Date: MAY 5, 2004

SPFAR & McCAFFR CO., P.C.
815 W. Main Street
Oklahoma City, OK 73106