

# FINAL PLAT

## FOUNTAINGRASS ADDITION SECTION 4

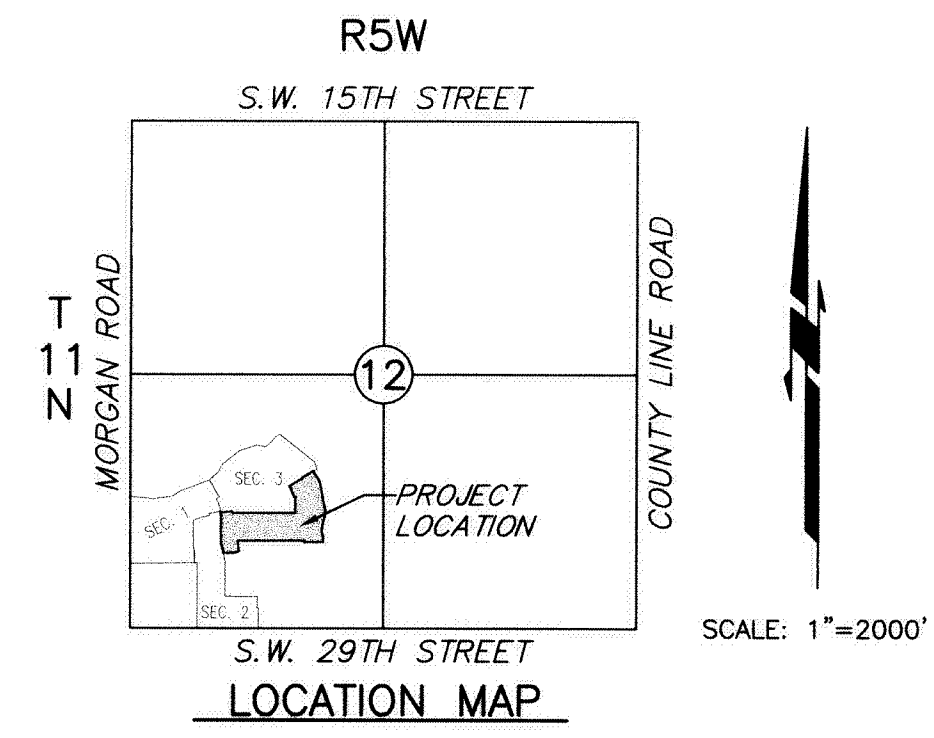
A PART OF THE S.W. 1/4, SECTION 12, T11N, R5W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

### 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 S.W. corner of said S.W. 1/4; THENCE North 88°53'35" East along the South line of said S.W. 1/4 a distance of 1339.04 feet to the Southeast property corner of Fountaingrass Addition Section 2 (filed Bk&Pg: PL 9 84); THENCE along the property line of said Fountaingrass Addition Section 2 the following eight courses: 1) THENCE North 00°11'03" West a distance of 234.91 feet; 2) THENCE South 89°48'57" West a distance of 11.98 feet; 3) THENCE North 00°11'03" West a distance of 120.00 feet; 4) THENCE South 89°48'57" West a distance of 166.82 feet; 5) THENCE North 00°11'03" West a distance of 0.90 feet; 6) THENCE South 89°48'57" West a distance of 170.00 feet; 7) THENCE North 00°11'03" West a distance of 360.87 feet; 8) THENCE North 11°48'59" West a distance of 95.18 feet to the POINT OF BEGINNING;

THENCE continuing along the property line of Fountaingrass Addition Section 2 the following four courses: 1) THENCE North 11°48'59" West a distance of 49.66 feet; 2) THENCE North 13°13'02" West a distance of 50.08; 3) THENCE North 00°11'03" West a distance of 273.68 feet; 4) THENCE North 06°41'21" West a distance of 46.53 feet to the Southwest property corner of Fountaingrass Addition Section 3 (filed Bk&Pg: PL 9 182-183); THENCE along the property line of said Fountaingrass Addition Section 3 the following ten courses: 1) THENCE North 82°08'36" East a distance of 121.89 feet to a point of non-tangent curvature; 2) THENCE around a curve to the right having a radius of 500.00 feet (said curve subtended by a chord which bears South 06°31'54" East a distance of 23.12 feet) with an arc length of 23.13 feet; 3) THENCE North 84°47'37" East a distance of 50.00 feet; 4) THENCE North 89°48'57" East a distance of 605.58 feet; 5) THENCE North 00°11'03" West a distance of 170.00 feet; 6) THENCE South 89°48'57" West a distance of 12.48 feet; 7) THENCE North 25°10'04" West a distance of 121.13 feet; 8) THENCE North 58°50'59" East a distance of 169.39 feet to a point on a non-tangent curve; 9) THENCE along a curve to the left having a radius of 676.31 feet (said curve subtended by a chord which bears North 31°19'01" West a distance of 3.94 feet) with an arc length of 3.94 feet; 10) THENCE North 58°49'13" East a distance of 123.53 feet to a point on the property line of said Fountaingrass Addition Section 3; THENCE South 32°46'46" East a distance of 131.55 feet; THENCE South 10°33'12" East a distance of 50.84 feet; THENCE South 11°47'15" West a distance of 198.09 feet; THENCE South 13°53'24" East a distance of 71.09 feet; THENCE South 00°11'03" East a distance of 50.84 feet; THENCE South 89°48'57" West a distance of 196.01 feet; THENCE North 00°11'03" West a distance of 14.16 feet; THENCE South 89°48'57" West a distance of 696.89 feet to a point of non-tangent curvature; THENCE around a curve to the left having a radius of 350.00 feet (said curve subtended by a chord which bears South 07°36'38" East a distance of 82.83 feet) with an arc length of 83.02 feet; THENCE South 15°36'37" East a distance of 26.29 feet; THENCE South 69°07'28" West a distance of 49.60 feet; THENCE South 89°48'57" West a distance of 120.02 feet to the POINT OF BEGINNING. Said tract contains 10.20 acres more or less.



### 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 4, 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 4. 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 16<sup>th</sup> day of April, 2008.

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 16<sup>th</sup> day of April, 2008, 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: #02001843 3/11/10

John Powers  
NOTARY PUBLIC

### 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 4, 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., on this 16<sup>th</sup> day of April, 2008 unencumbered by pending actions, judgements, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this 18<sup>th</sup> day of April, 2008.

WARRANTY TITLE & ABSTRACT COMPANY

Ray J. Scheller  
VICE PRESIDENT

### CERTIFICATE OF APPROVAL

I, Russell C. Claus, Planning Director for the City of Oklahoma City, Oklahoma, do certify that the Oklahoma City Planning Commission duly approved this plat on the 13<sup>th</sup> day of September, 2007.

Russell C. Claus  
Planning Director

### 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 4, to Oklahoma City, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Oklahoma City, Oklahoma this 6<sup>th</sup> day of May, 2008.

ATTEST:

Cherie Lery  
CITY CLERK

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 deferred payments on unmatred installments 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 4, to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 6<sup>th</sup> day of May, 2008.

Frances Kersey  
CITY CLERK, Frances Kersey

### COUNTY TREASURER'S CERTIFICATE

I, David T. Radecy, 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 2008 and all prior years on the land shown on the annexed plat of FOUNTAINGRASS ADDITION SECTION 4, 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 18<sup>th</sup> day of April, 2008.

David T. Radecy  
COUNTY TREASURER

### REGISTERED LAND SURVEYOR

I, John Powers, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of FOUNTAINGRASS ADDITION SECTION 4, an addition to the City of Oklahoma City, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 18<sup>th</sup> day of April, 2008, 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 11 Section 41-108 of the Oklahoma State Statutes.

POWERS-ROBERTS & ASSOCIATES INC.  
2224 N. Ann Arbor  
Oklahoma City, OK 73127  
(405) 948-0486

John Powers  
John Powers, REGISTERED LAND SURVEYOR No. 1369  
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 4758 EXPIRES June 30, 2009

### STATE OF OKLAHOMA s.s. COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this 18<sup>th</sup> day of April, 2008, personally appeared John 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.

Given under my hand and seal the day and year last above written.

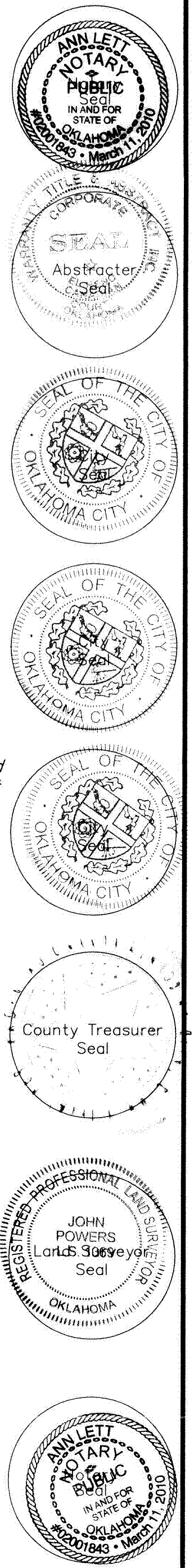
My Commission Expires: 3/11/10 #02001843

John Powers  
NOTARY PUBLIC

Date: April 15, 2008

SMC Consulting Engineers, P.C.  
815 W. Main Street  
Oklahoma City, OK 73106

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



N:\DIVISIONS\SECTION 4\_3849\_041849\_04.FFD1.dwg, Certificate, 4/15/2008 9:25:25 AM, dmmg, 1:10

# FINAL PLAT

## FOUNTAINGRASS ADDITION SECTION 4

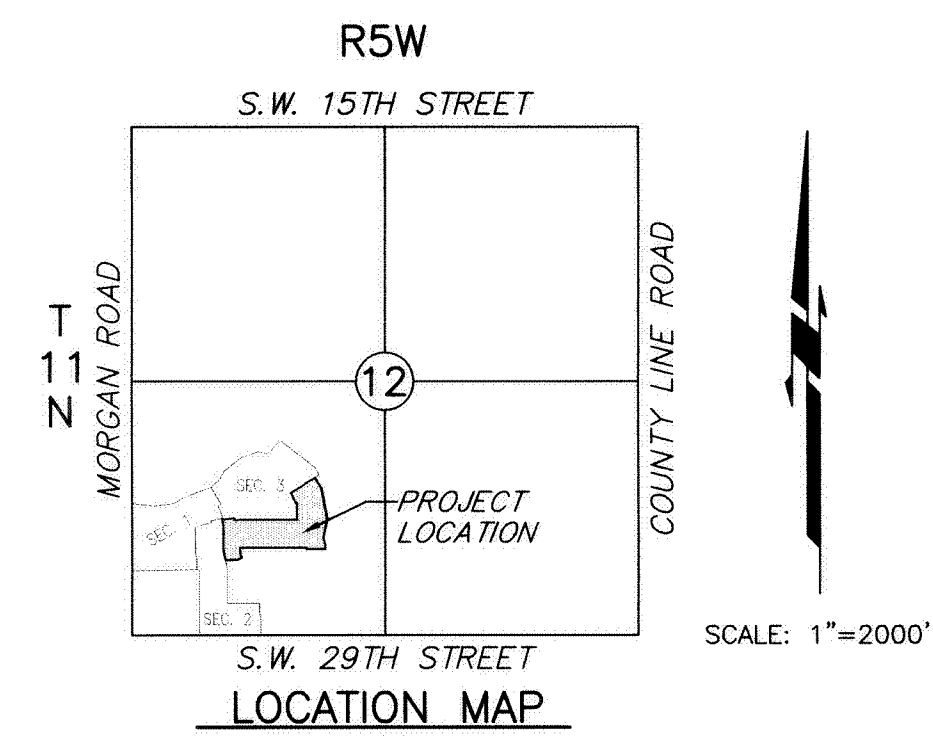
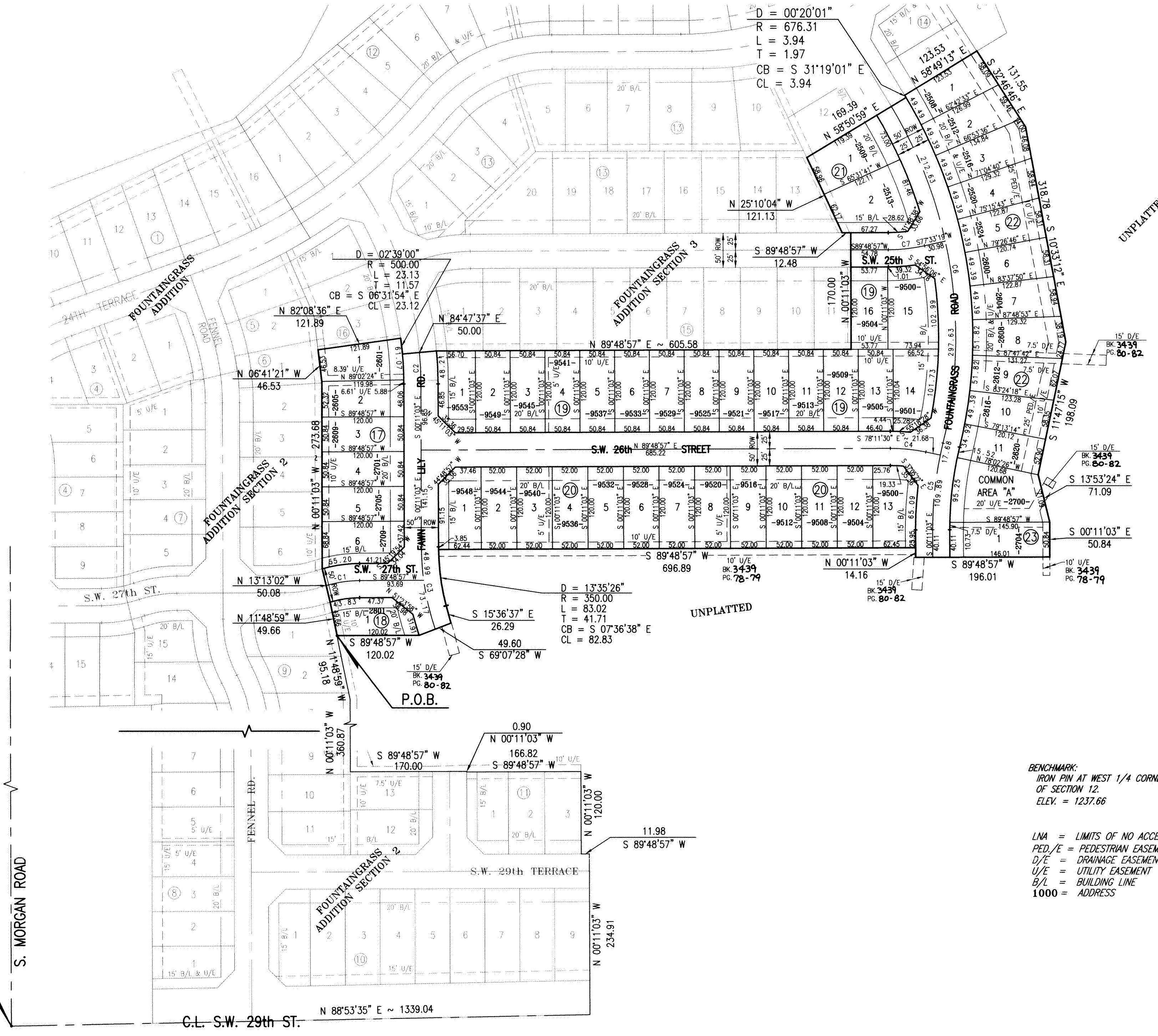
### A PART OF THE S.W. 1/4, SECTION 12, T11N, R5W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

#### 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 S.W. corner of said S.W. 1/4; THENCE North 88°53'35" East along the South line of said S.W. 1/4 a distance of 1339.04 feet to the Southeast property corner of Fountaingrass Addition Section 2 (filed Bk&Pg: PL 9 84); THENCE along the property line of said Fountaingrass Addition Section 2 the following eight courses: 1) THENCE North 00°11'03" West a distance of 234.91 feet; 2) THENCE South 89°48'57" West a distance of 11.98 feet; 3) THENCE North 00°11'03" West a distance of 120.00 feet; 4) THENCE South 89°48'57" West a distance of 166.82 feet; 5) THENCE North 00°11'03" West a distance of 0.90 feet; 6) THENCE South 89°48'57" West a distance of 170.00 feet; 7) THENCE North 00°11'03" West a distance of 360.87 feet; 8) THENCE North 11°48'59" West a distance of 95.18 feet to the POINT OF BEGINNING;

THENCE continuing along the property line of Fountaingrass Addition Section 2 the following four courses: 1) THENCE North 11°48'59" West a distance of 49.66 feet; 2) THENCE North 13°13'02" West a distance of 50.08 feet; 3) THENCE North 00°11'03" West a distance of 273.68 feet; 4) THENCE North 06°41'21" West a distance of 46.53 feet to the Southwest property corner of Fountaingrass Addition Section 3 (filed Bk&Pg: PL 9 182-183); THENCE along the property line of said Fountaingrass Addition Section 3 the following ten courses: 1) THENCE North 82°08'36" East a distance of 121.89 feet to a point of non-tangent curvature; 2) THENCE around a curve to the right having a radius of 500.00 feet (said curve subtended by a chord which bears South 06°31'54" East a distance of 23.12 feet) with an arc length of 23.13 feet; 3) THENCE North 84°47'37" East a distance of 50.00 feet; 4) THENCE North 89°48'57" East a distance of 605.58 feet; 5) THENCE North 00°11'03" West a distance of 170.00 feet; 6) THENCE South 89°48'57" West a distance of 12.48 feet; 7) THENCE North 25°10'04" West a distance of 121.13 feet; 8) THENCE North 58°50'59" East a distance of 169.39 feet to a point on a non-tangent curve; 9) THENCE along a curve to the left having a radius of 676.31 feet (said curve subtended by a chord which bears North 31°19'01" West a distance of 3.94 feet) with an arc length of 3.94 feet; 10) THENCE North 58°49'13" East a distance of 123.51 feet to a point on the property line of said Fountaingrass Addition Section 3; THENCE South 32°46'46" East a distance of 131.55 feet; THENCE South 10°33'12" East a distance of 318.78 feet; THENCE South 11°47'15" West a distance of 198.09 feet; THENCE South 13°53'24" East a distance of 71.09 feet; THENCE South 00°11'03" East a distance of 50.84 feet; THENCE South 89°48'57" West a distance of 196.01 feet; THENCE North 00°11'03" West a distance of 14.16 feet; THENCE South 89°48'57" West a distance of 696.89 feet to a point of non-tangent curvature; THENCE around a curve to the left having a radius of 350.00 feet (said curve subtended by a chord which bears South 07°36'38" East a distance of 82.83 feet) with an arc length of 83.02 feet; THENCE South 15°36'37" East a distance of 26.29 feet; THENCE South 69°07'28" West a distance of 49.60 feet; THENCE South 89°48'57" West a distance of 120.02 feet to the POINT OF BEGINNING. Said tract contains 10.20 acres more or less.



SCALE: 1"=100'

The bearing of North 88°53'35" West as shown on the South Section line of Section 12 was used as the basis of bearing for this survey.

TOTAL LOTS  
50

#### CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	16°12'46"	175.00	49.52	24.93	N 81°42'34" E	49.35
C2	05°01'20"	525.00	46.02	23.02	S 02°41'43" E	46.00
C3	18°39'46"	375.00	122.17	61.63	N 08°51'01" W	121.63
C4	11°59'53"	250.00	52.33	26.26	N 84°11'17" W	52.23
C5	13°55'18"	525.00	127.56	64.10	S 06°46'36" W	127.25
C6	44°53'16"	651.31	510.26	269.04	N 08°42'23" W	497.31
C7	12°15'38"	250.00	53.50	26.85	N 87°41'08" E	53.40

- SET 3/8" I.P. W/ 4758 C.A. CAP AT ALL PROPERTY CORNERS

#### NOTES:

- A MANDATORY PROPERTY OWNER'S ASSOCIATION IS REQUIRED.
- A SIDEWALK IN ACCORDANCE WITH ADA & CITY SPECIFICATIONS SHALL BE REQUIRED ON EACH LOT AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PRIOR TO ISSUANCE OF ANY OCCUPANCY CERTIFICATES, DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS ALONG COMMON AREAS.
- 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 4.
- TWO TREES SHALL BE PLANTED IN THE FRONT YARDS OF LOTS WHERE THE GARAGE OF A RESIDENCE EXTENDS BEYOND THE FRONT WALL OF A RESIDENCE, & FACES THE FRONT STREET.
- MAINTENANCE OF THE COMMON AREA AND/OR PRIVATE DRAINAGE EASEMENTS SHOWN ON THE PLAT 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 PRIVATE DRAINAGE EASEMENTS SHOWN.
- CLASS "C" OR BETTER ROOFING MATERIALS WILL BE REQUIRED ON ALL PRIMARY STRUCTURES.

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

LNA = LIMITS OF NO ACCESS  
 PED/E = PEDESTRIAN EASEMENT  
 D/E = DRAINAGE EASEMENT  
 U/E = UTILITY EASEMENT  
 B/L = BUILDING LINE  
 1000 = ADDRESS

P.O.C.  
 S.W. COR., S.W. 1/4  
 SEC. 12, T11N, R5W

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

Date: April 15, 2008

SMC Consulting Engineers, P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106