

Doc#: P 2010 3
Bk&Pg: PL 9 292-293
Filed: 02-26-2010 DRC
10:13:02 AM PL
Canadian County, OK

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT LL DEVELOPMENT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY CERTIFIES THAT IT IS THE OWNER OF ALL THE LAND INCLUDED IN THE ANNEXED PLAT AND LL DEVELOPMENT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY IS THE ONLY ENTITY HAVING ANY RIGHT, TITLE OR INTEREST TO THE LAND SHOWN AND KNOWN AS "THE GARDENS AT CHISHOLM CREEK, PHASE 1", A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, (I.M.), OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA AND THAT THE PLAT OF "THE GARDENS AT CHISHOLM CREEK, PHASE 1", REPRESENTS A SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH OUR CONSENT, AND THAT WE HEREBY DEDICATE THE RIGHT-OF-WAYS AND UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE ANNEXED PLAT FOR THE INSTALLATION AND MAINTENANCE OF THE PUBLIC STREETS AND UTILITIES; THAT WE HEREBY GUARANTEE A CLEAR TITLE TO ALL LANDS SO DEDICATED FROM OURSELVES, OUR SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE, COVENANTS, RESTRICTIONS, AND RESERVATIONS FOR THE ADDITION ARE CONTAINED ON A SEPARATE INSTRUMENT AND WILL BE FILED SUBSEQUENTLY.

FINAL PLAT
OF
THE GARDENS AT CHISHOLM CREEK
PHASE 1
A PART OF THE NW/4 OF SEC. 34, T12N-R5W, I.M.,
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

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 "THE GARDENS AT CHISHOLM CREEK, PHASE 1" TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN LL DEVELOPMENT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY AND THAT ON THE 3rd DAY OF March, 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 11th DAY OF March, 2008
WARRANTY TITLE & ABSTRACT COMPANY
BY: Jay A. Scheller
VICE PRESIDENT

WITNESSED BY OUR HANDS THIS 28th DAY OF Jan, 2008

BY: [Signature]
LL DEVELOPMENT, LLC,
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 28 DAY OF Jan, 2008, PERSONALLY APPEARED SANDY HOUSER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED AS MANAGER OF LL DEVELOPMENT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY 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

CERTIFICATE OF COUNTY TREASURER

I, David T. Reddin, 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 2008 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF "THE GARDENS AT CHISHOLM CREEK, PHASE 1", 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 26 DAY OF February, 2009.
[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 ON THE ANNEXED PLAT OF "THE GARDENS AT CHISHOLM CREEK, PHASE 1" ARE HEREBY APPROVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, THIS 5 DAY OF May, 2009.
ATTEST: _____ OKLAHOMA CITY, OKLAHOMA

ATTEST CITY CLERK [Signature] MAYOR - [Signature]

CITY PLANNING COMMISSION APPROVAL

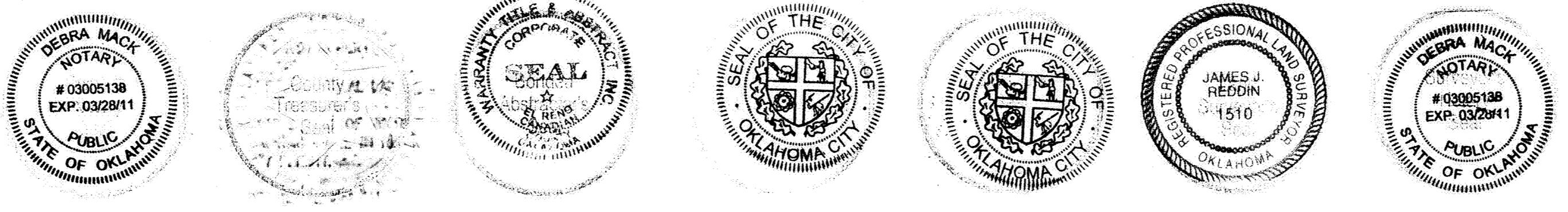
I, Russell C. Claus, PLANNING DIRECTOR OF THE CITY OF OKLAHOMA CITY, DO CERTIFY THAT THE OKLAHOMA CITY PLANNING COMMISSION DULY APPROVED THIS PLAT ON THE 5th DAY OF November, 2007.

[Signature]
PLANNING DIRECTOR

CERTIFICATE OF CITY CLERK

I, Frances Kasey, 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 "THE GARDENS AT CHISHOLM CREEK, PHASE 1", TO THE CITY OF OKLAHOMA CITY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 5 DAY OF May, 2009.
[Signature]
CITY CLERK



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 "THE GARDENS AT CHISHOLM CREEK, PHASE 1", 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 3RD DAY OF NOVEMBER 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 28th DAY OF March, 2011

THE GARDENS AT CHISHOLM CREEK, PHASE 1
Crafton Tull Sparks
235 N. MacArthur, Suite 200
Oklahoma City, OK 73127
405.787.6270 FAX: 405.787.6276
www.craftontullsparks.com
architecture|engineering
CA 973 (PE/LS) EXPIRES 6/30/2008
DRAWN: TLB DATE: 11/03/08 CHECKED: SHEET NO.: 1-2 PROJECT NO.: 076070-00

PROJECT OWNER AND DEVELOPER:

LL DEVELOPMENT
8200 S.W. 89TH STREET
OKLAHOMA CITY, OK
73169

PHONE: 405.210.5943

LINE TABLE (LEGAL)

NUMBER	BEARING	DISTANCE
L1	S 89°53'33" E	6.43
L2	N 00°06'27" E	50.00
L3	S 00°06'27" W	50.00

LINE TABLE (LOTS)

NUMBER	BEARING	DISTANCE
L4	S 44°04'16" E	35.86
L5	S 48°48'30" W	34.94
L6	S 48°08'27" E	35.39
L7	S 44°53'33" E	35.39
L8	S 44°53'33" E	35.39
L9	N 48°08'27" E	35.39
L10	S 48°08'27" E	35.39
L11	S 44°53'33" E	35.39
L12	N 48°08'27" E	35.39
L13	S 41°48'00" E	35.39
L14	N 48°43'10" E	35.39

CURVE TABLE (LEGAL)

NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	970.00	35.80	17.90	S 87°20'17" E	35.80
C2	320.00	174.19	86.31	S 70°41'11" E	172.05
C3	380.00	118.32	60.16	S 64°05'15" E	116.83

CURVE TABLE (LOTS)

RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	
C4	25.00	20.86	11.08	S 65°36'17" E	20.26
C5	25.00	0.17	0.08	S 88°42'04" E	0.17
C6	25.00	21.03	11.18	S 68°00'49" W	20.41
C7	25.00	18.09	8.33	N 71°27'27" W	15.81
C8	25.00	12.38	6.32	S 22°54'23" E	12.28
C9	25.00	3.70	1.86	S 64°58'17" E	3.70
C10	25.00	21.03	11.18	N 24°12'00" E	20.41
C11	25.00	21.03	11.18	S 23°58'14" E	20.41

CURVE TABLE (CENTERLINE)

RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH	
C12	300.00	18.91	9.46	N 88°08'12" W	18.91
C13	200.00	12.61	6.31	S 01°54'48" W	12.61
C14	150.00	150.78	63.89	N 43°05'12" W	138.89

SW CORNER OF NW/4 SEC. 34, T12N-R5W, I.M. FOUND 1/2" I.P.

S89°53'33"E - 801.50'
E-W 1/4 Sec. Line

N-S Sec. Line

DELHI GAS PIPELINE BK. 846, PG. 458

EX. 20' U/E BK. 846, PG. 458

EX. 20' U/E BK. 846, PG. 458

EX. 100' OCGAE ESMT BK. 312, PG. 221

EX. 20' OCGAE ESMT BK. 3521, PG. 781-785

EX. 20' U/E BK. 846, PG. 458

EX. 20' U/E BK. 846, PG. 458

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- MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
- MAINTENANCE OF THE COMMON AREAS, ISLANDS AND MEDIANS IN THE STREET RIGHTS-OF-WAY IN THE GARDENS AT CHISHOLM CREEK, PHASE 1 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 EASEMENTS 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 STREETS AND ACROSS COMMON AREAS THAT ADJACENT TO 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 WOULD 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

- PASSIVE RECREATIONAL AMENITIES THAT DO NOT EFFECT DRAINAGE FLOW ARE REQUIRED IN COMMON AREAS.
- ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.
- 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.
- MAINTENANCE FOR ARTERIAL LANDSCAPING AND ITS LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
- AT LEAST 10,140 SQ. FT. OF RECREATIONAL SPACE SHALL BE PROVIDED IN RECREATIONAL COMMON AREA C. THE RECREATIONAL AMENITIES SHALL INCLUDE A WALKING TRAIL IN RECREATIONAL COMMON AREA C. THESE AMENITIES SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
- THE DEVELOPER SHALL INSTALL "NO PARKING" SIGNS ON BOTH SIDES OF THE MEDIAN-DIVIDED ENTRANCE STREET.

CERTIFICATE OF OCCUPANCY PERMITS WILL BE ISSUED UNTIL LANDSCAPING IN ACCORDANCE WITH LANDSCAPE PLAN IS INSTALLED.

1. MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.

2. MAINTENANCE OF THE COMMON AREAS, ISLANDS AND MEDIANS IN THE STREET RIGHTS-OF-WAY IN THE GARDENS AT CHISHOLM CREEK, PHASE 1 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 EASEMENTS 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.

3. A SIDEWALK SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG STREETS AND ACROSS COMMON AREAS THAT ADJACENT TO 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.

4. CLASS 'C' ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.

5. ALL EASEMENTS SHOWN OUTSIDE THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELS AS GIVEN BY SEPARATE INSTRUMENT.

6. IF THE GARAGE FRONT IS DESIGNED SO THAT THE FRONT DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING, SCREENING WOULD BE PROVIDED BY PLANTING EITHER ONE 3 INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2 INCH CALIPER TREES IN THE FRONT YARD.

7. LANDSCAPE PLAN IN ACCORDANCE WITH LANDSCAPE ORDINANCE WILL BE REQUIRED WITH FINAL PLATS ADJOINING ARTERIAL STREETS. NO

8. PASSIVE RECREATIONAL AMENITIES THAT DO NOT EFFECT DRAINAGE FLOW ARE REQUIRED IN COMMON AREAS.

9. ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.

10. CENTERLINE OF ROADWAY SHALL BE AS FOLLOWS MAG NAILS WITH WASHER FOR ASPHALT PAVING OR CUT 'X' FOR CONCRETE PAVING.

11. 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.

12. MAINTENANCE FOR ARTERIAL LANDSCAPING AND ITS LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.

13. AT LEAST 10,140 SQ. FT. OF RECREATIONAL SPACE SHALL BE PROVIDED IN RECREATIONAL COMMON AREA C. THE RECREATIONAL AMENITIES SHALL INCLUDE A WALKING TRAIL IN RECREATIONAL COMMON AREA C. THESE AMENITIES SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.

14. THE DEVELOPER SHALL INSTALL "NO PARKING" SIGNS ON BOTH SIDES OF THE MEDIAN-DIVIDED ENTRANCE STREET.

CERTIFICATE OF OCCUPANCY PERMITS WILL BE ISSUED UNTIL LANDSCAPING IN ACCORDANCE WITH LANDSCAPE PLAN IS INSTALLED.

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14. THE DEVELOPER SHALL INSTALL "NO PARKING" SIGNS ON BOTH SIDES OF THE MEDIAN-DIVIDED ENTRANCE STREET.

CERTIFICATE OF OCCUPANCY PERMITS WILL BE ISSUED UNTIL LANDSCAPING IN ACCORDANCE WITH LANDSCAPE PLAN IS INSTALLED.

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CERTIFICATE OF OCCUPANCY PERMITS WILL BE ISSUED UNTIL LANDSCAPING IN ACCORDANCE WITH LANDSCAPE PLAN IS INSTALLED.

1. MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.

2. MAINTENANCE OF THE COMMON AREAS, ISLANDS AND MEDIANS IN THE STREET RIGHTS-OF-WAY IN THE GARDENS AT CHISHOLM CREEK, PHASE 1 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 EASEMENTS 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.

3. A SIDEWALK SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG STREETS AND ACROSS COMMON AREAS THAT ADJACENT TO 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.

4. CLASS 'C' ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.

5. ALL EASEMENTS SHOWN OUTSIDE THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELS AS GIVEN BY SEPARATE INSTRUMENT.

6. IF THE GARAGE FRONT IS DESIGNED SO THAT THE FRONT DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING, SCREENING WOULD BE PROVIDED BY PLANTING EITHER ONE 3 INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2 INCH CALIPER TREES IN THE FRONT YARD.

7. LANDSCAPE PLAN IN ACCORDANCE WITH LANDSCAPE ORDINANCE WILL BE REQUIRED WITH FINAL PLATS ADJOINING ARTERIAL STREETS. NO

8. PASSIVE RECREATIONAL AMENITIES THAT DO NOT EFFECT DRAINAGE FLOW ARE REQUIRED IN COMMON AREAS.

9. ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.

10. CENTERLINE OF ROADWAY SHALL BE AS FOLLOWS MAG NAILS WITH WASHER FOR ASPHALT PAVING OR CUT 'X' FOR CONCRETE PAVING.

11. 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.

12. MAINTENANCE FOR ARTERIAL LANDSCAPING AND ITS LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.

13. AT LEAST 10,140 SQ. FT. OF RECREATIONAL SPACE SHALL BE PROVIDED IN RECREATIONAL COMMON AREA C. THE RECREATIONAL AMENITIES SHALL INCLUDE A WALKING TRAIL IN RECREATIONAL COMMON AREA C. THESE AMENITIES SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.

14. THE DEVELOPER SHALL INSTALL "NO PARKING" SIGNS ON BOTH SIDES OF THE MEDIAN-DIVIDED ENTRANCE STREET.

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