

- NOTES:**
- Mandatory Property owners Association is required.
 - Maintenance of Common Areas and/or Private Drainage easements, islands and medians in street rights of way and arterial street rights-of-way for landscaping in the GARDENS at WESTPOINTE and Replat of Lot "A" Westpointe Parkway Phase III shall be the responsibility of 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 area 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.
 - Sidewalks on each lot along local and collector streets are required and must be installed prior to the issuance of an Occupancy Permit. Sidewalks along Common Areas and along the Regiment Way rear frontage of lots are the responsibility of the Developer and must be installed prior to the issuance of any Occupancy Permits.
 - Passive recreational amenities that do not impede drainage flow will be required in the Common Areas. These amenities are the responsibility of the Developer and must be installed prior to issuance of any Occupancy Permits.
 - Class "C" or better roofing materials are required on all structures.
 - All easements shown outside of the plot boundary are made a part of this plat unless labeled as given by separate instrument.
 - All streets are private and that they will not be maintained by the City of Oklahoma City, but will remain open or accessible for emergency vehicles and public utility vehicles. Every deed must clearly acknowledge: "Said roadway is private and not maintained by the City of Oklahoma City." 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".
 - Sidewalks and Pedestrian walks shall be constructed as shown, to Oklahoma City Standards - at the building permit stage, sidewalk shall be installed prior to the issuance of a certificate of occupancy.
 - Private streets shall be maintained by the Home Owners Association. The right-of-way on all private streets shall public utility easements.
 - Maintenance of all private streets shall be the responsibility of the property owners association.
 - Common Lot "A" is a recreational common area and that the developer shall install recreational amenities in Common Lot "A" prior to issuance of an occupancy certificate.
 - All lots shall provide that two 1 1/2-inch caliper or one three-inch caliper tree will be planted in the front yard of lots in which the garage front faces the front street and lies forward of the main front wall of the house. The lots that A and B duplex lots would be counted as one combined lot for this purpose. In addition it should commit at least 30% of the twin duplex and the single-family lots (at least six twin duplex and/or single-family lots) to a design other than the garage facing the front street and lying forward of the main front wall. And that the three twin duplex and/or single-family lots in each of the two long blocks will have this alternate design.

'APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS'

BE IT HEREBY RESOLVED BY the Council of the City of Oklahoma City, Oklahoma, that the plat of GARDENS at WESTPOINTE Including Replat of Lot "A" Westpointe Parkway Phase III to Oklahoma City is hereby approved and the dedications shown hereon are hereby approved and accepted.

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

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

ATTEST: Michelle Kerys City Clerk

CERTIFICATE OF CITY CLERK

I, Frances Kersy 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 unperfected installments upon special assessments have been paid in full and that there are no special assessment proceedings now pending against the land shown on the annexed plat of GARDENS at WESTPOINTE Including Replat of Lot "A" Westpointe Parkway Phase III to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 19 day of February, 2007.

CITY PLANNING COMMISSION APPROVAL

I, John A. Duvan Planning Director for the City of Oklahoma City, do hereby certify that the Oklahoma City Planning Commission duly approved this plat of GARDENS at WESTPOINTE Including Replat of Lot "A" Westpointe Parkway Phase III on the 26 day of OCTOBER, 2006.

Signature: John A. Duvan Planning Director

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff do hereby certify that I am duly qualified and acting County Treasurer of Canadian County, Oklahoma, and that the tax records of said county show that all taxes for the year 2006, and prior years are paid on said land shown on the annexed plat of GARDENS at WESTPOINTE Including Replat of Lot "A" Westpointe Parkway Phase III 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 the current year taxes.

In witness whereof, Said County Treasurer has caused this instrument to be executed this 30 day of March, 2007.

By: David T. Radcliff County Treasurer

By: _____ Chief Deputy

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT

That Undersigned, Gardens at Westpointe, L.L.C., an Oklahoma Limited Liability Company, Taber Leblanc, Manager, hereby certifies that it is the owner and the only owner who has any right title or interest in and to the land shown on the said annexed plat of GARDENS at WESTPOINTE Including Replat of Lot "A" Westpointe Parkway Phase III to the City of Oklahoma City, Canadian County, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of GARDENS at WESTPOINTE Including Replat of Lot "A" Westpointe Parkway Phase III. Further certify that it is owners of and the only owner who has any right, title or interest to the land included in the above mentioned plat and it hereby dedicates all easements as shown on said annexed plat to the use of the public for, drainage, and utility easements, for its successors and assigns forever and has caused the same to be released from all encumbrances so that the title is clear, except as shown in the bonded abstractor's certificate. The streets are private and that they will not be maintained by the City of Oklahoma City, but will remain open or accessible to all official vehicles of any city, county, state or federal agency, emergency vehicles and public utility vehicles. Every deed must clearly acknowledge: "Said roadway is private and not maintained by the City of Oklahoma City." 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". Said streets shall be maintained by the property owners of GARDENS at WESTPOINTE Including Replat of Lot "A" Westpointe Parkway Phase III.

In witness whereof the undersigned, has caused this instrument to be executed this 19 day of FEBRUARY, 2007.

Gardens at Westpointe, L.L.C.
By: Taber Leblanc
Taber Leblanc, Manager

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and State of Oklahoma, hereby certifies that the records of said County show that the title to the land shown on the annexed plat of GARDENS at WESTPOINTE Including Replat of Lot "A" Westpointe Parkway Phase III to Canadian County, Oklahoma is vested in Gardens at Westpointe, L.L.C., an Oklahoma Limited Liability Company, and that on the 19 day of FEBRUARY, 2007 there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or the owner(s) thereof, that the taxes are paid for the year 2006, and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens or other encumbrances of any kind against the land included in the annexed plat except easements, mortgages and mineral conveyances of record.

In witness whereof, said bonded abstractor has caused this instrument of to be executed this 20 day of FEBRUARY, 2007.

ATTEST: Edith R. Schellen Warrant Title and Abstract, Inc.
Assistant Secretary

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS

Before me, the undersigned, a notary public in this state on the 20 day of FEBRUARY, 2007 personally appeared Jay S. Schellen 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 he executed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

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

My commission expires: 2-12-11

Judith R. Williams
Notary Public

LEGAL DESCRIPTION

A tract or parcel of land lying in the Northwest Quarter (NW/4) of the Section Three (3), Township Eleven North (T-11-N), Range Five West (R-5-W) of the Indian Meridian, Canadian County, Oklahoma and being more particularly described as follows:

COMMENCING at the Northwest (NW) corner of said Northwest Quarter (NW/4); THENCE South 00°18'29" East along the West line of said Northwest Quarter (NW/4), a distance of 1,453.96 feet; THENCE North 89°41'31" East, a distance of 1,366.77 feet to the Point of Beginning; THENCE from said Point of Beginning South 54°05'58" East, a distance of 200.00 feet; THENCE South 35°54'02" West, a distance of 5.14 feet; THENCE South 89°13'12" East, a distance of 1,132.26 feet; THENCE South 00°00'10" West, a distance of 250.31 feet; THENCE North 89°13'12" West, a distance of 1,329.81 feet; THENCE North 00°00'10" West, a distance of 3.18 feet; THENCE along a curve to the left in a Northwesterly direction with a radius of 183.00 feet an arc distance of 141.12 feet; said arc being subtended by a chord bearing North 22°05'39" West and a chord distance of 137.65 feet; THENCE North 44°11'14" West, a distance of 46.54 feet; THENCE North 00°48'46" East, a distance of 38.46 feet; THENCE along a curve to the left in a Northeasterly direction with a radius of 580.00 feet an arc distance of 40.04 feet; said arc being subtended by a chord bearing North 37°52'42" East and an arc distance of 40.03 feet; THENCE North 35°54'02" East, a distance of 166.55 feet to the Point or Place of Beginning. Which include Lot "A" of Westpointe Parkway Phase III.

Containing 358,608.40 square feet or 8.233 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Raymond E. Prescott, IV, do hereby certify that I am by profession a Land Surveyor and that the annexed plat of GARDENS at WESTPOINTE Including Replat of Lot "A" Westpointe Parkway Phase III to the City of Oklahoma City, Canadian County, Oklahoma, consisting of one sheet correctly represents a survey made under my supervision on the 19 day of FEBRUARY, 2007, and that all monuments shown hereon actually exist and their positions are correctly shown.

Signature: Ray Prescott
Raymond E. Prescott, IV
P.L.S. #1311

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS

Before me, the undersigned, a notary public in this state on this 19 day of FEBRUARY, 2007 personally appeared Raymond E. Prescott, IV, to me known to be the identical person who executed the above 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 number: 06057168
My commission expires: 02/12/10

Frank Z. Baldridge
Notary Public

Final Plat of

GARDENS at WESTPOINTE

Including Replat of LOT "A" Westpointe Parkway Phase III

A Part of the Northwest Quarter (NW/4) Section 3,
T-11-N, R-5-W, I.M. Oklahoma City, Canadian County, Oklahoma

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ATTEST: Michelle Kerys City Clerk

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Signature: John A. Duvan Planning Director

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By: David T. Radcliff County Treasurer

By: _____ Chief Deputy

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My Commission number: 06057168
My commission expires: 02/12/10

Frank Z. Baldridge
Notary Public

Final Plat of

GARDENS at WESTPOINTE

Including Replat of LOT "A" Westpointe Parkway Phase III

A Part of the Northwest Quarter (NW/4) Section 3,
T-11-N, R-5-W, I.M. Oklahoma City, Canadian County, Oklahoma

SCALE: 1"=80'

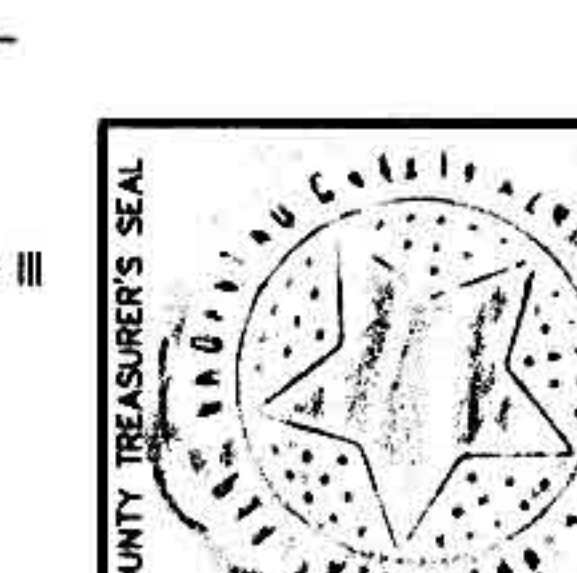
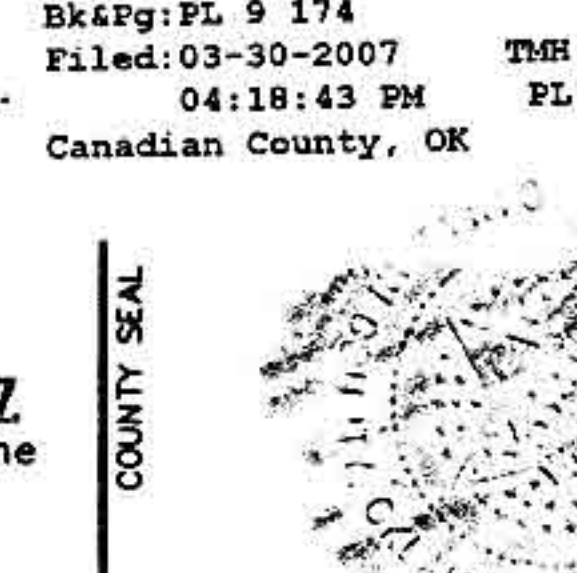
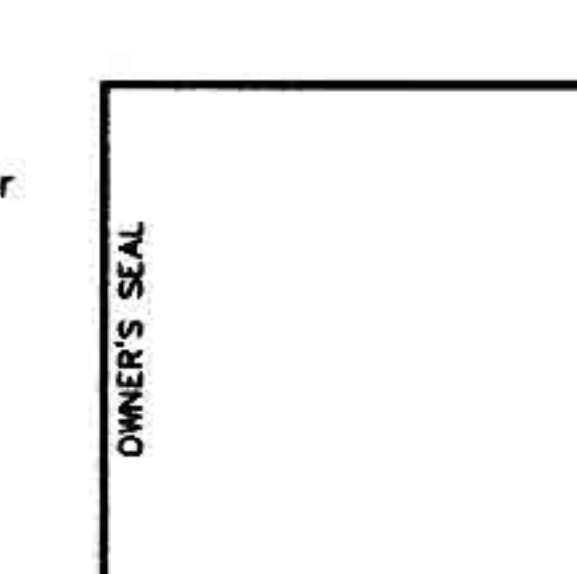
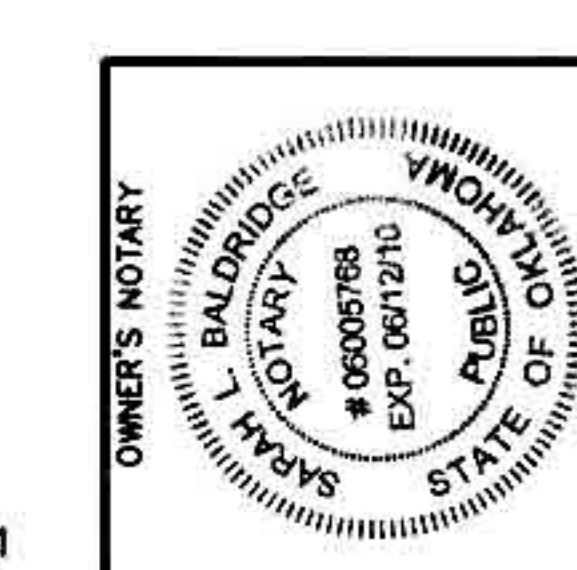
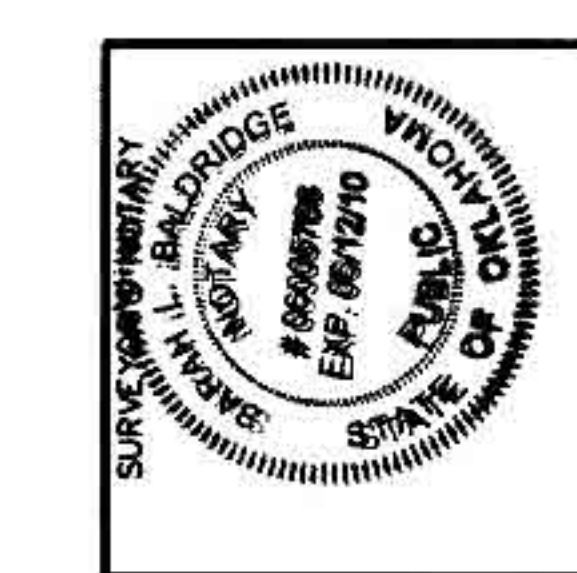
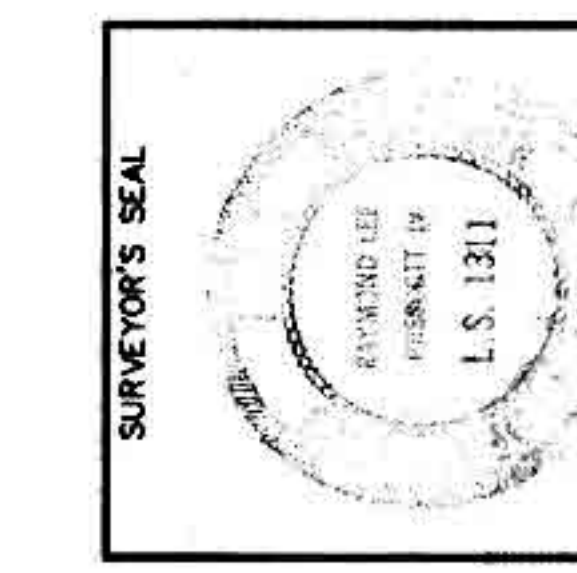
Unplatted

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.

NOTE: ALL LOT CORNERS ARE SET WITH IRON BARS.

LEGEND

- P.O.C. = Point of Commencing
- P.O.B. = Point of Beginning
- R/W = Right-of-Way Easement
- U/E = Utility Easement
- B/L = Building Limits Line
- D/E = Drainage Easement
- L.O.N.A. = Limits of No Access
- E/E = Electric Easement
- D&U/E = Drainage & Utility Easement
- C.A. = Common Area
- NR = Nonradial line to the street right-of-way line.



This original tracing meets the requirements as outlined in Senate Bill 377, Section 518, as amended.

GARDENS at WESTPOINTE Including Replat of LOT "A" Westpointe Parkway Phase III

Prepared by: Laxman P. Godhania
Laxman P. Godhania
Professional Engineer No. 11022

PREPARED BY: **MGR INC.**
ENGINEERS & PLANNERS
1224 SOUTH KELLY AVENUE PH 405/341-1698
EDMOND, OKLAHOMA 73003-5862
CA NO. 1069 EXPRES: 6/30/2007

