

FINAL PLAT OF GREGORY ESTATES SEC. 2 BEING A PART OF THE S.E./4 OF SEC. 9, T-11-N, R-6-W, I.M. UNION CITY, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That GREGORY ESTATES, L.L.C., does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and plotted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign 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.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 19th day of November, 2005.
 Conventions, reservations, and restrictions for this addition are contained in a separate instrument.

GREGORY ESTATES, L.L.C.
 By Randy G. Berg
 RANDY G. BERG
 MANAGER

STATE OF OKLAHOMA }
 COUNTY OF CLEVELAND } SS:

Before me, the undersigned Notary Public, in and for said County and State on this 19th day of November, 2005, personally appeared RANDY G. BERG, MANAGER 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 said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES: December 19, 2007
Gregory A. Brumley
 NOTARY PUBLIC
 # 03014559

LEGAL DESCRIPTION

A TRACT OF LAND IN THE IN THE SOUTHEAST QUARTER (S.E./4) OF SECTION NINE (9), TOWNSHIP ELEVEN NORTH (T-11-N), RANGE SIX WEST (R-6-W), I.M., CANADIAN COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID S.E./4;
 THENCE N00°05'24"E ALONG THE EAST LINE OF SAID S.E./4 A DISTANCE OF 1331.36 FEET TO THE POINT OF BEGINNING;
 THENCE N89°54'36"W A DISTANCE OF 50.00 FEET;
 THENCE S45°05'24"W A DISTANCE OF 35.36 FEET;
 THENCE N89°54'36"W A DISTANCE OF 505.00 FEET;
 THENCE N44°54'36"W A DISTANCE OF 35.36 FEET;
 THENCE N89°54'36"W A DISTANCE OF 60.00 FEET;
 THENCE S00°05'24"W A DISTANCE OF 87.52 FEET;
 THENCE N89°54'36"W A DISTANCE OF 475.00 FEET;
 THENCE S00°05'24"W A DISTANCE OF 300.00 FEET;
 THENCE N89°54'36"W A DISTANCE OF 926.00 FEET;
 THENCE S00°05'24"W A DISTANCE OF 78.92 FEET;
 THENCE N89°54'36"W A DISTANCE OF 572.20 FEET TO A POINT ON THE WEST LINE OF SAID S.E./4;
 THENCE N00°03'59"E ALONG THE WEST LINE OF SAID S.E./4 A DISTANCE OF 1799.78 FEET TO A POINT ON THE NORTH LINE OF SAID S.E./4;
 THENCE S89°30'35"E ALONG THE NORTH LINE OF SAID S.E./4 A DISTANCE OF 2639.00 FEET TO A POINT ON THE EAST LINE OF SAID S.E./4;
 THENCE S00°05'24"W ALONG THE EAST LINE OF SAID S.E./4 A DISTANCE OF 1314.91 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 95.83 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATE

I, WILLIAM SULLIVAN, do hereby certify that I am a REGISTERED PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments shown hereon actually exist and their positions are correctly shown.

STATE OF OKLAHOMA }
 COUNTY OF CLEVELAND } SS:
William Sullivan
 WILLIAM SULLIVAN, R.P.L.S. 1571

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared WILLIAM SULLIVAN, 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. Given under my hand and seal this 16th day of November, 2005.

MY COMMISSION EXPIRES: December 19, 2007
Gregory A. Brumley
 NOTARY PUBLIC
 #03014559

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CLEVELAND, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in GREGORY ESTATES, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, that on the day of November, 2005, 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 owners thereof, and that the taxes are paid for the year 2005, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 21st day of November, 2005.

AMERICAN GUARANTY TITLE COMPANY
 CANADIAN VALLEY ABSTRACT COMPANY
Dona R. Striuel
 EXEC. VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, DAVID TRACLIFF, do hereby certify that I am the 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 2005, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY OF EL RENO, OKLAHOMA, this 20th day of March, 2006.

David Tracloff
 COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

_____, Chairman of the City Planning Commission for the CITY of UNION CITY, STATE of OKLAHOMA, hereby certify that the said commission duly approved the annexed plat on this _____ day of _____.

 CHAIRMAN

ACCEPTANCE OF DEDICATION OF BOARD OF TRUSTEES

Be it resolved by the Board of Trustees of the CITY of UNION CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Board of Trustees of the CITY of UNION CITY, OKLAHOMA, this _____ day of _____.

TEST: Gina Dickson
 CITY CLERK
Dave Callender
 MAYOR

CERTIFICATE OF CITY CLERK

I, Gina Dickson, City Clerk of the CITY of UNION CITY, STATE of OKLAHOMA, hereby certify that I have examined the records of said city and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this _____ day of _____.

Gina Dickson
 CITY CLERK

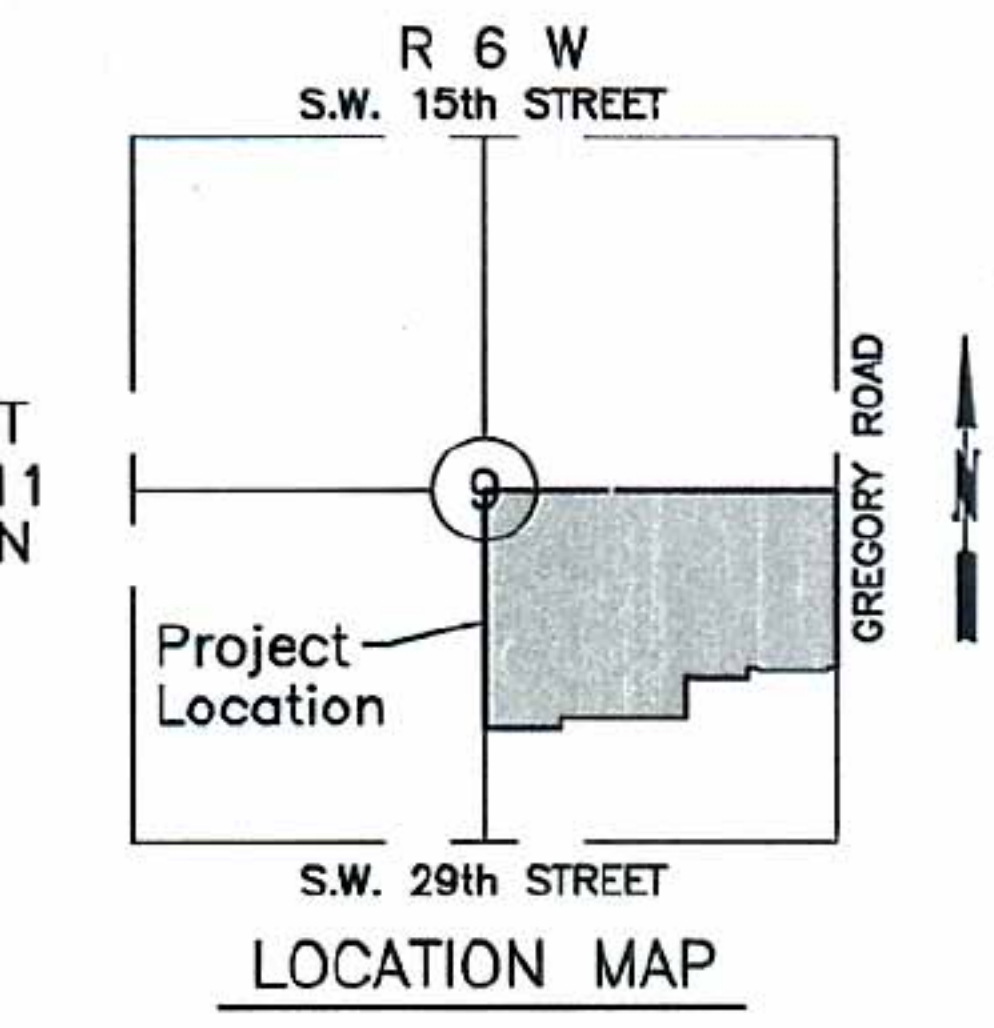
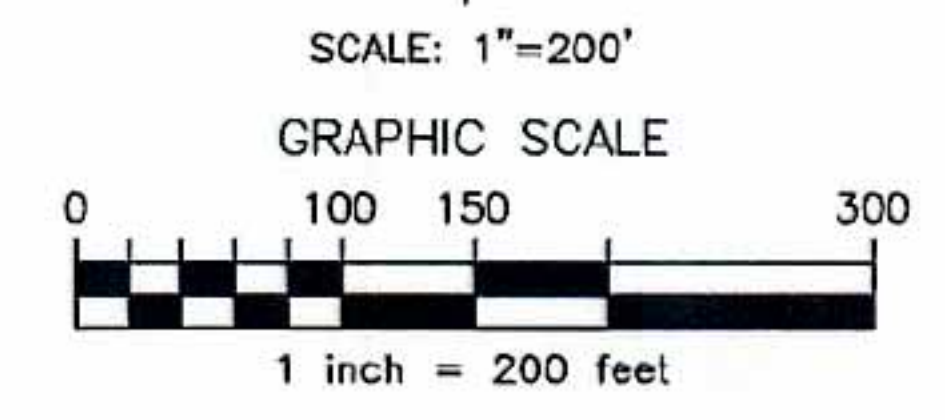
CERTIFICATE OF DEPARTMENT OF ENVIRONMENTAL QUALITY

I certify that I have approved the application and plan for a plat of a residential development which is on file at ECL: WYN/Johnson, OK of the department of environmental quality, and hereby approve this plat for the use of private water systems and private sewage systems.
 Note: Once plat approval has been obtained from the department of environmental quality, no major soil modification may occur in a area designated for septic system disposal.

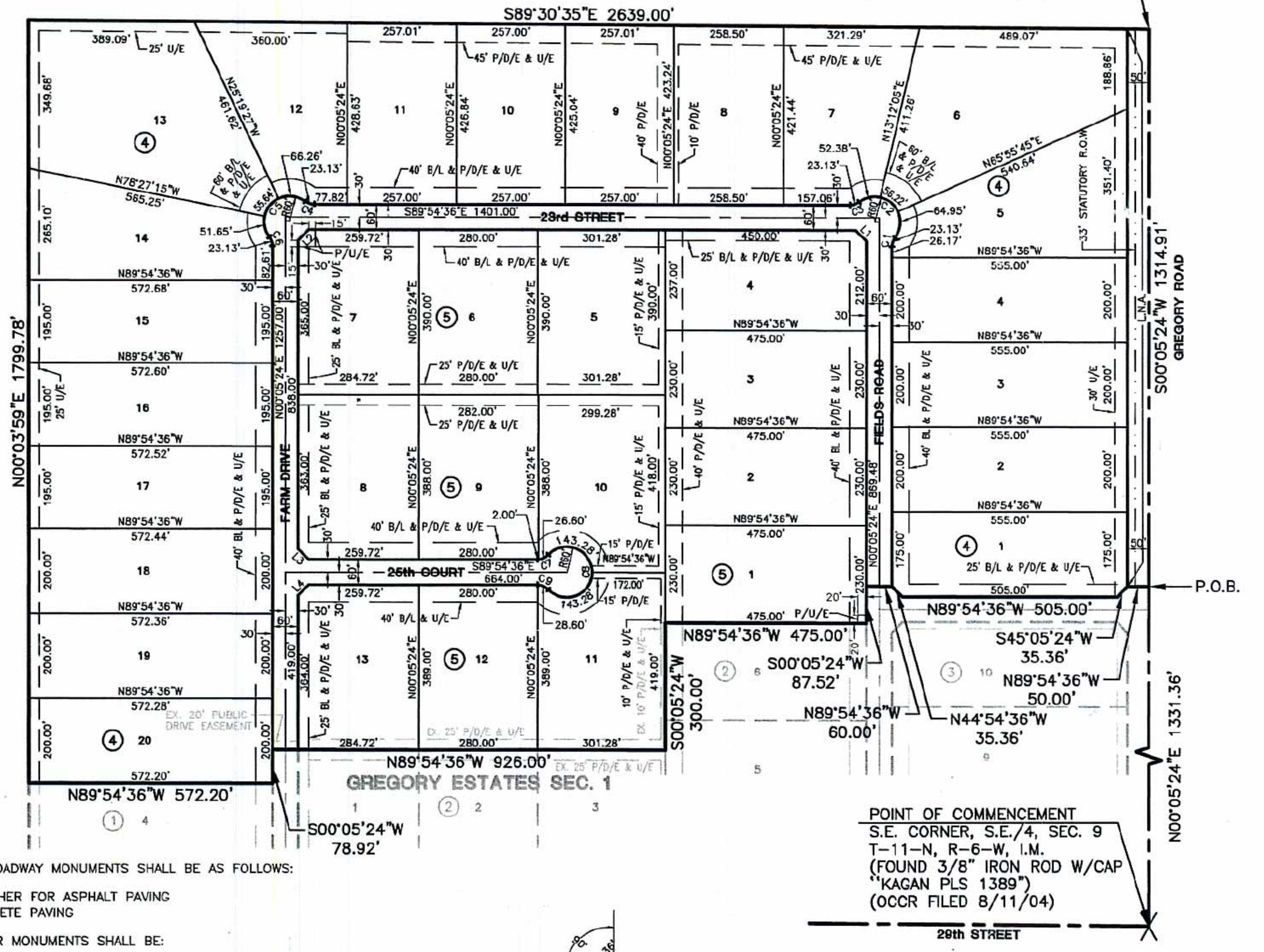
RESTRICTIONS TO APPROVAL:
 DATE: 1-30-06
Steve Ackard #1394
 DEPARTMENT OF ENVIRONMENTAL QUALITY

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	37°51'49"	35.00	23.13	22.71	S19°01'19"W	12.00
C2	165°43'38"	60.00	173.55	119.07	N44°54'36"W	479.23
C3	37°51'49"	35.00	23.13	22.71	N71°09'20"E	12.00
C4	37°51'49"	35.00	23.13	22.71	S70°58'41"E	12.00
C5	165°43'38"	60.00	173.55	119.07	S45°05'24"W	479.23
C6	37°51'49"	35.00	23.13	22.71	N18°50'31"W	12.00
C7	46°42'35"	35.00	28.60	27.82	N66°40'38"E	15.15
C8	273°39'10"	60.00	286.57	82.11	N00°05'24"E	56.29
C9	46°42'35"	35.00	28.60	27.82	N66°29'48"W	15.15

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S44°54'36"E	35.36
L2	S45°05'24"W	35.36
L3	N44°54'36"W	35.36
L4	S45°05'24"W	35.36



N.E. CORNER, S.E./4,
 SEC. 9, T-11-N, R-6-W, I.M.
 (FOUND 3/8" IRON ROD W/CAP
 "MAPCO")
 (OCCR FILED 8/11/04)



NOTES:

- CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:
 MAG NAILS WITH WASHER FOR ASPHALT PAVING
 CUT "X" FOR CONCRETE PAVING
- PROPERTY CORNER MONUMENTS SHALL BE:
 3/8" IRON RODS WITH A PLASTIC CAP
- MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS 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 COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN.
- ALL RESIDENCES SHALL BE CONSTRUCTED WITH CLASS "C" OR BETTER ROOFS.
- EACH LOT SHALL HAVE A MINIMUM 30 FEET SIDE YARD BUILDING LINE IN ORDER TO MAINTAIN A MINIMUM OF 60 FEET SEPARATION BETWEEN BUILDINGS. A 25 FEET SIDE YARD BUILDING LINE IS REQUIRED ON THE STREET SIDE OF ALL CORNER LOTS.
- EACH LOT SHALL HAVE A PRIVATE WATER WELL AND A PRIVATE SEPTIC SYSTEM OR ALTERNATIVE AS APPROVED BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.
- MAINTENANCE OF THE PRIVATE UTILITY EASEMENTS AND FIRE PROTECTION STORAGE TANK SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

TYPICAL BLOCK CORNER

LEGEND

- B/L = BUILDING LINE
- EX. = EXISTING
- L.N.A. = LIMITS OF NO ACCESS
- P.O.B. = POINT OF BEGINNING
- P/D/E = PRIVATE DRAINAGE EASEMENT
- P/U/E = PRIVATE UTILITY EASEMENT
- U/E = UTILITY EASEMENT

THIS PLAT OF 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.

FINAL PLAT OF GREGORY ESTATES SEC. 2

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