HUNTER'S HILL, SEC 2
MYLAR FINAL PLAT 12-20-05

FINAL PLAT OF
HUNTERS HILL SEC. 2
BEING A PART OF THE S.E./4 OF SEC. 30, T-11-N, R-5-W, I.M.
MUSTANG, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT HOWARD MANWARREN AND RAMONA MANWARREN DBA MANCO ENTERPRISES DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS, OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, 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 3rd DAY OF June, 2005. COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

Howard Manwarren — HOWARD MANWARREN
Ramona Manwarren — RAMONA MANWARREN

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 3rd DAY OF June, 2005, PERSONALLY APPEARED HOWARD MANWARREN AND RAMONA MANWARREN, OWNERS, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO THE EXECUTED WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES:
December 19, 2007

Nancy A. Brumley
NOTARY PUBLIC
#03014559

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (S.E./4) OF SECTION THIRTY (30), TOWNSHIP ELEVEN NORTH (T-11-N), RANGE FIVE WEST (R-5-W), OF THE INDIAN MERIDIAN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER,
THENCE S89°08'00"W ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1,235.97 FEET TO THE POINT OF BEGINNING;
THENCE S01°14'58"E A DISTANCE OF 559.17 FEET;
THENCE N88°45'02"E A DISTANCE OF 160.10 FEET;
THENCE S01°14'58"E A DISTANCE OF 190.00 FEET;
THENCE S88°45'02"W A DISTANCE OF 170.00 FEET;
THENCE N01°14'58"W A DISTANCE OF 20.00 FEET;
THENCE S88°45'02"W A DISTANCE OF 850.10 FEET;
THENCE N01°14'58"W A DISTANCE OF 170.00 FEET;
THENCE N88°45'02"E A DISTANCE OF 20.00 FEET;
THENCE N01°14'58"W A DISTANCE OF 564.79 FEET;
THENCE N89°08'00"E A DISTANCE OF 840.02 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 14.90 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.

WILLIAM SULLIVAN, R.P.L.S. 1571

STATE OF OKLAHOMA }
COUNTY OF CLEVELAND } SS:

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 1st DAY OF June, 2005.

MY COMMISSION EXPIRES:
DECEMBER 19, 2007

NOTARY PUBLIC
#03014559

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES, IN AND FOR CANADIAN COUNTY, 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 MANCO ENTERPRISES.

THAT ON THE 8th DAY OF June, 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 2004, 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, MINERALS, 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 15th DAY OF June, 2005.

AMERICAN GUARANTY TITLE ~~ABSTRACT~~ CO.

Dona R. Strobel
VICE-PRESIDENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 15th DAY OF June, 2005, PERSONALLY APPEARED Dona R. Strobel, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED, AS V.P. OF AMERICAN GUARANTY TITLE ~~ABSTRACT~~ CO., AN OKLAHOMA CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT HE EXCUTED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF HIMSELF AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES:
6/15/06

Donna Yarbrough
NOTARY PUBLIC
#02015408

CITY PLANNING COMMISSION APPROVAL

I, Jay Adams, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MUSTANG, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SAID COMMISSION DULY APPROVED THE ANNEXED PLAT ON THE 22 DAY OF March, 2005.

CHAIRMAN

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MUSTANG, OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED. ADOPTED BY THE COUNCIL OF THE CITY OF MUSTANG, OKLAHOMA, THIS 17 DAY OF January, 2006.

ATTEST:

Trisha Winham — CITY CLERK
MAYOR

CERTIFICATE OF CITY CLERK

I, TRISHA WINHAM, CITY CLERK OF THE CITY OF MUSTANG, 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 ASSESSMENTS 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 17th DAY OF January, 2006.

Trisha Winham
CITY CLERK

COUNTY TREASURER'S CERTIFICATE

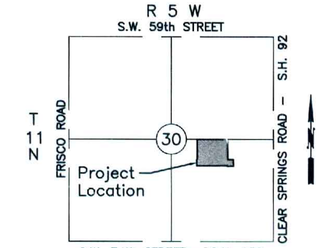
I, David T. Radcliff, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF CANADIAN COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 2006 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, THAT THE REQUIRED STATUTORY 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 23rd DAY OF January, 2006

David T. Radcliff
COUNTY TREASURER

BASIS OF BEARINGS = EAST LINE OF THE S.E./4 OF SEC. 30, T-11-N, R-5-W, I.M. (N00°25'00"W)

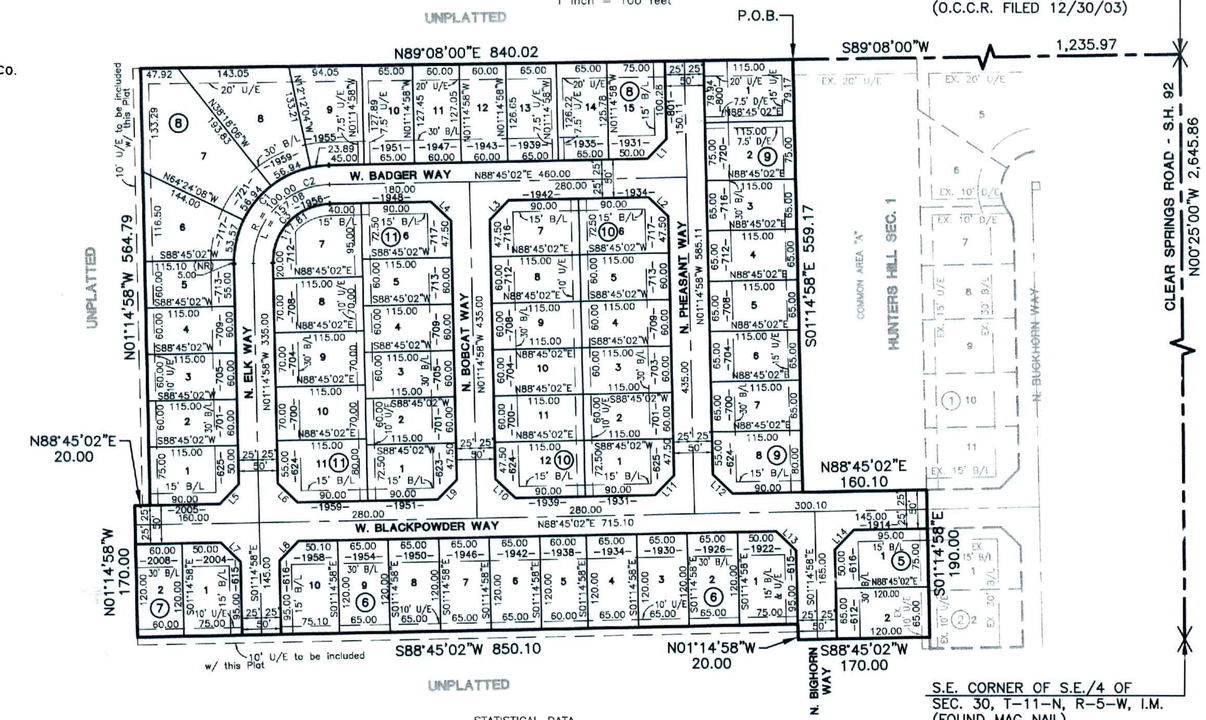
SCALE: 1"=100'



LOCATION MAP

Doc#:P 2006 2
Bk&Pg:PL 9 99
Filed:01-23-2006 JCE
11:21:24 AM PL
Canadian County, OK

GRAPHIC SCALE
0 100 150 300
1 inch = 100 feet



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N43°44'55"E	35.36
L2	N46°14'58"W	35.36
L3	S43°45'02"W	35.36
L4	S46°14'58"E	35.36
L5	S43°45'02"W	35.36
L6	N46°14'58"W	35.36
L7	S46°14'58"E	35.36
L8	S43°45'02"W	35.36
L9	S43°45'02"W	35.36
L10	N46°14'58"W	35.36
L11	S43°45'02"W	35.36
L12	N46°14'58"W	35.36
L13	S46°14'58"E	35.36
L14	N43°45'02"E	35.36

CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	90°00'00"	125.00	196.35	176.78	S43°45'02"W	125.00
C2	90°00'00"	100.00	157.08	141.42	S43°45'02"W	100.00
C3	90°00'00"	75.00	117.81	106.07	S43°45'02"W	75.00

STATISTICAL DATA

ACRES:
14.90 AC. GROSS

LOTS: 60
SINGLE FAMILY UNITS 60
GROSS DENSITY 4.03 UNITS/AC.

LOCAL STREETS 3302 L.F.

NOTES:

1. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:

MAG NAILS WITH WASHER FOR ASPHALT PAVING
CUT "X" FOR CONCRETE PAVING

2. PROPERTY CORNER MONUMENTS SHALL BE:

3/8" IRON RODS WITH A PLASTIC CAP

3. A SIDEWALK SHALL BE REQUIRED TO BE SHOWN ON EACH APPLICABLE BUILDING PERMIT APPLICATION AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

TYPICAL BLOCK CORNER

LEGEND
B/L = BUILDING LINE
D/E = DRAINAGE EASEMENT
EX. = EXISTING
(NR) = NONRADIAL LINE
P.O.B. = POINT OF BEGINNING
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.

OWNERS NOTARY SEAL
REGISTERED PROFESSIONAL LAND SURVEYOR WILLIAM SULLIVAN 1571 OKLAHOMA SEAL
NANCY A. BRUMLEY NOTARY PUBLIC OKLAHOMA CLEVELAND COUNTY
AMERICAN GUARANTY TITLE CORPORATE SEAL OKLAHOMA
ABSTRACTOR'S & NOTARY SEAL
COUNTY TREASURER'S SEAL
CITY CORPORATE SEAL

FINAL PLAT OF HUNTERS HILL SEC. 2

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1614 Greenbriar Place
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JOB NO.
5384-B