

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT CURY DEVELOPMENT, L.P., 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 HEREBY DEDICATE THE PUBLIC STREETS AND PUBLIC EASEMENTS SHOWN HEREON TO THE PUBLIC, FOR THE PURPOSES OF STREETS, UTILITIES, AND DRAINAGE; AND THAT THE STREETS SHOWN AS PRIVATE STREETS SHALL BE RESERVED FOR PRIVATE STREETS MAINTAINED BY A HOMEOWNERS ASSOCIATION; FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, 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.

THE PRIVATE STREETS SHALL NOT BE MAINTAINED BY THE CITY OF MUSTANG BUT MUST REMAIN OPEN OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 29 DAY OF December 2003.

COVENANTS, RESERVATIONS, AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

CURY DEVELOPMENT, L.P.  
*Robert L. Crout*  
ROBERT L. CROUT, PRESIDENT  
CROUT DEVELOPMENT COMPANY  
GENERAL PARTNER

STATE OF OKLAHOMA )  
COUNTY OF Canadian )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 29 DAY OF December 2003, PERSONALLY APPEARED ROBERT L. CROUT, PRESIDENT OF CROUT DEVELOPMENT COMPANY, GENERAL PARTNER OF CURY DEVELOPMENT, L.P., TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID L.P., 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 L.P., FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: 3/29/07  
NOTARY PUBLIC  
*Jennifer Murray*

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN NORTH (T.11N.), RANGE FIVE WEST (R.5W.), OF INDIAN MERIDIAN (I.M.), CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE WEST ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 815.01 FEET TO THE POINT OF BEGINNING;  
THENCE S 00°13'40" E A DISTANCE OF 595.51 FEET;  
THENCE S 26°32'33" W A DISTANCE OF 325.80 FEET;  
THENCE S 58°11'24" W A DISTANCE OF 135.94 FEET;  
THENCE N 85°48'07" W A DISTANCE OF 257.24 FEET;  
THENCE S 89°48'20" W A DISTANCE OF 173.99 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 180.00 FEET, A CHORD BEARING OF N 39°22'27" W, A CHORD DISTANCE OF 4.20 FEET;  
THENCE ALONG SAID CURVE A DISTANCE OF 4.20 FEET;  
THENCE S 48°57'28" W A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 418.61 FEET, A CHORD BEARING OF N 20°37'08" W, A CHORD DISTANCE OF 278.41 FEET;  
THENCE ALONG SAID CURVE 283.82 FEET;  
THENCE S 88°48'16" W A DISTANCE OF 177.93 FEET;  
THENCE N 03°01'52" E A DISTANCE OF 113.74 FEET;  
THENCE N 86°48'07" W A DISTANCE OF 178.25 FEET;  
THENCE N 35°26'02" W A DISTANCE OF 189.39 FEET;  
THENCE N 33°08'26" E A DISTANCE OF 135.48 FEET;  
THENCE N 43°08'31" E A DISTANCE OF 380.08 FEET;  
THENCE NORTH A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID NE/4;  
THENCE EAST ALONG SAID NORTH LINE OF SAID NE/4 A DISTANCE OF 961.24 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 22.13 ACRES MORE OR LESS.

LAND SURVEYOR'S CERTIFICATE

I, WILLIAM SULLIVAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT THE ANNEXED PLAT CORRECTLY REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

*William Sullivan*  
WILLIAM SULLIVAN, L.S. 1571

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, STATE OF OKLAHOMA, 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. GIVE UNDER MY HAND AND SEAL THE 17 DAY OF December 2003.

MY COMMISSION EXPIRES: April 9, 2004  
NOTARY PUBLIC  
#0002094

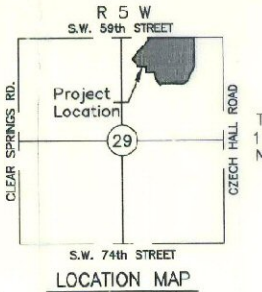
BONDED ABSTRACTOR'S CERTIFICATE

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 CURY DEVELOPMENT, L.P., THAT ON THE 29 DAY OF May 2003, THERE ARE NO ACTIONS 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 2002, 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 29 DAY OF May 2004.

ATTEST:  
WARRANTY TITLE & ABSTRACT COMPANY  
*Jay Scheller*  
VICE-PRESIDENT

N.W. CORNER OF N.E./4  
SEC. 29, T-11-N, R-5-W, I.M.



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 2003, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT THE CITY OF EL RENO, OKLAHOMA, THIS 20 DAY OF May 2004.

*David T. Radcliff*  
COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I, Don Goss, 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 9 DAY OF December 2003.

*Don Goss*  
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 OKLAHOMA CITY, OKLAHOMA, THIS 6 DAY OF January 2004.

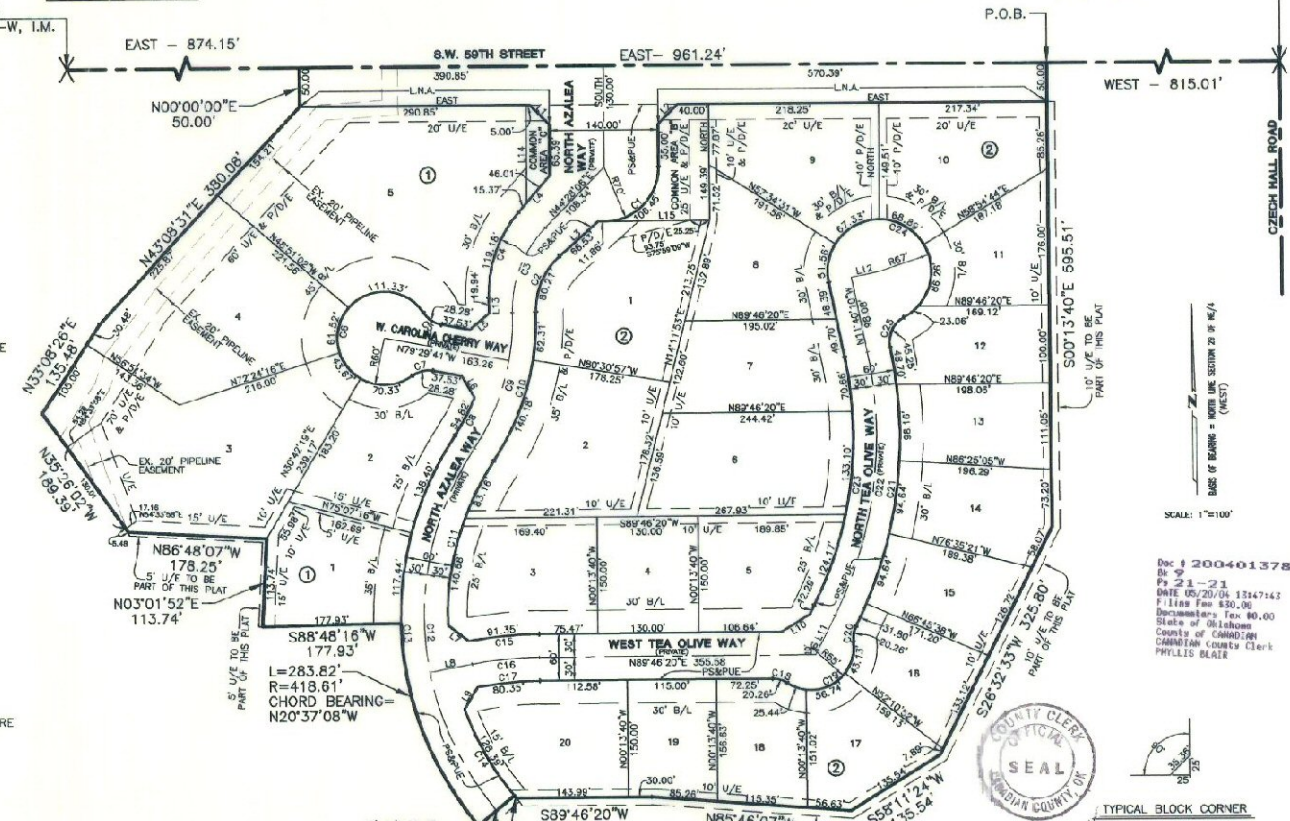
ATTEST:  
*Mary Jo Kappas* Deputy City Clerk  
*Chad Donald* Mayor

CERTIFICATE OF CITY CLERK

I, Mary Jo Kappas, 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 17 DAY OF March 2004.

*Mary Jo Kappas*  
Deputy City Clerk

FINAL PLAT OF  
**MAGNOLIA TRACE PHASE 1**  
BEING A PART OF THE N.E./4 OF SEC. 29, T-11-N, R-5-W, I.M.  
MUSTANG, CANADIAN COUNTY, OKLAHOMA



CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	96°50'15"	76.00	118.31	104.72	N48°25'08"E	78.90
C2	49°39'30"	92.81	80.21	77.73	S23°28'28"W	42.80
C3	49°48'08"	150.00	119.81	110.74	S21°24'00"W	63.37
C4	42°01'43"	162.47	119.18	111.68	S18°40'50"W	62.41
C5	46°37'27"	34.50	38.28	27.46	S36°00'59"W	14.99
C6	27°34'45"	96.00	286.84	81.30	S10°30'13"W	56.03
C7	46°57'27"	14.50	28.28	27.46	S77°01'38"W	14.99
C8	11°37'58"	270.00	34.82	34.72	N28°00'22"E	27.50
C9	32°09'22"	350.00	184.08	181.20	N16°14'40"E	95.04
C10	35°09'22"	530.00	212.49	199.32	N16°14'40"E	104.54
C11	32°44'52"	358.81	223.85	222.23	S19°56'26"W	115.70
C12	70°51'54"	358.81	300.39	467.01	S21°24'00"W	282.12
C13	72°51'54"	418.61	536.65	603.06	S23°06'36"W	314.67
C14	20°30'50"	358.81	128.38	127.71	S28°47'07"E	64.89
C15	102°1'53"	305.00	11.35	81.13	S84°35'24"W	45.80
C16	10°32'26"	478.00	87.11	86.39	S24°31'07"W	43.88
C17	10°20'44"	445.00	90.35	80.24	S24°35'58"W	40.28
C18	52°39'13"	34.60	20.26	19.87	N73°24'03"W	10.43
C19	130°32'14"	55.00	125.51	99.91	N88°09'28"E	119.41
C20	33°39'13"	34.50	20.26	19.87	S39°42'58"W	10.43
C21	38°12'42"	551.71	347.85	351.17	N07°20'11"E	191.11
C22	38°12'42"	551.71	347.84	341.53	N07°26'11"E	180.72
C23	38°12'42"	491.71	327.84	321.89	N07°26'11"E	170.33
C24	25°42'02"	67.00	287.10	106.97	N84°38'09"W	88.80
C25	74°04'57"	35.00	46.25	42.16	S29°21'51"W	26.41

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S45°00'00"E	35.36
L2	S45°00'00"W	35.36
L3	N48°10'58"E	66.53
L4	N48°10'58"W	66.53
L5	S49°58'58"W	32.91
L6	S29°59'27"E	32.46
L7	S52°20'30"E	53.20
L8	N72°18'54"E	65.00
L9	S30°52'32"W	33.19
L10	N58°08'28"E	42.58
L11	N26°32'33"E	55.76
L12	N78°18'50"E	137.06
L13	S01°20'01"E	19.94
L14	NORTH	125.27
L15	N89°46'20"E	131.60

LEGEND

L.N.A. = LIMITS OF NO ACCESS  
U/E = UTILITY EASEMENT  
P/D/E = PRIVATE DRAINAGE EASEMENT  
B/L = BUILDING LINE  
PS&PUE = PRIVATE STREET AND PUBLIC UTILITY EASEMENT

NOTE: MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THE PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNERS. NO STRUCTURES, STORAGE OF MATERIALS, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHOWN.

NOTE: MAINTENANCE OF ALL COMMON AREAS AND MEDIANS SHOWN ON THE PLAT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

NOTE: ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS.

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.

FINAL PLAT OF  
**MAGNOLIA TRACE PHASE 1**  
DESIGN ENGINEERS, INC.

1514 GREENBRIAR PLACE  
OKLAHOMA CITY, OKLA.  
(405) 691-6333  
CA 1020, EXP. 6-30-04

