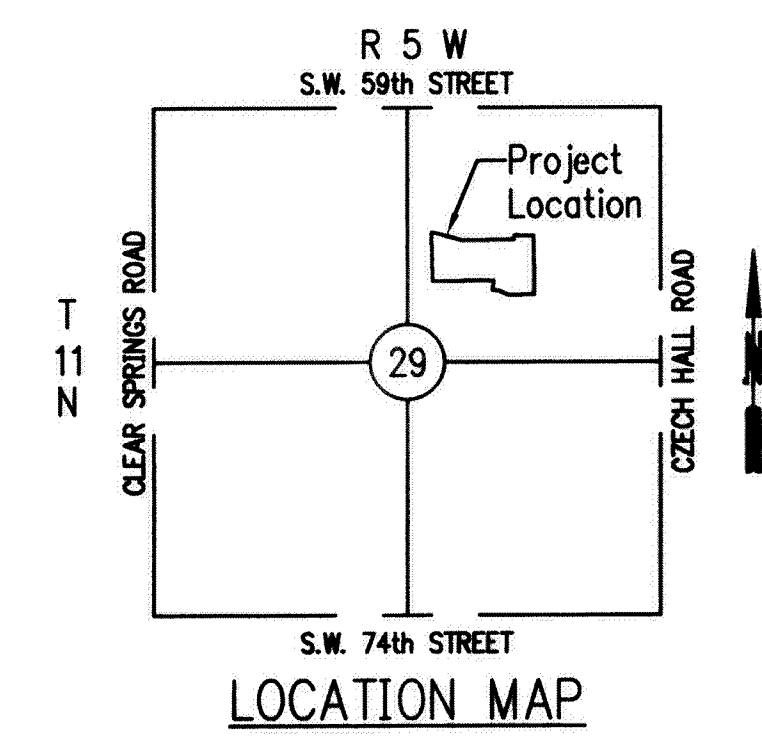
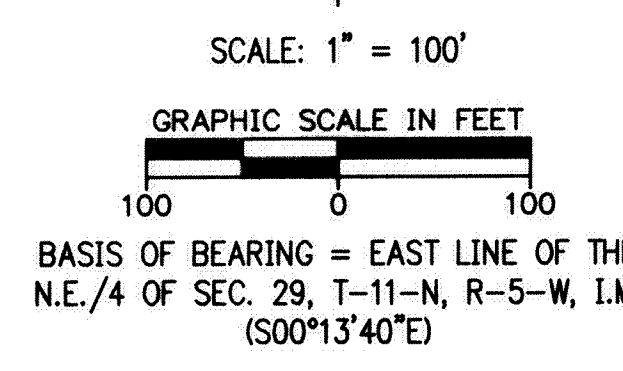


FINAL PLAT  
TO SERVE  
**MAGNOLIA TRACE PHASE 4**  
BEING A PART OF THE N.E./4 OF SEC. 29, T-11-N, R-5-W, I.M.  
CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA

Doc#: P 2009 2  
Bk&Pg: PL 9 267  
Filed: 02-06-2009  
03:14:51 PM  
Canadian County, OK



**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 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 platted, and that they hereby dedicate all the easements shown hereon to the public, for the purposes of 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.

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 have caused this instrument to be executed this 2 day of February, 2009. Conventions, 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

**BONDED ABSTRACTOR'S CERTIFICATE**

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, 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 26 day of January, 2009, there are no actions pending or judgments of any nature in any court of law filed 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 2008, 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 2nd day of February, 2009.

AMERICAN GUARANTY TITLE COMPANY  
*Sandra R. Stichel*  
VICE-PRESIDENT

**COUNTY TREASURER'S CERTIFICATE**

David R. Bode 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 2008, 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 2 day of February, 2009.

*David R. Bode*  
COUNTY TREASURER

**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 3RD day of February, 2009.

ATTEST:  
*Reisha Winham*  
CITY CLERK

**CERTIFICATE OF CITY CLERK**

Reisha 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 unmatrued 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 2nd day of February, 2009.

*Reisha Winham*  
CITY CLERK

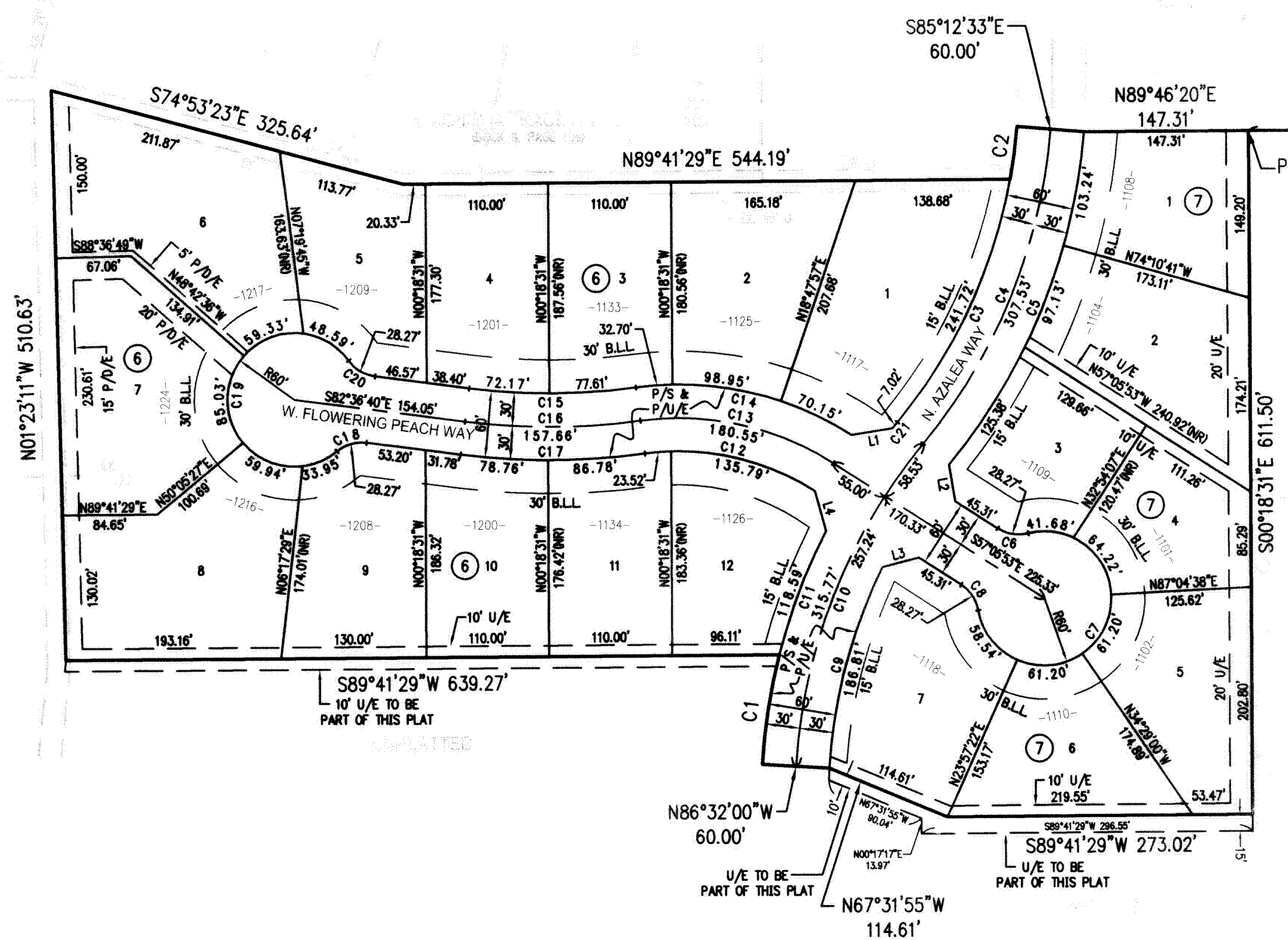
**CITY PLANNING COMMISSION APPROVAL**

Debra Mack, 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 this 6th day of February, 2009.

*Debra Mack*  
CHAIRMAN

**NOTES:**

1. 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.
2. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:  
MAGNETIC NAILS WITH WASHER FOR ASPHALT PAVING  
CUT "X" FOR CONCRETE PAVING
3. PROPERTY CORNER MONUMENTS SHALL BE:  
3/8" IRON RODS WITH A PLASTIC CAP
4. 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.
5. MAINTENANCE OF ALL COMMON AREAS AND MEDIANS SHOWN ON THE PLAT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
6. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS.



CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	10°41'36"	530.72	89.05	99.05	N89°48'48"E	49.87
C2	19°43'28"	476.20	47.58	47.58	N72°58'17"E	23.61
C3	20°05'01"	476.20	241.72	238.14	N22°53'28"E	123.53
C4	34°48'30"	506.20	307.53	302.82	N22°11'42"E	158.68
C5	34°48'30"	536.20	325.75	320.77	N22°11'42"E	168.08
C6	48°57'27"	34.50	28.27	27.49	S80°34'36"E	14.99
C7	27°34'55"	60.00	286.84	81.90	N32°54'07"E	56.03
C8	48°57'27"	34.50	28.27	27.49	N33°37'09"W	14.99
C9	22°44'17"	470.72	186.81	185.59	S14°50'00"W	94.85
C10	36°07'56"	500.72	315.77	310.56	S21°31'58"W	163.33
C11	12°48'09"	530.72	118.59	118.34	S20°33'41"W	59.54
C12	40°34'06"	225.00	158.31	156.00	N77°22'56"W	83.16
C13	40°34'06"	255.00	180.55	176.81	N77°22'56"W	94.25
C14	40°34'06"	285.00	201.79	197.81	N77°22'56"W	105.34
C15	15°03'19"	570.00	146.78	148.35	N89°51'41"E	75.32
C16	15°03'19"	600.00	157.66	157.21	N89°51'41"E	79.29
C17	15°03'19"	630.00	165.54	165.07	N89°51'41"E	83.25
C18	48°57'27"	34.50	28.27	27.49	S73°54'37"W	14.99
C19	27°34'55"	60.00	286.84	81.90	S07°23'20"W	56.03
C20	48°57'27"	34.50	28.27	27.49	S59°07'56"E	14.99
C21	0°48'27"	530.72	7.02	7.02	S39°15'13"W	3.51

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N87°14'35"E	37.37
L2	N89°28'52"W	33.72
L3	N75°19'04"E	33.72
L4	N15°16'40"W	37.37

LEGEND	
B.L.L.	BUILDING LIMIT LINE
EX.	EXISTING
(NR)	NONRADIAL LINE
P/D/E	PRIVATE DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P/S & P/U/E	PRIVATE STREET AND PUBLIC UTILITY EASEMENT
U/E	UTILITY EASEMENT

**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 noted hereon actually exist and their positions are correctly shown.

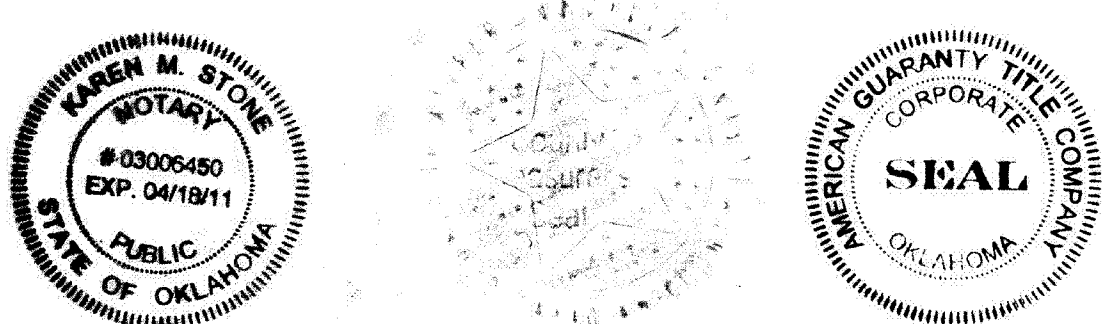
*William Sullivan*  
WILLIAM SULLIVAN, R.P.L.S. 1571

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA )

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 2nd day of February, 2009.

MY COMMISSION EXPIRES: May 28, 2011

*Debra Mack*  
NOTARY PUBLIC  
#03005138



FINAL PLAT TO SERVE  
MAGNOLIA TRACE PHASE 4

**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 06/30/2010

DRAWN:	DATE:	CHECKED:	SHEET NO.:	PROJECT NO.:
				086062-00