

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Cloud and Betty Cyfert, Husband and Wife, are the owners of all the property contained and included in the annexed plat of MEADOWS II AT SURREY HILLS, an addition to the City of Oklahoma City, Oklahoma, being a part of Section Twenty Seven (27), Township Thirteen (13) North, Range Five (5) West, of the Indian Meridian, in Canadian County, Oklahoma and has caused the said premises to be surveyed and plotted into Lots, Blocks, Streets and Easements as shown on said annexed plat, which said plat (consisting of one sheet) represents a careful survey of all property contained and included therein and is hereby adopted as the plat of said land under the name of MEADOWS II AT SURREY HILLS, an addition to the City of Oklahoma City, Canadian County, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said annexed plat to the public for use as public streets, and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear.

All common areas and private drainage easements are the responsibility of the Property Owner's Association to maintain.

The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed separately.

In witness whereof the undersigned has caused this instrument to be executed on this 27th day of December, 2003.

Cloud Cyfert, Betty Cyfert, Husband, Wife

STATE OF OKLAHOMA) SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th day of December, 2003, personally appeared Cloud Cyfert to me known to be the identical person who subscribed on Husband and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself.

My Commission Expires: 02/06/2005 #01000406

STATE OF OKLAHOMA) SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th day of December, 2003, personally appeared Betty Cyfert to me known to be the identical person who subscribed on Wife, and duly acknowledged to me that she executed the same as the free and voluntary act of herself.

My Commission Expires: 02/06/2005 #01000406

STATE OF OKLAHOMA) SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th day of December, 2003, personally appeared Diana L. Ware to me known to be the identical person who subscribed on Wife, and duly acknowledged to me that she executed the same as the free and voluntary act of herself.

My Commission Expires: 02/06/2005 #01000406

STATE OF OKLAHOMA) SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th day of December, 2003, personally appeared Diana L. Ware to me known to be the identical person who subscribed on Wife, and duly acknowledged to me that she executed the same as the free and voluntary act of herself.

My Commission Expires: 02/06/2005 #01000406

STATE OF OKLAHOMA) SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 5th day of December, 2003, personally appeared Roy C. Scheller to me known to be the identical person who subscribed on Vice President of WARRANTY TITLE & ABSTRACT, INC., and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company.

My Commission Expires: 2-23-2007

STATE OF OKLAHOMA) SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 5th day of December, 2003, personally appeared Frances Kersy to me known to be the identical person who subscribed on City Clerk of Oklahoma City, Oklahoma, and duly acknowledged to me that she executed the same as the free and voluntary act and deed of herself and as the free and voluntary act and deed of said City Clerk.

My Commission Expires: 2-23-2007

STATE OF OKLAHOMA) SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of January, 2004, personally appeared David T. Rodoloff to me known to be the identical person who subscribed on County Treasurer of Canadian County, Oklahoma, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said County Treasurer.

My Commission Expires: 2-23-2007

STATE OF OKLAHOMA) SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of January, 2004, personally appeared David T. Rodoloff to me known to be the identical person who subscribed on County Treasurer of Canadian County, Oklahoma, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said County Treasurer.

My Commission Expires: 2-23-2007

STATE OF OKLAHOMA) SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of January, 2004, personally appeared David T. Rodoloff to me known to be the identical person who subscribed on County Treasurer of Canadian County, Oklahoma, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said County Treasurer.

My Commission Expires: 2-23-2007

STATE OF OKLAHOMA) SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of January, 2004, personally appeared David T. Rodoloff to me known to be the identical person who subscribed on County Treasurer of Canadian County, Oklahoma, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said County Treasurer.

My Commission Expires: 2-23-2007

STATE OF OKLAHOMA) SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of January, 2004, personally appeared David T. Rodoloff to me known to be the identical person who subscribed on County Treasurer of Canadian County, Oklahoma, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said County Treasurer.

FINAL PLAT OF

MEADOWS II AT SURREY HILLS

A PART OF THE NW/4 QUARTER OF SECTION 27

T-13-N, R-5-W, I.M., CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



STATE OF OKLAHOMA) SS
COUNTY OF OKLAHOMA
James J. Reddin, Notary Public #1510

REGISTERED SURVEYOR'S CERTIFICATE

I, James J. Reddin, do hereby certify that I am by profession a Land Surveyor and the annexed plat of MEADOWS II AT SURREY HILLS, an addition to the City of Oklahoma City, Oklahoma, consisting of 1 sheet represents a survey made under my supervision on the 27th day of December, 2003.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and that 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 Surveyors on 2003.

STATE OF OKLAHOMA) SS

COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this 4th day of December, 2003, personally appeared James J. Reddin, 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 for the uses and purposes therein set forth. Given under my hand and seal the day and My Commission Expires: 02/06/2005 #01000406

CERTIFICATE OF PLANNING COMMISSION

I, Betty Branstetter, Chairman of the Planning Commission of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of MEADOWS II AT SURREY HILLS, an addition to the City of Oklahoma City, Oklahoma, at a meeting on the 10th day of April, 2003.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY the Council of the City of Oklahoma City, that the annexed plat of MEADOWS II AT SURREY HILLS, an addition to the City of Oklahoma City, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED BY the Council of the City of Oklahoma City, Oklahoma this 30th day of December, 2003.

APPROVED BY the Mayor of the City of Oklahoma City, Oklahoma this 27th day of December, 2003.

My Commission Expires: 02/06/2005 #01000406

LEGAL DESCRIPTION

THREE TRACTS OF LAND IN THE NW/4 OF SECTION 27, T13N-R5W, I.M., CANADIAN CO., OKLA. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

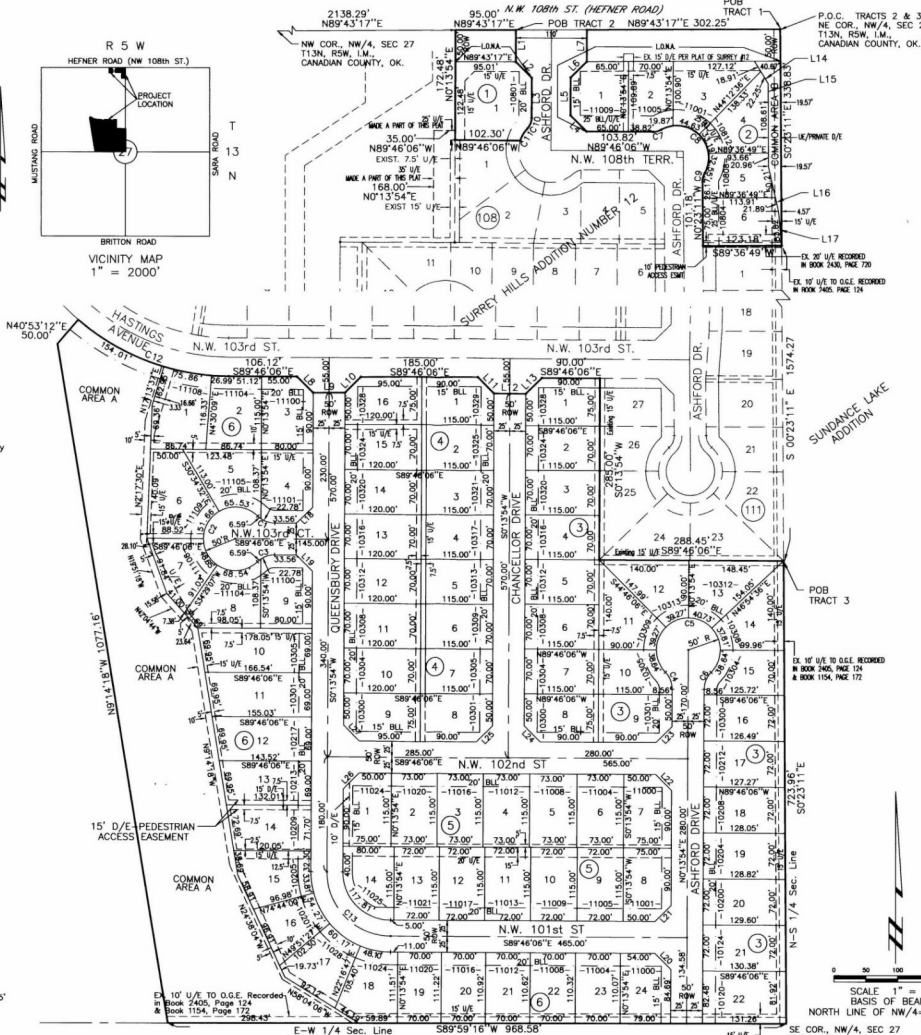
TRACT 1
Beginning at the Northeast corner of the NW/4 of said Section 27; thence S00°23'11"E along the East line of said NW/4 a distance of 338.83 feet; thence S89°36'49"W a distance of 123.18 feet; thence N00°23'11"W a distance of 101.18 feet to a point of curvature to the right, said curve having a radius of 50.00 feet, a central angle of 29°55'35", a chord bearing of N14°34'37"E, and a chord distance of 12.91 feet; thence along said curve an arc distance of 149°14'05" to a point of reverse curvature to the left, said curve having a radius of 50.00 feet, a central angle of 149°14'05", a chord bearing of N45°04'39"W, and a chord distance of 98.42 feet; thence along a straight line a distance of 25.00 feet; thence S89°46'06"E a distance of 103.82 feet; thence N44°46'06"E a distance of 35.36 feet; thence N07°13'54"E a distance of 50.00 feet; thence N89°43'17"E along said North line a distance of 302.25 feet to the POINT OF BEGINNING, and containing 1.5002 acres more or less. Subject to any Easements and Rights of Way of Record.

AND TRACT 2
Commencing at the Northeast corner of the NW/4 of said Section 27; thence S89°43'17"E along the North line of said NW/4 a distance of 418.00 feet to the POINT OF BEGINNING; thence from said point of beginning S00°13'54"W a distance of 50.00 feet; thence S44°46'06"E a distance of 35.36 feet; thence N07°13'54"W a distance of 50.00 feet to a point of curvature to the right, said curve having a radius of 25.00 feet, a central angle of 42°50'00", a chord bearing of S21°38'54"W, and a chord distance of 18.26 feet; thence along said curve an arc distance of 18.65 feet to a point of reverse curvature to the left, said curve having a radius of 50.00 feet, a central angle of 29°22'33", a chord bearing of S30°22'38"W, and a chord distance of 21.98 feet; thence along said curve an arc distance of 22.14 feet; thence N89°46'06"E a distance of 102.00 feet; thence N07°13'54"E a distance of 172.48 feet to a point on the north line of said NW/4; thence N89°43'17"E along said north line a distance of 85.00 feet to the POINT OF BEGINNING, and containing 0.4342 acres more or less. Subject to any Easements and Rights of Ways of Record.

AND TRACT 3
Commencing at the Northeast corner of the NW/4 of said Section 27; thence S00°23'11"E along the East line of said NW/4 a distance of 193.13 feet to the POINT OF BEGINNING; thence from said point of beginning S00°23'11"E along said East line a distance of 223.98 feet; thence S89°29'16"W along the South line of said NW/4 a distance of 98.08 feet; thence N07°13'54"E a distance of 107.16 feet; thence N42°31'22"E a distance of 50.00 feet to a point on a curve to the left, said curve having a radius of 362.00 feet, a central angle of 40°18'15", a chord bearing of S89°29'16"W, and a chord distance of 251.51 feet; thence along said curve an arc distance of 258.86 feet; thence S89°46'06"E a distance of 106.12 feet; thence S44°46'06"E a distance of 35.36 feet; thence N89°46'06"E a distance of 50.00 feet; thence N45°13'54"E a distance of 35.36 feet; thence S89°46'06"E a distance of 185.00 feet; thence S44°46'06"E a distance of 50.00 feet; thence S00°13'54"W a distance of 285.00 feet; thence N89°46'06"E a distance of 288.45 feet to the POINT OF BEGINNING, and containing 22.5507 acres more or less. Subject to any Easements and Rights of Ways of Record.

Table with columns: NUMBER, DIRECTION, DISTANCE, ANGLE, RADIUS, LENGTH, CHORD, BEARING. Lists 127 points for Tract 1, 127 points for Tract 2, and 127 points for Tract 3.

MEADOWS II AT SURREY HILLS SURVEY BY CRAWFORD, TULLY & ASSOCIATES, INC. PLAT BY: ANCHOR ENGINEERING, L.L.C. CA 073 EXP. 6-30-05 235 N. MACARTHUR BLVD., SUITE 450 OKLAHOMA CITY, OKLAHOMA 405-252-7070 L0402003



- 1. MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION. NO STRUCTURE, SIGNAGE, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN.
- 2. SIGNMAKING IS REQUIRED ALONG EACH LOT WHERE THERE IS A LOT, AN ALLEY, OR A COLLECTOR STREET. THE SIGNMAKING IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY.
- 3. OWNERS OF CORNER LOTS SHALL INCORPORATE HANDICAP RAMP IN SIDEWALK.

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.

