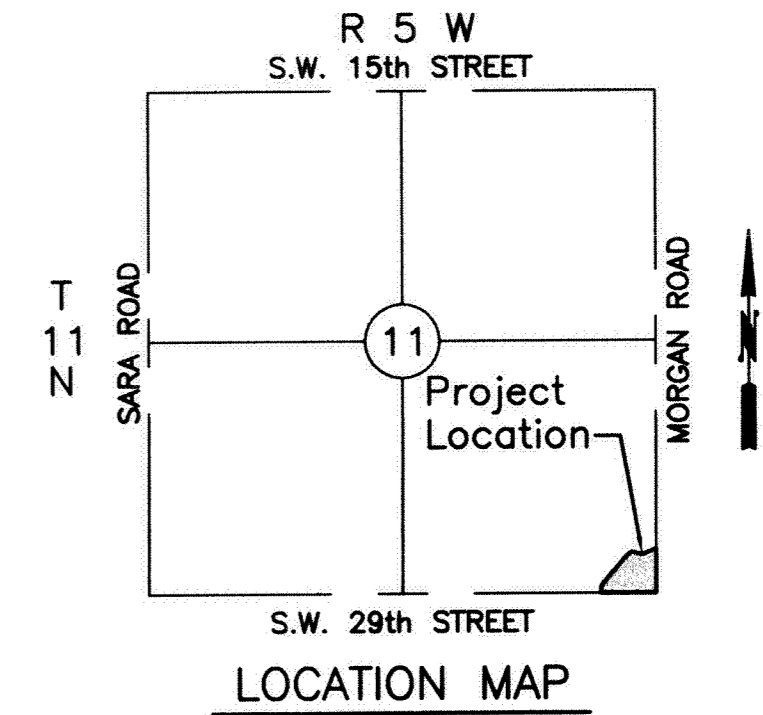


# FINAL PLAT OF MORGAN RUN

## BEING A PART OF THE S.E./4 OF SEC. 11, T-11-N, R-5-W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc# P 2008 34  
BkPg: PL 9 259  
Filed: 12-01-2008 DKC  
03:36:07 PM PL  
Canadian County, OK



### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That KHOURY INVESTMENT CO., L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, 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 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 17th day of June, 2008. Conventions, reservations, and restrictions for this addition are contained in a separate instrument.

KHOURY INVESTMENT CO., L.L.C.  
AN OKLAHOMA LIMITED LIABILITY COMPANY  
*Charles E. Khoury*  
CHARLES E. KHOURY  
MANAGER

STATE OF Oklahoma }  
COUNTY OF Canadian } SS:

Before me, the undersigned Notary Public, in and for said County and State on this 16th day of June, 2008, personally appeared CHARLES E. KHOURY, MANAGER OF KHOURY INVESTMENT CO., L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, 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: April 19, 2010

*David Sullivan*  
NOTARY PUBLIC  
#06003746

### LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER (S.E./4), OF SECTION ELEVEN (11), TOWNSHIP ELEVEN NORTH (T-11-N), RANGE FIVE WEST (R-5-W), OF THE INDIAN MERIDIAN, OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID S.E./4;  
THENCE N89°43'09"W ALONG THE SOUTH LINE OF SAID S.E./4 A DISTANCE OF 1,148.32 FEET;  
THENCE N00°16'51"E A DISTANCE OF 150.00 FEET;  
THENCE N38°25'39"E A DISTANCE OF 372.48 FEET;  
THENCE N53°52'24"E A DISTANCE OF 54.15 FEET;  
THENCE N39°03'41"E A DISTANCE OF 138.60 FEET;  
THENCE N38°18'57"E A DISTANCE OF 135.87 FEET;  
THENCE N37°28'35"E A DISTANCE OF 140.23 FEET;  
THENCE N55°04'12"E A DISTANCE OF 103.77 FEET;  
THENCE S76°58'35"E A DISTANCE OF 249.96 FEET;  
THENCE N65°25'59"E A DISTANCE OF 257.08 FEET;  
THENCE N89°48'40"E A DISTANCE OF 50.00 FEET, TO A POINT ON THE EAST LINE OF SAID SE/4;  
THENCE S00°11'20"E ALONG SAID EAST LINE OF THE SE/4, A DISTANCE OF 915.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 17.78 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 noted hereon actually exist and their positions are correctly shown.

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN } 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 June, 2008.

MY COMMISSION EXPIRES: April 19, 2010

*David Sullivan*  
NOTARY PUBLIC  
#06003946

### 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 KHOURY INVESTMENT CO., L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, that on the 10th day of June, 2007, 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 2007, 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 17th day of June, 2008.

WARRANTY TITLE & ABSTRACT INC.

*Diana Kozminski*  
ASST. SECRETARY

*Joy J. Scheller*  
VICE-PRESIDENT

STATE OF Oklahoma }  
COUNTY OF Canadian } SS:

Before me, the undersigned Notary Public, in and for said County and State personally appeared Joy J. Scheller, Vice President of WARRANTY TITLE & ABSTRACT COMPANY, to me known to be the identical person who executed the above instrument and acknowledged to me that she executed the same as her free and voluntary act and deed.

Given under my hand and seal this 17th day of June, 2008.

MY COMMISSION EXPIRES: 2-12-09  
06002575

*Judith R. Williams*  
NOTARY PUBLIC

### COUNTY TREASURER'S CERTIFICATE

I, David T. Boudier, 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 2008, 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 OKLAHOMA CITY, OKLAHOMA, this 1st day of December, 2007.

*David T. Boudier*  
COUNTY TREASURER by *Janet Fisher*

### CITY PLANNING COMMISSION APPROVAL

I, Russell C. Claus, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 26th day of April, 2007.

*Russell C. Claus*  
PLANNING DIRECTOR

### ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY OF OKLAHOMA CITY, OKLAHOMA, this 18th day of December, 2008.

ATTEST: *Omme Key* CITY CLERK *Mike Antea* MAYOR

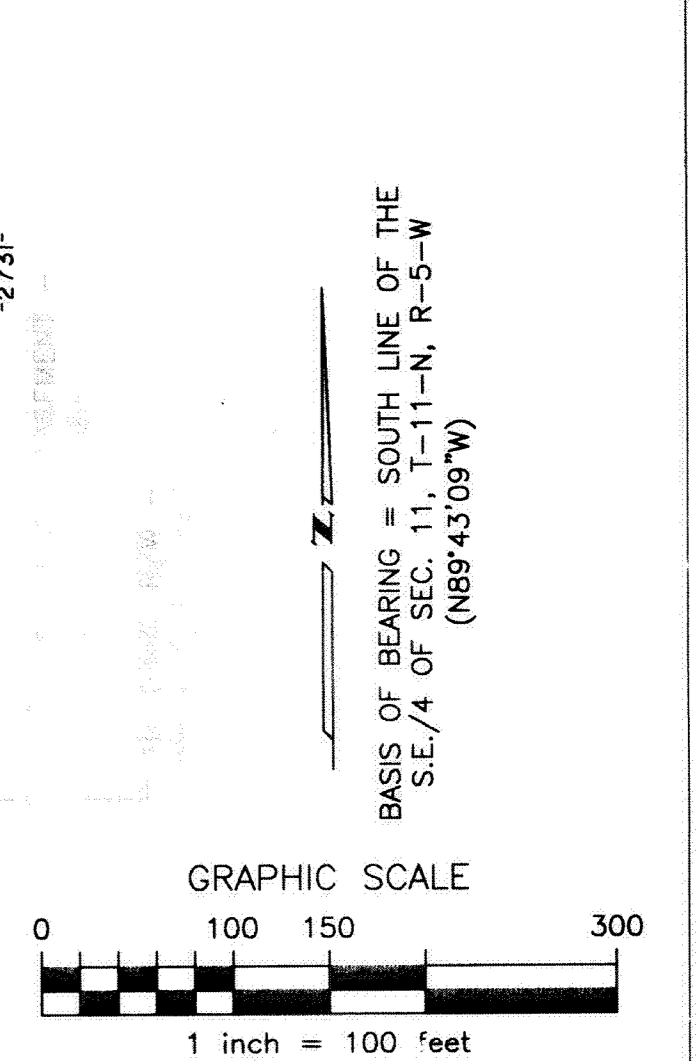
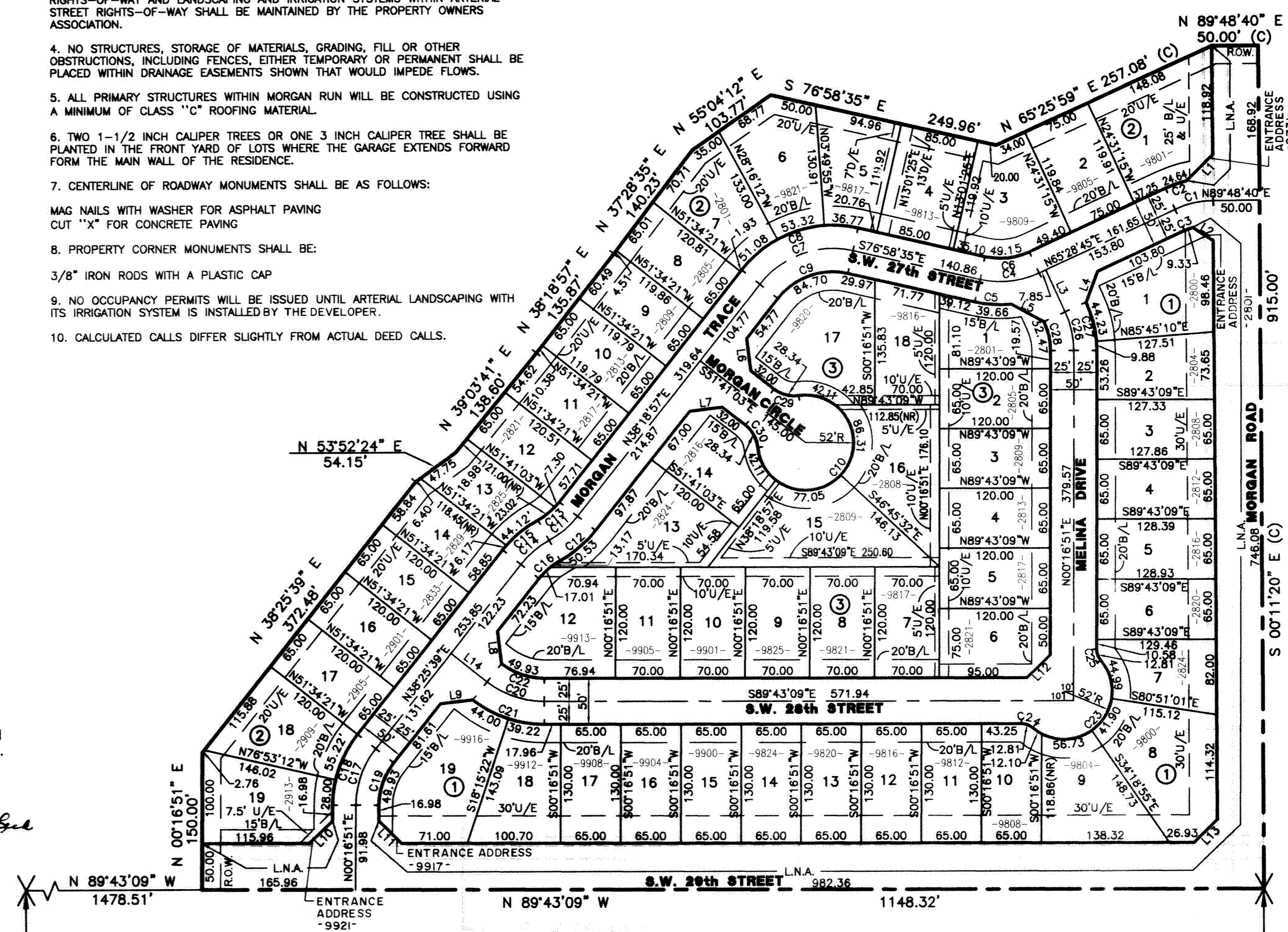
### CERTIFICATE OF CITY CLERK

I, Frances Key, City Clerk of the CITY OF OKLAHOMA 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 18th day of December, 2008.

*Omme Key*  
CITY CLERK

### NOTES:

- A MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
- SIDEWALKS ARE REQUIRED ALONG ALL INTERIOR STREETS IN MORGAN RUN PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. SIDEWALKS ALONG MORGAN ROAD AND S.W. 29TH STREET SHALL BE PROVIDED.
- ALL COMMON AREAS AND ISLANDS AND/OR MEDIANS WITHIN THE STREET RIGHTS-OF-WAY AND LANDSCAPING AND IRRIGATION SYSTEMS WITHIN ARTERIAL STREET RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- NO STRUCTURES, STORAGE OF MATERIALS, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN DRAINAGE EASEMENTS SHOWN THAT WOULD IMPEDE FLOWS.
- ALL PRIMARY STRUCTURES WITHIN MORGAN RUN WILL BE CONSTRUCTED USING A MINIMUM OF CLASS "C" ROOFING MATERIAL.
- TWO 1-1/2 INCH CALIPER TREES OR ONE 3 INCH CALIPER TREE SHALL BE PLANTED IN THE FRONT YARD OF LOTS WHERE THE GARAGE EXTENDS FORWARD FORM THE MAIN WALL OF THE RESIDENCE.
- 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
- NO OCCUPANCY PERMITS WILL BE ISSUED UNTIL ARTERIAL LANDSCAPING WITH ITS IRRIGATION SYSTEM IS INSTALLED BY THE DEVELOPER.
- CALCULATED CALLS DIFFER SLIGHTLY FROM ACTUAL DEED CALLS.



S.W. CORNER OF S.E./4 OF SEC. 11, T-11-N, R-5-W, I.M. (FOUND MAG NAIL) (O.C.C.R. FILED 2/19/00)

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	24°19'52"	100.00	42.47	42.15	N77°38'43"E	21.56
C2	11°23'23"	125.00	24.64	24.58	N71°07'17"E	12.58
C3	07°13'53"	75.00	9.33	9.33	N89°02'41"E	4.67
C4	37°32'40"	100.00	65.53	64.36	N84°15'05"E	33.99
C5	15°10'48"	125.00	39.66	39.50	S86°03'55"E	20.00
C6	37°32'40"	75.00	49.15	48.27	N84°15'05"E	25.49
C7	64°42'28"	100.00	112.94	107.03	N70°40'11"E	63.35
C8	64°42'28"	125.00	141.17	133.79	S70°40'11"W	79.19
C9	64°42'28"	75.00	84.70	80.27	S70°40'11"W	47.51
C10	27°27'40"	52.00	247.58	71.72	N38°18'57"E	49.52
C11	23°09'44"	100.00	40.43	40.15	N49°53'49"E	20.49
C12	23°09'44"	125.00	50.53	50.19	N49°53'49"E	25.62
C13	23°09'44"	75.00	30.32	30.11	N49°53'49"E	15.37
C14	23°03'02"	100.00	40.23	39.96	S49°57'10"W	20.39
C15	23°03'02"	125.00	50.29	49.95	S49°57'10"W	25.49
C16	23°03'02"	75.00	30.17	29.97	S49°57'10"W	15.29
C17	38°08'48"	100.00	66.58	65.36	S19°21'15"W	34.58
C18	38°08'48"	125.00	83.22	81.70	S19°21'15"W	43.22
C19	38°08'48"	75.00	49.93	49.03	S19°21'15"W	25.93
C20	38°08'48"	100.00	66.58	65.36	S70°38'45"E	34.58
C21	38°08'48"	125.00	83.22	81.69	S70°38'45"E	43.22
C22	38°08'48"	75.00	49.93	49.02	S70°38'45"E	25.93
C23	17°13'42"	52.00	155.72	103.72	N45°16'51"E	705.92
C24	40°47'13"	18.00	12.81	12.54	N69°19'32"W	6.89
C25	40°47'13"	18.00	12.81	12.54	S20°08'46"E	6.89
C26	24°48'06"	100.00	43.29	42.99	N12°07'12"W	21.99
C27	24°48'06"	125.00	54.11	53.69	N12°07'12"W	27.48
C28	24°48'06"	75.00	32.47	32.21	N12°07'12"W	16.49
C29	46°23'50"	35.00	28.34	27.57	S74°52'58"E	15.00
C30	46°23'50"	35.00	28.34	27.57	N28°29'08"W	15.00

NUMBER	DIRECTION	DISTANCE
L1	N44°48'40"E	39.91
L2	S57°21'17"E	26.42
L3	S24°31'19"E	50.00
L4	N20°28'45"E	35.36
L5	S61°43'02"E	40.24
L6	N06°41'03"W	35.36
L7	N83°18'57"E	35.36
L8	S06°34'21"E	35.36
L9	N83°25'39"E	35.36
L10	N45°16'51"E	35.36
L11	N45°16'51"E	35.36
L12	N45°16'51"E	35.36
L13	N45°02'45"E	35.21
L14	S51°34'21"E	50.00

POINT OF BEGINNING  
S.E. CORNER OF S.E./4 OF SEC. 11, T-11-N, R-5-W, I.M. (FOUND PK NAIL) (O.C.C.R. FILED 3/14/97)

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 MORGAN RUN

Crafton Tull Sparks  
235 N. MacArthur, Suite 200, Oklahoma City, OK 73127  
405.787.6270 FAX: 405.787.6276 www.craftontullsparks.com  
CA 973 (PE/LS) EXPIRES 6/30/2008  
Architecture | Engineering

