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Canadian County, OK

FINAL PLAT OF MUSTANG CREEK III

A PART OF THE NORTHEAST QUARTER OF SECTION 10, T 11 N, R 5 W, I.M., OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

OWNERS' CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Wade B. Huckabay, Trustee of the 1993 Wade B. Huckabay GST Exemption Non-ESBT Trust, successor by change of name to the 1993 Wade Barrett Huckabay Trust of December 17, 1993; Gary C. Huckabay, Trustee of the 1993 Gary C. Huckabay GST Exemption Non-ESBT Trust, successor by change of name to the 1993 Huckabay GST Exemption Trust of June 25, 1993; and, Wade B. Huckabay, Trustee of the 1994 Elizabeth Huckabay Trust hereby certify that they are the owners of and the only persons, firm or company having any right, title, or interest in and to the land shown on the annexed plat of MUSTANG CREEK III, an addition to the City of Oklahoma City, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of MUSTANG CREEK III, an addition to the City of Oklahoma City, Canadian County, Oklahoma.

The undersigned further certify that they are the owners of the land and only persons, firm or company having any right, title or interest in and to the land included in the above mentioned plat, and it does hereby dedicate all streets and easements as shown on said annexed plat to the public for use as streets, 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.

In witness whereof the undersigned have caused this instrument to be executed on this 9th day of June, 2010.

Wade B. Huckabay
The 1993 Wade B. Huckabay GST Exemption Non-ESBT Trust
Wade B. Huckabay, Trustee

Gary C. Huckabay
The 1993 Gary C. Huckabay GST Exemption Non-ESBT Trust
Gary C. Huckabay, Trustee

Wade B. Huckabay
The 1994 Elizabeth Huckabay Trust
Wade B. Huckabay, Trustee

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 9th day of June, 2010, personally appeared Wade B. Huckabay to me known to be the identical person who subscribed, as Trustee of the 1993 Wade B. Huckabay GST Exemption Non-ESBT Trust, and duly acknowledged to me that he executed the same as his free and voluntary act and deed on behalf of said trustee.

My Commission Expires: 2/5/12
Paula K. Snider
Notary Public

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 9th day of June, 2010, personally appeared Gary C. Huckabay to me known to be the identical person who subscribed, as Trustee of the 1993 Gary C. Huckabay GST Exemption Non-ESBT Trust, and duly acknowledged to me that he executed the same as his free and voluntary act and deed on behalf of said trustee.

My Commission Expires: 2/5/12
Paula K. Snider
Notary Public

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 9th day of June, 2010, personally appeared Wade B. Huckabay to me known to be the identical person who subscribed, as Trustee of the 1994 Elizabeth Huckabay Trust, and duly acknowledged to me that he executed the same as his free and voluntary act and deed on behalf of said trustee.

My Commission Expires: 2/5/12
Paula K. Snider
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of MUSTANG CREEK III, an addition to the City of Oklahoma City, Oklahoma, is vested in the 1993 Huckabay GST Exemption Trust (25% undivided interest), and the 1994 Elizabeth Huckabay Trust (25% undivided interest), and the 1993 Wade B. Huckabay GST Exemption Non-ESBT Trust (50% undivided interest); and on the 4th day of June, 2010, 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 owners thereof, that the taxes are paid for the year of 2009 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 17th day of June, 2010.

ATTEST
By: Diana Kissinger
Assistant Secretary

First American Title and Trust Company
By: Jay J. Scheller
Vice President

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 17 day of June 2010, personally appeared Jay J. Scheller to me known to be the identical Vice-President of First American Title and Trust Company who acknowledged to me that he executed the same as his free and voluntary act and deed of said company, for the uses and purposes therein setforth.

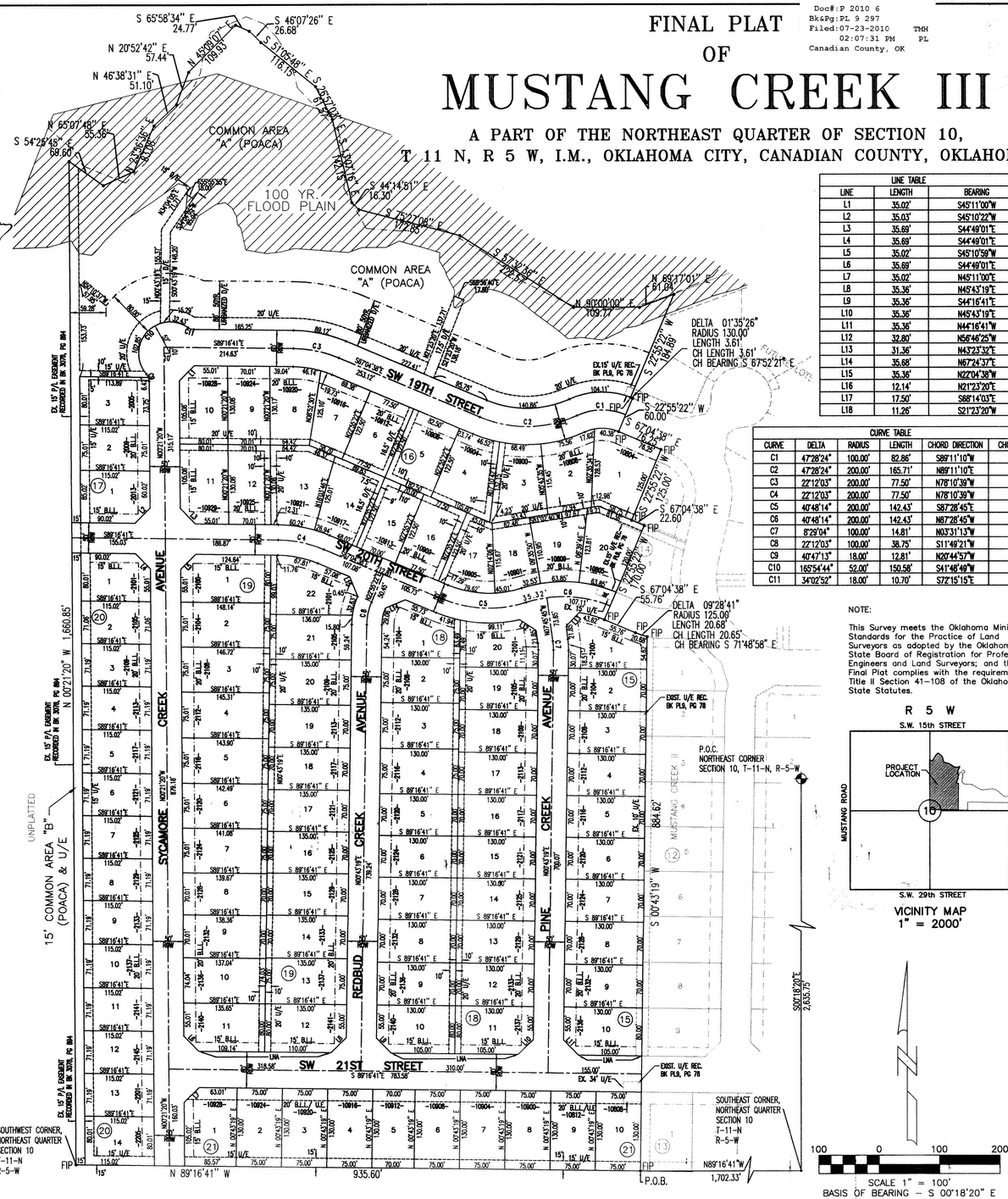
My Commission Expires: 3-7-2011
Estelle Cash
Notary Public

LEGAL DESCRIPTION

A part of the Northeast Quarter (NE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma and more particularly described as follows:

BASIS OF BEARING: South 00° 18'20" East also being the east line of said NE/4

COMMENCING at the Northeast Corner of said Northeast Quarter; thence South 00° 18'20" East along the East section line of said NE/4 a distance of 2,635.75 feet to the Southeast corner of MUSTANG CREEK, an addition to the City of Oklahoma City; thence North 89°16'41" West along the South boundary line of Mustang Creek and Mustang Creek II a distance of 1,702.33 feet to the Southwest corner of Mustang Creek II also being the Point of Beginning; thence from said Point of Beginning and continuing North 89°16'41" West a distance of 935.60 feet; thence North 00°21'20" West a distance of 1,660.85 feet; thence South 54°25'45" East a distance of 69.60 feet; thence North 65°07'48" East a distance of 55.36 feet; thence North 23°56'36" East a distance of 83.08 feet; thence North 46°38'31" East a distance of 51.10 feet; thence North 20°52'42" East a distance of 57.44 feet; thence North 45°09'07" East a distance of 109.93 feet; thence South 65° 58'34" East a distance of 24.77 feet; thence South 46°07'26" East a distance of 26.68 feet; thence South 51°05'48" East a distance of 116.15 feet; thence South 26°57'03" East a distance of 61.57 feet; thence South 13°07'16" East a distance of 142.15 feet; thence South 44°14'51" East a distance of 16.30 feet; thence South 75°27'08" East a distance of 172.85 feet; thence South 57°32'36" East a distance of 222.57 feet; thence North 90°00'00" East a distance of 109.77 feet; thence North 69°17'01" East a distance of 61.04 feet; thence South 22°55'22" West a distance of 184.89 feet to a point on a non-tangent curve to the right, said curve having a radius of 130.00 feet, a central angle of 01°35'26", a chord bearing of South 67°52'21" East and a chord distance of 3.61 feet; thence along the arc of said curve a distance of 3.61 feet; thence South 22°55'22" West a distance of 60.00 feet; thence South 67°04'38" East a distance of 76.25 feet; thence South 22°55'22" West a distance of 125.00 feet; thence South 67°04'38" East a distance of 22.60 feet; thence South 22°55'22" West a distance of 170.00 feet; thence South 67°04'38" East a distance of 55.76 feet to a point on a curve to the left, said curve having a radius of 125.00 feet, a central angle of 09°28'41", a chord bearing of South 71°48'58" East and a chord distance of 20.65 feet; thence along the arc of said curve a distance of 20.68 feet; thence South 00°43'19" West a distance of 884.62 feet to the Point of Beginning, containing 35.2259 acres more or less.

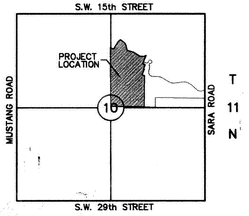


LINE TABLE		
LINE	LENGTH	BEARING
L1	35.02'	S45°11'00"W
L2	35.03'	S45°10'22"W
L3	35.69'	S44°49'01"E
L4	35.69'	S44°49'01"E
L5	35.02'	S45°10'59"W
L6	35.69'	S44°49'01"E
L7	35.02'	N45°11'00"E
L8	35.36'	N45°43'19"E
L9	35.36'	S44°16'41"E
L10	35.36'	N45°43'19"E
L11	35.36'	N44°16'41"W
L12	32.80'	N56°46'25"W
L13	31.36'	N43°23'32"E
L14	35.68'	N67°24'37"E
L15	35.36'	N22°04'38"W
L16	12.14'	N21°23'20"E
L17	17.50'	S68°14'03"E
L18	11.26'	S21°23'20"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	47°28'24"	100.00'	82.86'	S89°11'10"W	80.51'
C2	47°28'24"	200.00'	165.71'	N89°11'10"E	161.01'
C3	22°12'03"	200.00'	77.50'	N76°10'39"W	77.01'
C4	22°12'03"	200.00'	77.50'	N76°10'39"W	77.01'
C5	40°48'14"	200.00'	142.43'	S87°28'45"E	139.44'
C6	40°48'14"	200.00'	142.43'	N87°28'45"W	139.44'
C7	8°29'04"	100.00'	14.81'	N03°31'13"W	14.79'
C8	22°12'03"	100.00'	38.75'	S11°49'21"W	38.51'
C9	40°47'13"	18.00'	12.81'	N20°44'57"W	12.54'
C10	165°54'44"	52.00'	150.58'	S41°48'49"W	103.22'
C11	34°02'52"	18.00'	10.70'	S72°15'15"E	10.54'

NOTE:

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 II Section 41-108 of the Oklahoma State Statutes.



VICINITY MAP
1" = 2000'

BASIS OF BEARING - S 00°18'20" E EAST LINE OF THE NE/4

REGISTERED SURVEYOR'S CERTIFICATE

I, Bryan E. Coon, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of MUSTANG CREEK III, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 8 day of June, 2010.

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 Land Surveyors.

Bryan E. Coon 6/8/10
Bryan E. Coon—Professional Land Surveyor #1276

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 9th day of June, 2010, personally appeared Bryan E. Coon, 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 year last above written.

My Commission Expires: 12/03/10
Cynthia H. Munns
Notary Public

CERTIFICATE OF CITY CLERK

I, Frances Kersey, City Clerk of Oklahoma City, 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 are no special assessment procedures now pending against the land shown on the annexed plat of MUSTANG CREEK III, an addition to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 16th day July, 2010.
City Clerk

COUNTY TREASURER'S CERTIFICATE

I, Doug Craddick, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 2009 and prior years are paid on the annexed plat of MUSTANG CREEK III, an addition to the City of Oklahoma City, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 23 day of July, 2010.
County Treasurer
By: Deputy

CERTIFICATE OF PLANNING COMMISSION

I, Russell Nance, Planning Director of the City of Oklahoma City, Oklahoma, hereby certify that the Oklahoma City Planning Commission duly approved the final plat of MUSTANG CREEK III, an addition to the City of Oklahoma City, Oklahoma at a meeting on the 10th day of August, 2006.
Planning Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City that the annexed plat of MUSTANG CREEK III, an addition to the City of Oklahoma City, Canadian County, Oklahoma, is hereby approved and the streets, utility easements and drainage easements dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Oklahoma City, this 16 day of July, 2010.

APPROVED by the Mayor of the City of Oklahoma City, this 16 day of July, 2010.

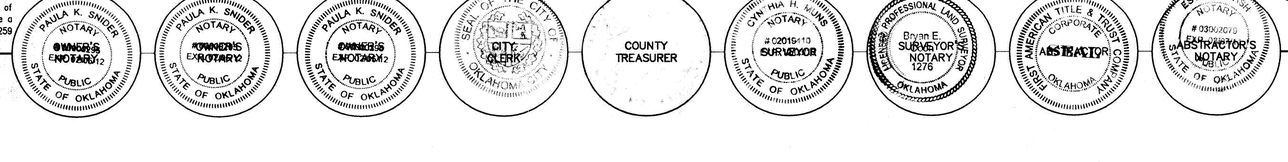
ATTEST
City Clerk

Mayor

PLAT NOTES

1. All lots shown on this plat must be used only for R-1 Single Family Residential Development.
2. Owners of corner lots shall incorporate handicap ramps in sidewalks.
3. A sidewalk shall be constructed on each lot where it abuts a local, collector or Arterial Street. The sidewalk will be 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.
4. Maintenance of the common areas and/or private drainage easements shall be the responsibility of the Property Owners Association. No structure, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within the common areas and/or private drainage easements shown.
5. All primary structure roofing shall be of Class "C" or better material.
6. In the residential lots where the garage front extends forward to the main front wall of the house and faces the street the builder shall plant either two (2) 1/2" caliper trees or one tree larger than 3" caliper in the front yard of the applicable lot.

LEGEND

POACA = PROPERTY OWNERS ASSOC. COMMON AREA
LNA = LIMITS OF NO ACCESS
BLL = BUILDING LIMIT LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
•SIP = SET 3/8" IRON PIN
•SPK = SET PK NAIL
•FIP = FOUND IRON PIN
P/L = PIPE LINE
ZZZ = LIMITS OF 100YR FLOOD PLAIN

MUSTANG CREEK III
PLAT BY: COON ENGINEERING, INC.
CA 1179 EXP. 6-30-10
2832 W. WILSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-842-0363
HUC43620F01