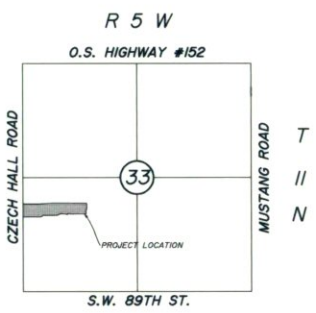


# FINAL PLAT OF MUSTANG HEIGHTS PHASE I

A REPLAT OF PART OF  
MUSTANG HEIGHTS, SECTION 10  
AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA  
A PART OF THE SW 1/4, SECTION 33, T11N, R5W, I.M.

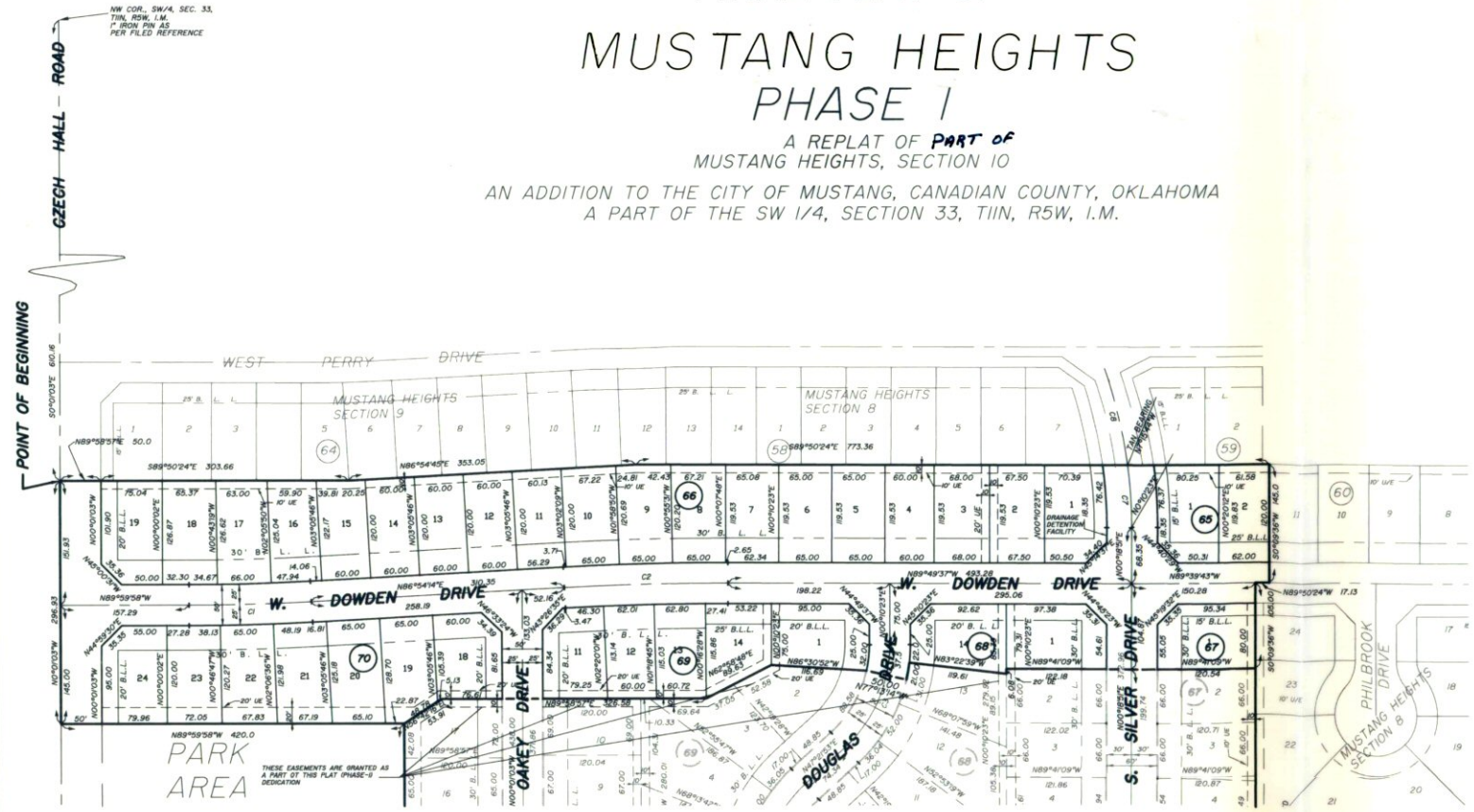


LOCATION MAP  
SCALE 1"=2000'



SCALE: 1" = 100'

CURVE	LENGTH	DELTA	RADIUS	TANGENT
C1	149.96	03°05'48"	2774.69	75.00
C2	199.95	03°16'09"	3504.27	100.00
C3	141.31	47°30'09"	170.44	75.00
C4	141.24	47°40'30"	169.75	75.00
C5	36.14	41°24'34"	50.00	—
C6	150.80	172°48'05"	50.00	—
C7	76.39	07°26'08"	588.66	—
C8	198.11	19°16'57"	588.66	100.00



**CITY CLERK'S CERTIFICATE**

I, the undersigned, City Clerk of the City of Mustang, Oklahoma, do hereby certify that I have examined the records of said City and find all deferred payments or unmatrued 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 map or plat of MUSTANG HEIGHTS PHASE I, an addition to the City of Mustang, Oklahoma, on the 6th day of February 1996.

*Tasha Winham*  
City Clerk

**PLANNING COMMISSION APPROVAL**

I, the Undersigned, Chairman of the Planning Commission of the City of Mustang, Oklahoma, do hereby certify that the annexed plat of MUSTANG HEIGHTS PHASE I, an addition to the City of Mustang on the 6th day of February 1996.

*Kevin Long*  
Planning Commission Chairman

**COUNTY TREASURER'S CERTIFICATE**

I, the Undersigned, 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 1995 and prior years on the land shown on the annexed plat MUSTANG HEIGHTS PHASE I, an addition to the City of Mustang, Canadian County, State of Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guarantee payment of the current year's taxes.

IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at Reno, Canadian County, State of Oklahoma, this 12th day of February, 1996.

TREASURER OF CANADIAN COUNTY OKLAHOMA  
by *Cindy Johnson 1st Deputy*

**ACCEPTANCE OF DEDICATION**

BE IT HEREBY RESOLVED by the City Council of the City of Mustang, Oklahoma, that the dedication shown on the annexed plat of MUSTANG HEIGHTS PHASE I, an addition to the City of Mustang, Canadian County, Oklahoma, is hereby accepted.

ADOPTED by the City Council of the City of Mustang, Oklahoma, this 6th day of February, 1996.

APPROVED by the Mayor of the City of Mustang, Oklahoma, this day of February, 1996.  
By *Tasha Winham* City Clerk  
*Richard Riley* Mayor

**SURVEYOR'S CERTIFICATE**

I, David C. Phillips, Registered Land Surveyor No. 1277 in the State of Oklahoma, do hereby certify that the annexed plat of MUSTANG HEIGHTS PHASE I, an addition to the City of Mustang, Canadian County, Oklahoma, represents a careful survey made under my supervision and any monuments shown thereon actually exist and their respective positions are shown. I further certify that this plat complies with the requirements of Oklahoma Senate Bill No. 377, section 518, as amended. I further certify that the improvements for this subdivision have been designed in accordance with the ordinances of the City of Mustang, Canadian County, Oklahoma.

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS  
*David C. Phillips*  
David C. Phillips, L.S. No. 1277

The foregoing instrument was acknowledged before me this 8th day of Feb, 1996 by David C. Phillips.  
My Commission Expires: Feb 18, 1998  
*Mary Sue Featherstone*  
Notary Public

**BONDED ABSTRACTER'S CERTIFICATE**

The undersigned, duly qualified abstractor in and for the County of Canadian, State of Oklahoma, hereby certifies that according to the records of said County and state, the title to the land shown on the annexed plat of MUSTANG HEIGHTS PHASE I, an addition to the City of Mustang, Canadian County, Oklahoma, being part of the Southwest Quarter (SW/4) of Section 33, Township 11 North, Range 5 West of the Indian Meridian, appears unencumbered by pending actions, judgements, liens, mortgages, taxes or other encumbrances, except easements, rights-of-way, oil and gas leases, and general mortgages of record.

ATTEST:  
by *Diann Kriemhild* Assistant Secretary  
by *Mark A. Bilyay* Vice President  
WARRANTY Title & Abstract, Inc.  
CANADIAN VALLEY ABSTRACT COMPANY

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS  
The foregoing instrument was acknowledged before me this 13th day of February, 1996 by *MARK A. BILYAY*, Vice President of CANADIAN VALLEY ABSTRACT COMPANY, an Oklahoma Corporation, on behalf of the corporation.  
My Commission Expires: 2/12/97  
*Nancy Nelson*  
Notary Public

- NOTE: 1. LOT 1 BLOCK 66 is reserved for use as Drainage Detention Facility and shall be Maintained by the lot Owner.  
No Structure shall be placed on Lot 1 Block 66 without the Prior Approval of the City.
- Sidewalks shall be installed on both sides of the streets and shall be required at the Building Permit stage with installation prior to the issuance of a Certificate of Occupancy.
  - The Basis of Bearings for this plat is the West Line of the SW/4 as shown on the filed plat of Mustang Heights Section 9 and recorded at the County Clerk's office of Canadian County, State of Oklahoma.
  - 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.

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
That The Mustang Valley Development, Inc., an Oklahoma Corporation, hereby certifies that it is the owner of and the only corporation, person, company, partnership or entity having any right, title or interest in and to the land contained and included in the annexed plat, and has caused the said premises to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat 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 MUSTANG HEIGHTS PHASE I, an addition to the City of Mustang, Canadian County, State of Oklahoma, being a subdivision of a part of the Southwest Quarter (SW/4) of Section Thirty-Three (33), Township Eleven (11) North, Range Five (5) West of the Indian Meridian in the City of Mustang, Canadian County, Oklahoma, and said part being more particularly described as follows:

Beginning at a point, said point being located South 00°01'03" East along the West line of said SW/4 a distance of 610.16 feet from the Northwest Corner of the SW/4 of said Section 33; THENCE for said POINT OF BEGINNING North 89°58'57" East a distance of 50.00 Feet to the Southwest Corner of Lot One (1), Block Sixty-Four, as shown on the recorded plat of MUSTANG HEIGHTS SECTION 9, BLOCKS 62-64 INCLUSIVE, an addition to the City of Mustang, Canadian County, Oklahoma; THENCE along the South line of said Block 64, South 89°50'24" East a distance of 303.66 feet; THENCE continuing along the South line of Block 64, North 86°54'45" East a distance of 353.05 feet; THENCE along the South line of said Block 64, and Blocks 58 and 59 as shown on the recorded plat of MUSTANG HEIGHTS SECTION 8, BLOCKS 56-61 INCLUSIVE, an addition to the City of Mustang, Canadian County, Oklahoma, South 89°50'24" East a distance of 773.36 feet to the Northwest Corner of Lot Eleven (11), Block Sixty (60) of MUSTANG HEIGHTS SECTION 8; THENCE along the west line of said Block Sixty (60), South 00°09'36" West a distance of 145.00 feet; THENCE North 89°50'24" West a distance of 17.13 feet; THENCE South 0°09'36" West along the West line of MUSTANG HEIGHTS SECTION 8, a distance of 105.00 feet; THENCE North 89°41'09" West a distance of 120.54 feet; THENCE North 89°19'28" West a distance of 60.00 feet; THENCE North 89°41'09" West a distance of 122.18 feet; THENCE South 0°10'23" West a distance of 6.08 feet; THENCE North 83°22'39" West a distance of 119.61 feet to a point on a curve to the right having a central angle of 6°09'25" and whose tangent bears South 6°37'25" West and whose radius is 195.44 feet; Thence Southwesterly along the arc of said curve a distance of 21.00 feet; THENCE North 77°13'14" West a distance of 50.00 feet; Thence North 86°30'52" West a distance of 116.69 feet; THENCE South 62°58'48" West a distance of 89.63 feet; THENCE South 89°58'57" West a distance of 326.58 feet; THENCE South 56°42'16" West a distance of 53.91 feet; THENCE North 89°59'58" West a distance of 420.00 feet to a point on the west line of said Southwest Quarter (SW/4); Thence North 0°10'13" West along said west line a distance of 296.93 feet to the POINT OR PLACE OF BEGINNING, containing 9.1838 acres more or less.

The undersigned does hereby further certify that it is the owner of all the property contained and included in said annexed plat and does hereby dedicate all streets and easements shown on said plat to the use of the public as public highways, streets and utility easements for itself, its successors and assigns forever, and has caused the same to be released from any and all encumbrances so that title is clear as to said streets and easements.

The owner's restrictive covenants and limitations for the development of this addition are set out on sheets of typewritten paper and will be filed separately.  
IN WITNESS WHEREOF, the Undersigned has caused this instrument to be executed at Mustang, Oklahoma, this 8th day of February, 1996.  
ATTEST:  
by *Jama A. Huma* Secretary  
by *Mustang Valley Development, Inc.* President

State of Oklahoma )  
County of Oklahoma ) SS  
The foregoing instrument was acknowledged before me this day of February, 1996 by *Mustang Valley Development, Inc.* as president of Mustang Valley Development, Inc., an Oklahoma Corporation, on behalf of the Corporation.  
My Commission Expires: 12-12-98  
*Shirley Thompson*  
Notary Public

DCP DAVID C. PHILLIPS, L.S.  
LAND SURVEYORS  
CA NO. 2442  
820 N.E. 63RD Street  
Oklahoma City, Oklahoma 73105  
(405) 842-1463 Fax (405) 842-1498