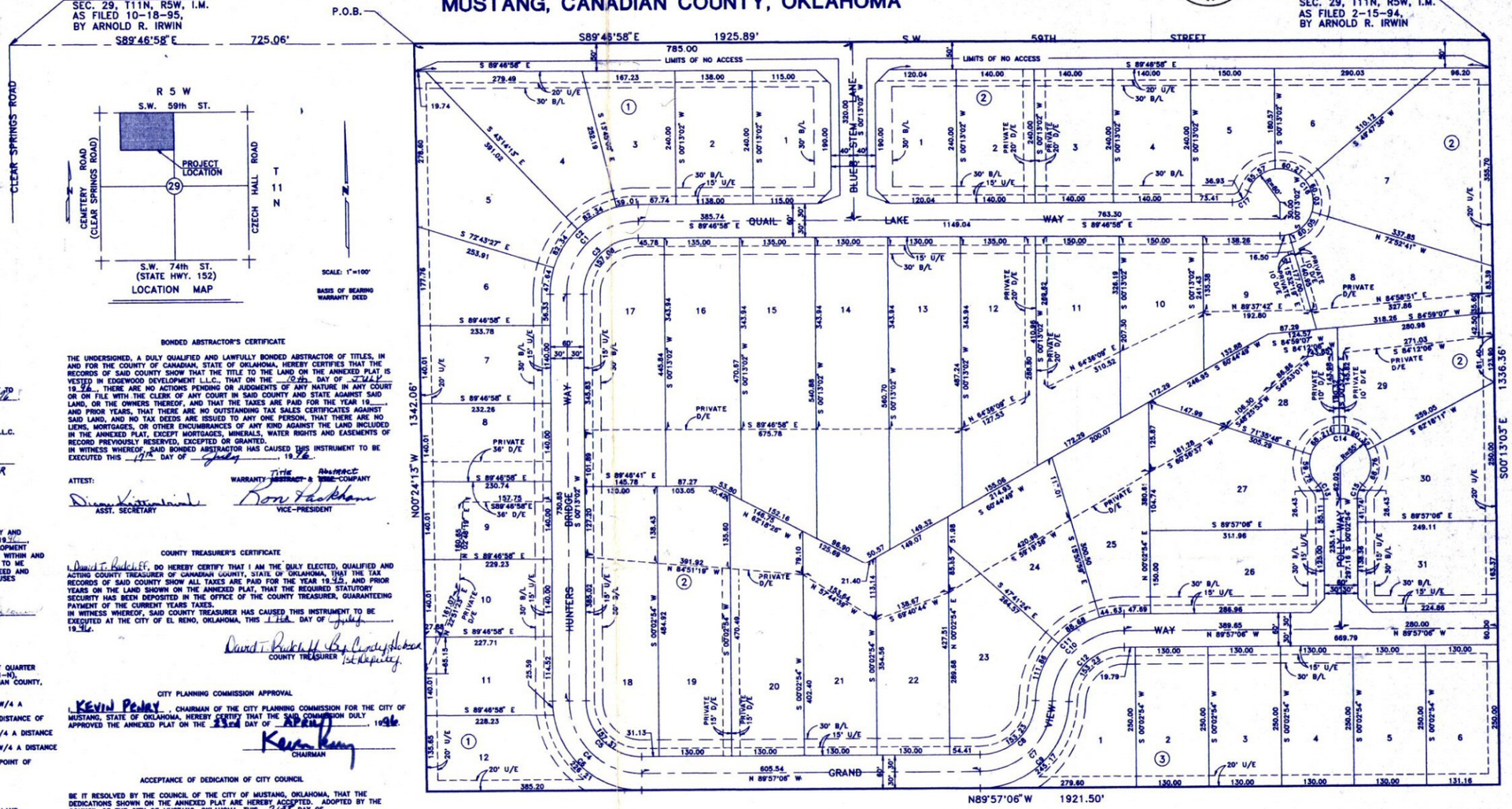
STATE OF OKLAHOMA
COUNTY OF CANADIAN
FILED OF RECORDED
1996 JUL 19 A 9:40
MARK MISHOE
COUNTY CLERK
Book 8 Page 206

COUNTY CLERK OFFICIAL SEAL CANADIAN COUNTY, OK

QUAIL LAKE ESTATES

BEING A PART OF THE N.W./4 OF SEC. 29, T. 11 N., R. 5 W., I.M.
MUSTANG, CANADIAN COUNTY, OKLAHOMA



R 5 W
S.W. 59th ST.
CEMETERY ROAD (CLEAR SPRINGS ROAD)
PROJECT LOCATION
29
CZECH HALL ROAD
T 11 N
S.W. 74th ST. (STATE HWY. 152)
LOCATION MAP

SCALE: 1"=100'

BASIS OF BEARING WARRANTY DEED

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT EDGEWOOD DEVELOPMENT L.L.C., DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS, OR CORPORATION HAVING ANY RIGHT, 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 18 DAY OF July, 1996.
COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

EDGEWOOD DEVELOPMENT L.L.C.
Dean C. Caldwell
MEMBER/MANAGER

STATE OF OKLAHOMA }
COUNTY OF Canadian } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 18th DAY OF July, 1996 PERSONALLY APPEARED BEN C. GATEWOOD, MEMBER OF EDGEWOOD DEVELOPMENT L.L.C., TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID L.L.C., 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 L.L.C., FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: March 25, 1999
NOTARY PUBLIC

LEGAL DESCRIPTION

A TRACT OF LAND BEING IN THE NORTH HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN NORTH (T-11-N), RANGE FIVE WEST (R-5-W), OF THE INDIAN MERIDIAN, MUSTANG, CANADIAN COUNTY, OKLAHOMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SAID N/2 NW/4;
THENCE SOUTH 89°46'58" EAST ALONG THE NORTH LINE OF SAID N/2 NW/4 A DISTANCE OF 725.06 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°46'58" EAST ALONG SAID NORTH LINE A DISTANCE OF 1925.89 FEET TO THE NORTHEAST CORNER OF SAID N/2 NW/4;
THENCE SOUTH 00°13'03" EAST ALONG THE EAST LINE OF SAID N/2 NW/4 A DISTANCE OF 1336.36 FEET TO THE SOUTHEAST CORNER OF SAID N/2 NW/4;
THENCE NORTH 89°57'06" WEST ALONG THE SOUTH LINE OF THE N/2 NW/4 A DISTANCE OF 1921.50 FEET;
THENCE NORTH 00°24'13" WEST A DISTANCE OF 1342.06 FEET, TO THE POINT OF BEGINNING. CONTAINING 59.14 ACRES MORE OR LESS.

LAND SURVEYOR'S CERTIFICATE

I, RICHARD G. MOORE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT THE ANNEXED PLAT CORRECTLY REPRESENTS A CAREFUL SURVEY MADE UNDER MY DIRECTION, AND, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

Richard G. Moore
RICHARD G. MOORE, L.S. 140

STATE OF OKLAHOMA }
COUNTY OF Pottawatomie } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD G. MOORE, 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 THE 12th DAY OF March, 1996.

MY COMMISSION EXPIRES: March 7, 1998
Sherry Butler
NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY 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 EDGEWOOD DEVELOPMENT L.L.C., THAT ON THE 10th DAY OF July, 1996, 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 19__, 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, MINERALS, 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 July, 1996.

ATTEST:
Dian Kittenbrink
ASST. SECRETARY

WARRANTY ~~TITLE ABSTRACT & TRUST~~ COMPANY
Ron Packham
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, David T. Rutcliff, 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 19 95, 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 EL RENO, OKLAHOMA, THIS 17th DAY OF July, 1996.

David T. Rutcliff By Cindy Hooker
COUNTY TREASURER 1st Deputy

CITY PLANNING COMMISSION APPROVAL

I, KEVIN PEAVY, 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 THE 23rd DAY OF April, 1996.

Kevin Peavy
CHAIRMAN

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 21st DAY OF May, 1996.

ATTEST:
Tesha Wimmer
CITY CLERK

Richard Riley
MAYOR

CERTIFICATE OF CITY CLERK

I, Tesha Wimmer, 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 UNMATURED 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 PLAT ON THIS 21st DAY OF May, 1996.

Tesha Wimmer
CITY CLERK

CURVE TABLE						
NUMBER	DELTA	BEARING	TANGENT	RADIUS	LENGTH	CHORD
C1	90°00'00"	S 45°13'02" W	130.00	130.00	204.20	183.85
C2	90°00'00"	S 45°13'02" W	160.00	160.00	251.33	226.27
C3	90°00'00"	S 45°13'02" W	100.00	100.00	157.08	141.42
C4	90°10'08"	S 44°52'02" E	130.38	130.00	204.59	184.12
C5	90°10'08"	S 44°52'02" E	100.30	100.00	157.37	141.63
C6	90°10'08"	S 44°52'02" E	160.47	160.00	251.80	226.61
C7	87°47'45"	N 46°09'02" E	125.09	130.00	199.20	180.28
C8	87°47'45"	N 46°09'02" E	96.23	100.00	153.23	138.68
C9	87°47'45"	N 46°09'02" E	153.96	160.00	245.17	221.88
C10	87°47'45"	S 46°09'02" W	125.09	130.00	199.20	180.28
C11	87°47'45"	S 46°09'02" W	153.96	160.00	245.17	221.88
C12	87°47'45"	S 46°09'02" W	96.23	100.00	153.23	138.68
C13	43°53'25"	N 21°53'48" W	13.90	34.50	26.43	25.79
C14	267°46'49"	N 89°57'06" W	57.17	55.00	257.05	79.27
C15	43°53'25"	S 21°99'36" W	13.90	34.50	26.43	25.79
C16	250°31'44"	N 35°02'50" W	84.85	60.00	262.35	97.98
C17	70°31'44"	N 54°57'10" E	21.21	30.00	36.93	34.64

NOTE: ALL PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

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.

LEGEND
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
B/L = BUILDING LINE

TYPICAL BLOCK CORNER

QUAIL LAKE ESTATES
DESIGN ENGINEERS, INC.
1614 GREENBRIAR PLACE
OKLAHOMA CITY, OKLA.
(405) 691-6333
CA 1020, EXP. 6-30-97

JOB NO. 4509-A

014275

REGISTERED LAND SURVEYOR RICHARD GENE MOORE L.S.140 OKLAHOMA
SHERRY BUTLER NOTARY PUBLIC OKLAHOMA POTTAWATOMIE COUNTY
CITY CORPORATE SEAL CANADIAN COUNTY, OK