

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That SABRAM ESTATES, L.L.C. A 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 plotted, 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 February, 2008.

SABRAM ESTATES, L.L.C.

Randy Berg, Manager

STATE OF OKLAHOMA } ss: COUNTY OF Canadian

Before me, the undersigned Notary Public, in and for said County and State on this 17th day of February, 2008, personally appeared RANDY BERG, MANAGER OF SABRAM ESTATES, L.L.C., 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

Notary Public Seal for David Mills, #06002946

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (N.E./4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWELVE NORTH (T-12-N), RANGE FIVE WEST (R-5-W) OF THE INDIAN MERIDIAN (I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID N.E./4; THENCE S00°17'39"E ALONG THE EAST LINE OF SAID N.E./4 A DISTANCE OF 1620.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°17'39"E ALONG SAID EAST LINE A DISTANCE OF 1017.70 FEET TO THE S.E./COR. OF SAID N.E./4; THENCE N89°54'01"W ALONG THE SOUTH LINE OF SAID N.E./4 A DISTANCE OF 665.01 FEET; THENCE N00°17'39"W A DISTANCE OF 291.69 FEET; THENCE S89°42'21"W A DISTANCE OF 5.00 FEET; THENCE N00°17'39"W A DISTANCE OF 120.00 FEET; THENCE S89°42'21"W A DISTANCE OF 15.00 FEET; THENCE N00°17'39"W A DISTANCE OF 170.00 FEET; THENCE N89°42'21"E A DISTANCE OF 25.00 FEET; THENCE N00°17'39"W A DISTANCE OF 435.84 FEET; THENCE N89°13'59"E A DISTANCE OF 10.01 FEET; THENCE S89°53'54"E A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 15.58 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 } ss: COUNTY OF CANADIAN

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 13 day of February, 2008.

MY COMMISSION EXPIRES: April 10, 2010

Notary Public Seal for David Mills, #06003946

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 18 day of March, 2008.

ATTEST: Danice Kery, City Clerk; Mitch Curtis, Mayor

CERTIFICATE OF CITY CLERK

I, Danice Kery, 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 unmaturing 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 18 day of March, 2008.

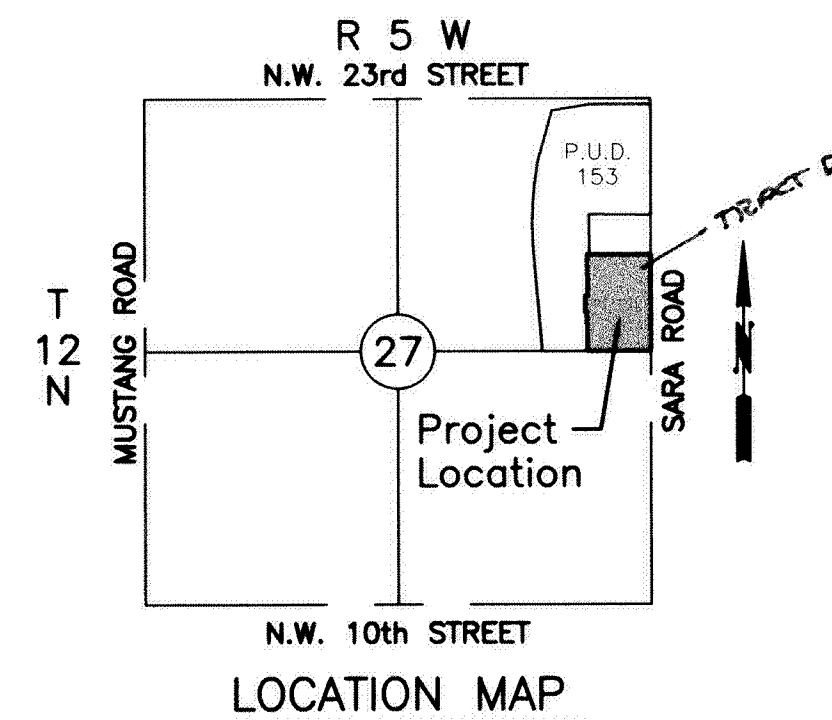
Notary Public Seal for Danice Kery, #06003946

FINAL PLAT OF

SABRAM ESTATES SEC. 1

BEING A PART OF THE N.E./4 OF SEC. 27, T-12-N, R-5-W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc# P 2008 5 Bk#Pg: Pl 9 219 Filed: 03-25-2008 DKC 09:30:03 AM PL Canadian County, OK



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 SABRAM ESTATES L.L.C., A LIMITED LIABILITY CO., that on the 17th day of February, 2008, 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 February, 2008.

American Guaranty Title Company, Vice-President

LINE TABLE with columns: NUMBER, DIRECTION, DISTANCE. Lists line segments from L1 to L8.

CURVE TABLE with columns: NO., DELTA, RADIUS, ARC, CHORD, CHORD BEARING, TANGENT. Lists curve data from C1 to C9.

POINT OF COMMENCEMENT N.E. CORNER OF N.E./4 OF SEC. 27, T-12-N, R-5-W, I.M. (FOUND P.K. NAIL) (O.C.C.R. FILED 06/30/98)

COUNTY TREASURER'S CERTIFICATE

I, David T. Raderoff, 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 2007, 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 14 day of February, 2008.

County Treasurer Seal for David T. Raderoff

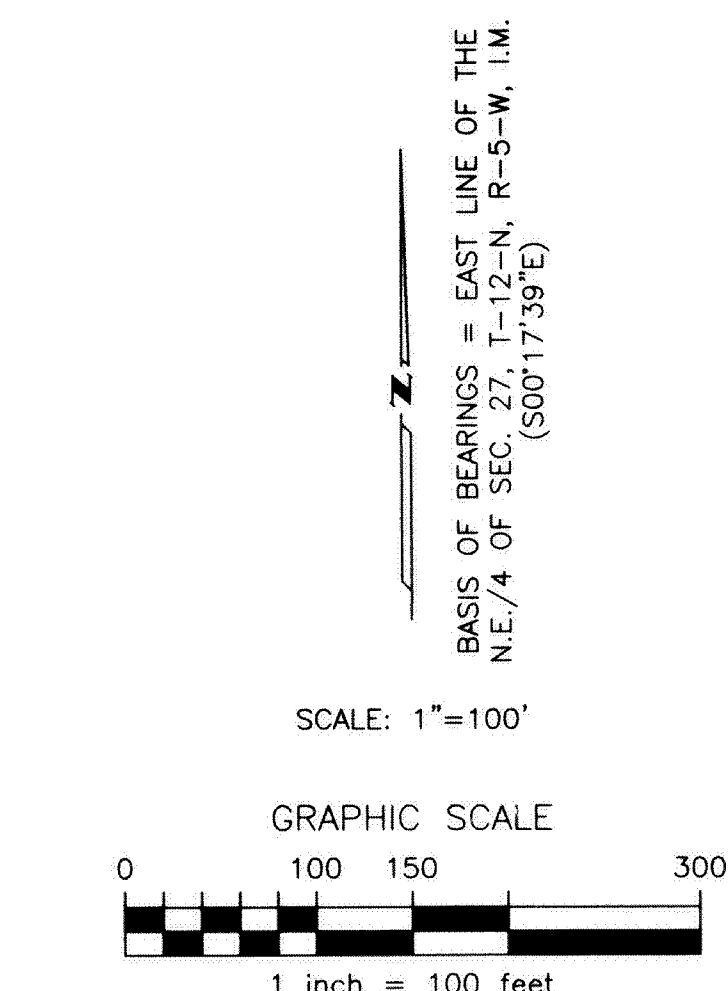
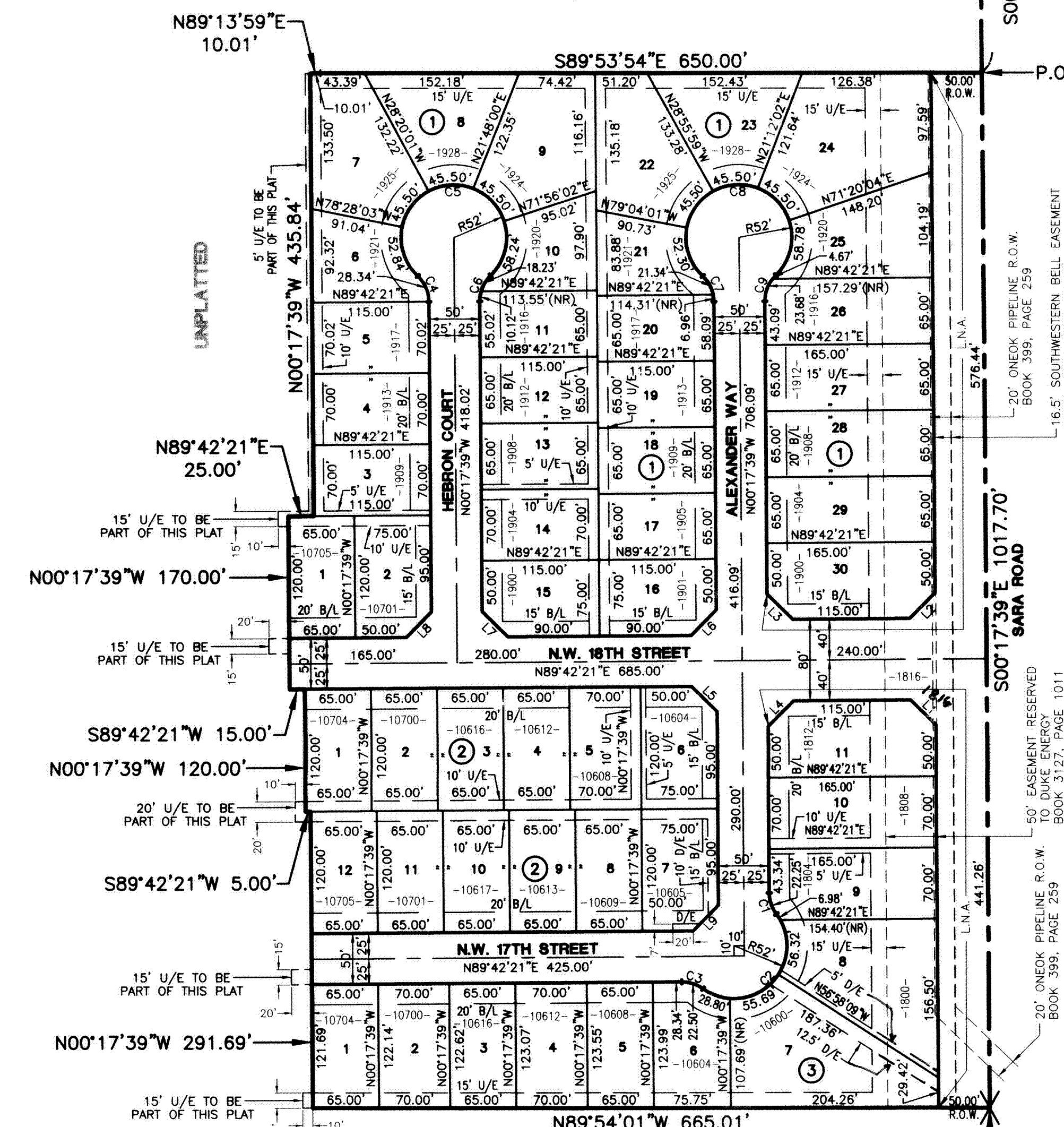
CITY PLANNING COMMISSION APPROVAL

I, Robert L. Tenor, Acting Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 4th day of December, 2006.

Acting Planning Director Seal for Robert L. Tenor

NOTES:

- 1. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS: MAG NAILS WITH WASHER FOR ASPHALT PAVING CUT "X" FOR CONCRETE PAVING. 2. PROPERTY CORNER MONUMENTS SHALL BE: 3/8" IRON RODS WITH A PLASTIC CAP. 3. ALL RESIDENCES SHALL BE CONSTRUCTED WITH CLASS "C" OR BETTER ROOFS. 4. MAINTENANCE OF THE COMMON AREAS/ISLAND MEDIANS AND/OR PRIVATE DRAINAGE EASEMENTS SHOWN ON THE PLAT AND ARTERIAL LANDSCAPING WITH ITS IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE-RELATED COMMON AREAS SHOWN. 5. SIDEWALKS ARE REQUIRED ON ALL LOCAL COLLECTOR AND ARTERIAL STREETS. A SIDEWALK SHALL BE CONSTRUCTED BY THE BUILDER ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE FOR THE LOT. ARTERIAL SIDEWALKS WILL BE PROVIDED IN ACCORDANCE WITH CITY ORDINANCE. 6. THERE SHALL BE TWO 1 1/2" CALIPER TREES OR ONE 3" CALIPER TREE PLACED IN THE FRONT YARD WHERE THE GARAGE EXTENDS FORWARD OF THE MAIN FRONT WALL OF THE HOUSE. 7. A MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED. 8. THE DEVELOPER WILL INSTALL ARTERIAL LANDSCAPE WITH ITS IRRIGATION SYSTEM IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE.



FINAL PLAT OF SABRAM ESTATES SEC. 1

Design Engineers, Inc. Civil and Environmental Engineering 1614 Greenbriar Place Oklahoma City, OK 73159 Ph: (405) 691-6333 Fax: (405) 691-6362 E-Mail: design@dei-okc.com CA 1020, EXP. 6-30-08

