

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That LITTLE DEVELOPMENT, LP, A LIMITED PARTNERSHIP hereby certifies that it is the owner of and the only person, firm or corporation having any right, title or interest in and to the land shown on the annexed plat of SARA HOMESTEAD PHASE II, an addition to the City of Mustang, 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 SARA HOMESTEAD PHASE II, an addition to the City of Mustang, Canadian County, Oklahoma.

It further certifies that it is the owner of and the only persons, firm or corporation having any right, title or interest 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 and 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 has caused this instrument to be executed this 16th day of December, 2008.

By: CROUT DEVELOPMENT COMPANY, INC., AN OKLAHOMA CORPORATION, AS GENERAL PARTNER  
By: ROBERT L. CROUT, III, PRESIDENT

STATE OF OKLAHOMA }  
COUNTY OF Canadian }

Before me, the undersigned Notary Public, in and for said County and State on this 16th day of December, 2008, personally appeared ROBERT L. CROUT, III, PRESIDENT OF CROUT DEVELOPMENT COMPANY, INC., GENERAL PARTNER OF LITTLE DEVELOPMENT, LP, A LIMITED PARTNERSHIP, 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: 03/29/2011  
Jennifer Hotten  
NOTARY PUBLIC  
# 03005129

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION TWENTY-SEVEN (27), TOWNSHIP ELEVEN NORTH (T-11-N), RANGE FIVE WEST (R-5-W) OF THE INDIAN MERIDIAN (I.M.), CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID N.E./4; THENCE S00°13'08"E ALONG THE WEST LINE OF SAID N.E./4 A DISTANCE OF 900.82 FEET TO THE POINT OF BEGINNING; THENCE S79°04'17"E A DISTANCE OF 398.39 FEET; THENCE N89°57'06"E A DISTANCE OF 498.03 FEET; THENCE N88°18'41"E A DISTANCE OF 196.08 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 430.00 FEET, A CHORD BEARING OF S24°37'18"E, A CHORD DISTANCE OF 44.01 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 44.03 FEET; THENCE S62°26'43"E A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A CHORD BEARING OF S42°10'06"E, A CHORD DISTANCE OF 85.78 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 86.72 FEET; THENCE S56°46'55"E A DISTANCE OF 252.10 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF S52°55'10"E, A CHORD DISTANCE OF 28.29 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 28.31 FEET; THENCE S83°46'21"E A DISTANCE OF 39.32 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 280.00 FEET, A CHORD BEARING OF N61°17'23"E, A CHORD DISTANCE OF 6.23 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 6.23 FEET; THENCE S28°04'22"E A DISTANCE OF 60.00 FEET; THENCE S18°09'01"W A DISTANCE OF 37.97 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF S04°14'23"E, A CHORD DISTANCE OF 106.92 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 108.11 FEET; THENCE S10°30'33"W A DISTANCE OF 49.30 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 120.00 FEET, A CHORD BEARING OF S03°04'06"E, A CHORD DISTANCE OF 56.34 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 56.87 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 195.00 FEET, A CHORD BEARING OF S31°16'31"E, A CHORD DISTANCE OF 98.50 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 99.58 FEET; THENCE S44°05'43"W A DISTANCE OF 60.00 FEET; THENCE S19°17'54"W A DISTANCE OF 37.04 FEET; THENCE S00°02'54"E A DISTANCE OF 217.07 FEET; THENCE S89°57'06"W A DISTANCE OF 1,490.72 FEET TO A POINT ON THE WEST LINE OF SAID N.E./4; THENCE N00°13'08"W ALONG SAID WEST LINE A DISTANCE OF 915.87 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 28.84 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 } WILLIAM SULLIVAN, R.P.L.S. 1571  
COUNTY OF CLEVELAND }

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 13th day of November, 2008.

MY COMMISSION EXPIRES: April 19, 2010  
NOTARY PUBLIC  
#06003946

COUNTY TREASURER'S CERTIFICATE

I, David J. Radloff 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 EL RENO, OKLAHOMA, this 13th day of November, 2008.

David J. Radloff  
COUNTY TREASURER

POINT OF COMMENCEMENT

N.W. CORNER OF N.E./4 OF SEC. 27, T-11-N, R-5-W, I.M. (FOUND 1" SURVEY MARKER) (O.C.C.R. FILED 06/10/04)

N.E. CORNER OF N.E./4 OF SEC. 27, T-11-N, R-5-W, I.M. (FOUND 1/2" IRON PIN) (O.C.C.R. FILED 01/28/05)

S89°52'40"W 2,648.84'

S.W. 50th STREET

S00°13'08"E 900.82'

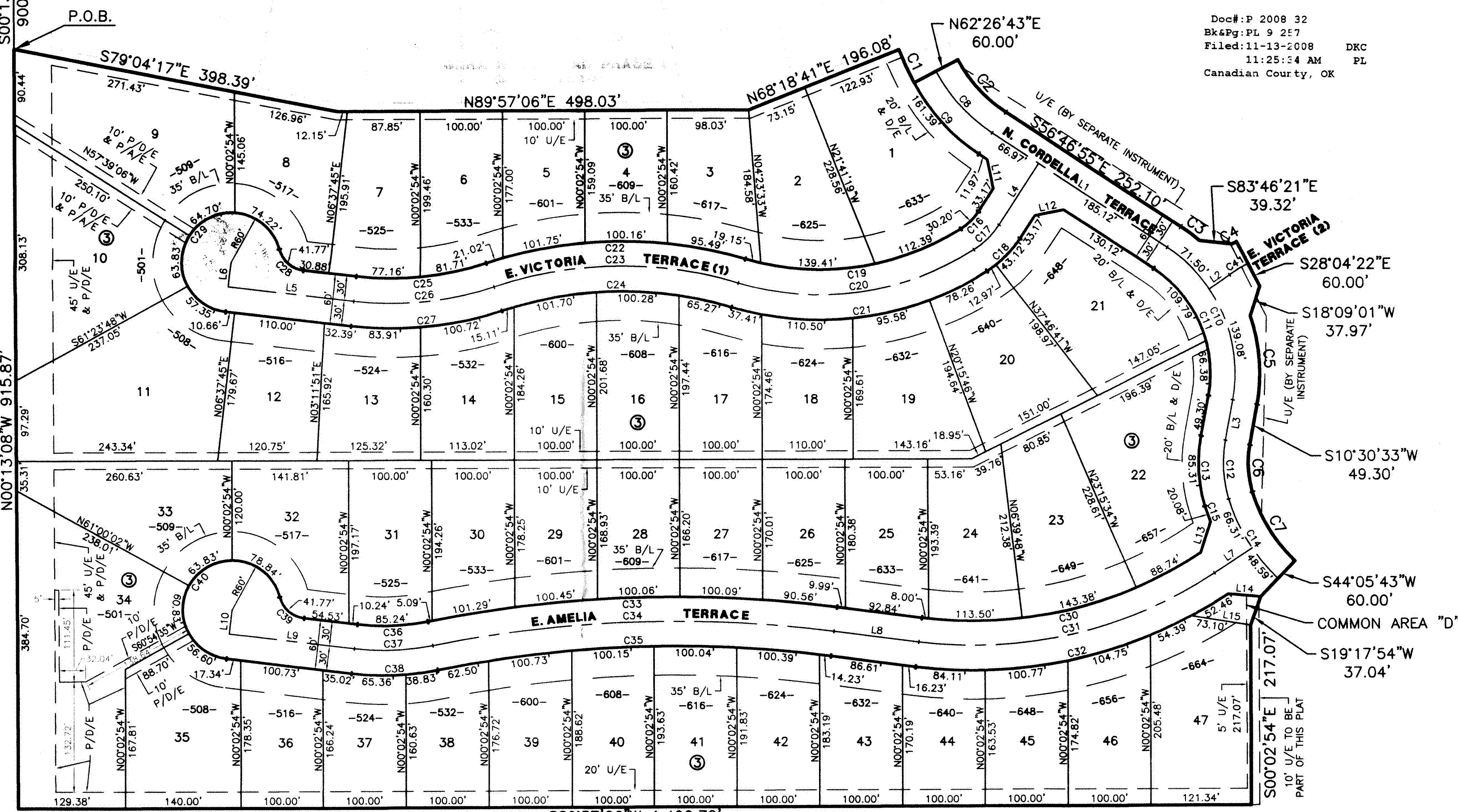
P.O.B.

S00°13'08"E 915.87'

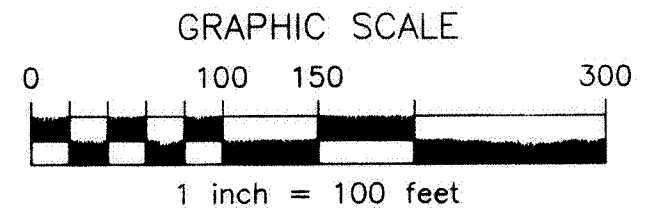
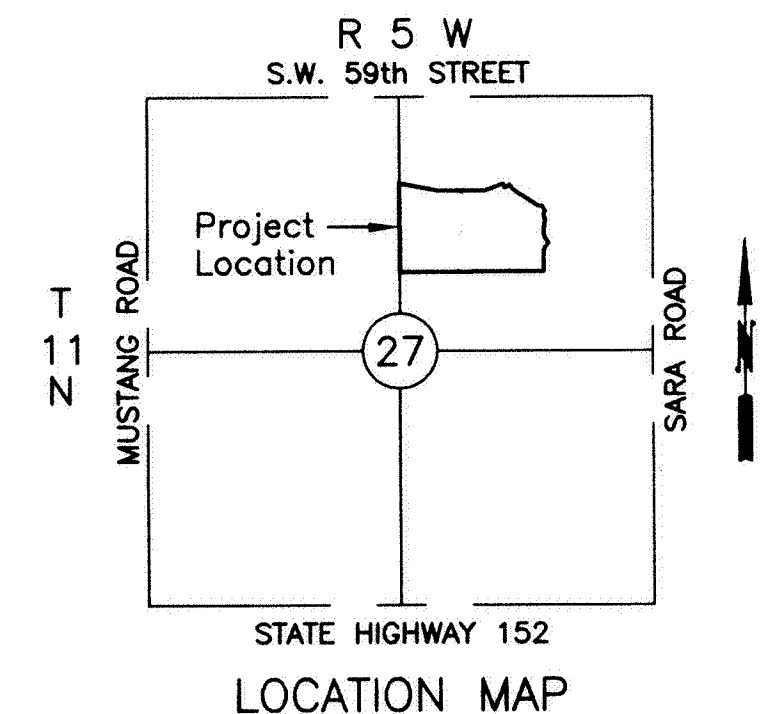
N00°13'08"W 915.87'

S89°57'06"W 1,490.72'

FINAL PLAT OF SARA HOMESTEAD PHASE II BEING A PART OF THE N.E./4 OF SEC. 27, T-11-N, R-5-W, I.M. CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA



Doc# P 2008 32  
Bk&Pg: PL 9 217  
Filed: 11-13-2008 DKC  
11:25:34 AM PL  
Canadian County, OK



LEGEND  
B/L = BUILDING LINE  
P/A/E = PEDESTRIAN ACCESS EASEMENT  
P/D/E = PRIVATE DRAINAGE EASEMENT  
P.O.B. = POINT OF BEGINNING  
U/E = UTILITY EASEMENT  
TYPICAL BLOCK CORNER

- NOTES:  
1. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:  
MAGNETIC 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 ALL COMMON AREAS AND ISLANDS/MEDIANS WITHIN THE STREET RIGHT-OF-WAY SHOWN ON THE PLAT SHALL BE RESPONSIBILITY OF 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, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

FINAL PLAT OF SARA HOMESTEAD PHASE II

Crafton Tull Sparks  
235 N. MacArthur Suite 203, Oklahoma City, OK 73127  
405.787.6270 FAX: 405.787.6276 www.craftontullsparks.com  
CA 973 (PELS) EXPIRES 6/30/2010  
Architecture | Engineering

CERTIFICATE OF CITY CLERK

I, Kisha Winham, 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 unmaturing 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 17th day of November, 2008.

Kisha Winham  
CITY CLERK

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 SARA HOMESTEAD PHASE II, an addition to the City of Mustang, Oklahoma, is vested in LITTLE DEVELOPMENT, LP, A LIMITED PARTNERSHIP, and on the 16th day of December, 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 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 16th day of December, 2008.

AMERICAN GUARANTY TITLE COMPANY  
Dana R. Stribel  
VICE-PRESIDENT

STATE OF OKLAHOMA }  
COUNTY OF CANADIAN }

Before me, the undersigned notary public, in and for said county and state, on this 16th day of December, 2008, personally appeared Dana R. Stribel, to me known to be the identical person who subscribed, as VICE-PRESIDENT OF AMERICAN GUARANTY TITLE COMPANY, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself 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.

MY COMMISSION EXPIRES: 4-23-11  
NOTARY PUBLIC  
T. J. Murrain

CITY PLANNING COMMISSION APPROVAL

I, David J. Radloff, 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 this 17th day of November, 2008.

David J. Radloff  
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 17th day of November, 2008.

ATTEST: Kisha Winham, CITY CLERK; T. J. Murrain, MAYOR

