

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Lyndee Properties, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, does hereby certify 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 enclosed plat, and that it has caused the same to be surveyed and plotted, and that it hereby dedicates the streets and easements shown hereon to the public for the purposes of streets, utilities and drainage, for its heirs, executors, administrators, successors and assigns forever, and has 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 24th day of March, 2024. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

Lyndee Properties, L.L.C. AN OKLAHOMA LIMITED LIABILITY COMPANY

Don Marchant, Partner Carolyn Schuler, Partner

STATE OF OKLAHOMA SS: Before me, the undersigned, a Notary Public in and for said County and State on this 24th day of March, 2024, personally appeared Don Marchant, to me known to be the identical person who executed the within and foregoing instrument on behalf of said Limited Liability Company, and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes herein set forth.

My Commission Expires: 11/01/2024 Notary Public: Susan Arno My Commission Number: 00010122

STATE OF OKLAHOMA SS: Before me, the undersigned, a Notary Public in and for said County and State on this 24th day of March, 2024, personally appeared Carolyn Schuler, to me known to be the identical person who executed the within and foregoing instrument, on behalf of said Limited Liability Company, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes herein set forth.

My Commission Expires: 11/01/2024 Notary Public: Susan Arno My Commission Number: 00010122

LEGAL DESCRIPTION

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, hereby described as follows:

COMMENCE at the Southeast corner of the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma;

THENCE North 02°15'19" West, along the West side of said Southeast Quarter (SE/4), for a distance of 60.00 feet to a point on the North right-of-way line of State Highway 152 and the POINT OF BEGINNING;

THENCE continuing North 02°15'19" West, along the West line of said Southeast Quarter (SE/4), for a distance of 1784.91 feet;

THENCE North 90°00'00" East, for a distance of 185.50 feet to the Southeast corner of Lot 7, Block 9, of the GROSS ADDITION;

THENCE continuing North 90°00'00" East, along the South line of said Block 9, for a distance of 52.00 feet;

THENCE North 55°00'00" East, along the Southeast line of said Block 9, for a distance of 148.21 feet;

THENCE North 90°00'00" East, along the South line of said Block 9, for a distance of 253.50 feet to the Southeast corner of Lot 1 in said Block 9;

THENCE South 02°15'19" West, continuing along the Northern line of said Block 4, for a distance of 60.00 feet;

THENCE continuing along said West right-of-way line of North Westchester Way, on a curve to the Left having a radius of 422.98 feet (and a chord which bears South 19°20'19" East a distance of 287.48 feet) for an arc distance of 203.33 feet;

THENCE South 39°44'00" East, continuing along said West right-of-way line of North Westchester Way, for a distance of 272.32 feet;

THENCE continuing along said West right-of-way line of North Westchester Way, on a curve to the Right having a radius of 362.98 feet (and a chord which bears South 30°24'47" East a distance of 72.65 feet) for an arc distance of 72.65 feet to the Northwest corner of Lot 1 of Block 4 in the WESTCHESTER ADDITION to the City of Mustang;

THENCE South 61°36'58" West, along the North line of said Block 4, for a distance of 110.00 feet;

THENCE South 02°15'19" West, continuing along the Northern line of said Block 4, for a distance of 318.49 feet;

THENCE South 71°30'47" West, continuing along the Northern line of said Block 4, for a distance of 186.42 feet;

THENCE South 63°06'47" West, continuing along the Northern line of said Block 4, for a distance of 186.42 feet;

THENCE South 09°00'00" East, continuing along the Northern line of said Block 4, for a distance of 30.00 feet;

THENCE South 47°00'00" East, continuing along the Northern line of said Block 4, for a distance of 143.02 feet to a point on the Southern right-of-way line of Westchester Road and on the Northern line of Lot 1 in the WESTCHESTER COMMONS CENTER ADDITION to the City of Mustang;

THENCE along the Western line of said Lot 1 and on a non-tangent curve to the Left having a radius of 370.00 feet (and a chord which bears South 19°00'15" West a distance of 242.80 feet) for an arc distance of 242.80 feet;

THENCE South 10°23'29" East, continuing along the Western line of said Lot 1, for a distance of 112.30 feet;

THENCE South 50°14'45" East, continuing along the Western line of said Lot 1, for a distance of 14.92 feet to a point on the North right-of-way line of State Highway 152;

THENCE South 90°00'00" West, along the North right-of-way line of State Highway 152, for a distance of 512.26 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 1,042,463 square feet or 23,832.1 acres, more or less.

FINAL PLAT

OF

SHANNON PLACE ADDITION

A PART OF THE SE/4 OF SECTION 29, T 11 N, R 5 W, I.M., TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA

STATE OF OKLAHOMA SS: I, Shaun Christopher Axton, a Registered Professional Land Surveyor, in the State of Oklahoma, do hereby certify that I have made a careful survey of the foregoing property designated SHANNON PLACE ADDITION, and that the above foregoing plat is a correct representation of said survey.



Witness my hand and seal this 16th day of April, 2024. Shaun Christopher Axton, Registered Professional Land Surveyor, State of Oklahoma.

STATE OF OKLAHOMA SS: Before me, the undersigned, a Notary Public in and for said County and State on this 24th day of March, 2024, personally appeared Shaun Christopher Axton, to me known to be the identical person who subscribed the name of the maker to 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.

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 Lyndee Properties, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, that on the 24th day of March, 2024, there are no claims pending.

IN WITNESS WHEREOF, said Bonded Abstractor has caused this instrument to be executed this 24th day of March, 2024. WARRIORITY TITLE & ABSTRACT INC. Cynthia M. Bishop, Notary Public.

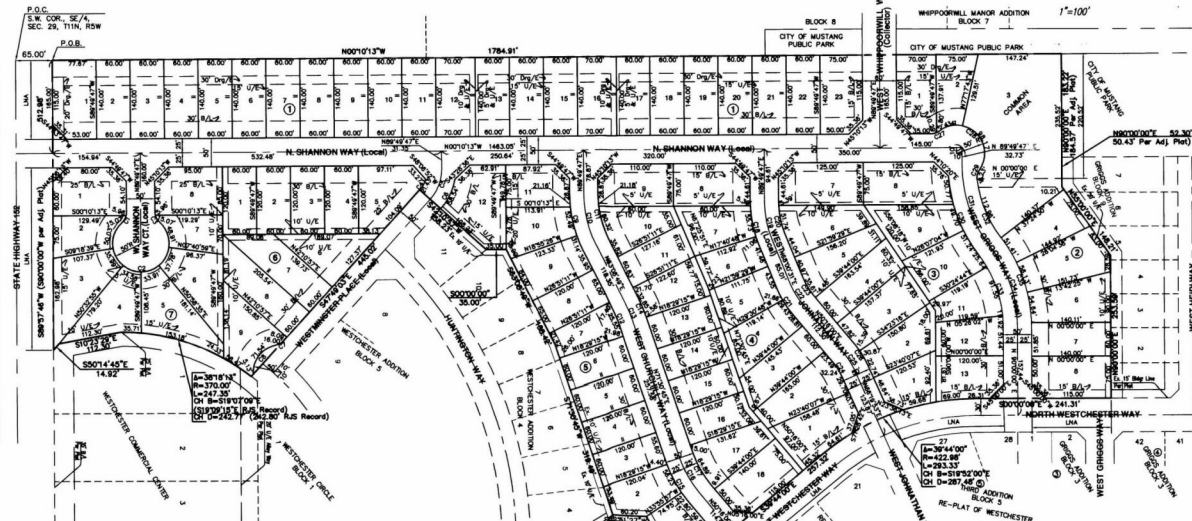
COUNTY TREASURER'S CERTIFICATION: I do hereby certify that I am the duly elected, qualified and acting County Treasurer of Canadian County, State of Oklahoma, that the tax records of said county show all taxes are paid for the year 2023, and prior years on the land shown on the annexed plat of SHANNON PLACE ADDITION in Canadian County, Oklahoma.

CITY PLANNING COMMISSION APPROVAL: It is recommended by the Mustang Planning Commission that the final plat of SHANNON PLACE ADDITION subdivision has been approved on the 2nd day of December, 2023. Melissa A. Helzel, Planning Commission Chair.

CITY OF MUSTANG COUNCIL APPROVAL: I, Chad R. Bell, Mayor of the City of MUSTANG, State of OKLAHOMA, do hereby certify that the said City Council approved the annexed plat of SHANNON PLACE ADDITION at a meeting on the 6th day of January, 2024. Chad R. Bell, Mayor.

ACCEPTANCE OF DEDICATION BY: Adopted by the Council, City of Mustang, this 26th day of April, 2024. Chelsea Walker, City Clerk.

TODD Engineering, Inc. Civil Engineering & Consulting. 1502 S.W. 124th Street, Oklahoma City, Oklahoma 73169. Phone: (405) 981-1628. Fax: (405) 981-1627.



CURVE TABLE

Table with columns: Curve, Length, Radius, Delta, Tangent, Chord Bearing, Chord Distance. Lists 20 curve data points.

STATISTICAL DATA

Acres: 23.8 Acres. 91 Single Family Units. 90 Condominium Areas (1.0 Ac.). Gross Density: 3.95/Ac.

Collector Streets: 150 L.F. Local Streets: 3060 L.F.

NOTE: I, the maintenance of common areas shall be the responsibility of the Property Owners of this subdivision through the property owners association.

LEGEND: U/E Utility Easement, B/L Building Line, D/E Drive Easement, LMA Limits of No Access.

BASIS FOR BEARING: Bearings shown hereon are grid bearings, referenced to the Oklahoma State Plane Coordinate System—North Zone, based on the City of Oklahoma GPS Control Network, NAD83(86) Horizontal Datum, NAD83 Vertical Datum.

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.

