STATE OF OKLAHOMA
CANADIAN COUNTY
FILED OR RECORDED
1987 APR 2 PM 3 56
MARK MISHOE #25.00
COUNTY CLERK
Bk 8 Pg 148

AN AMENDED PLAT OF THE SILVER EAGLE

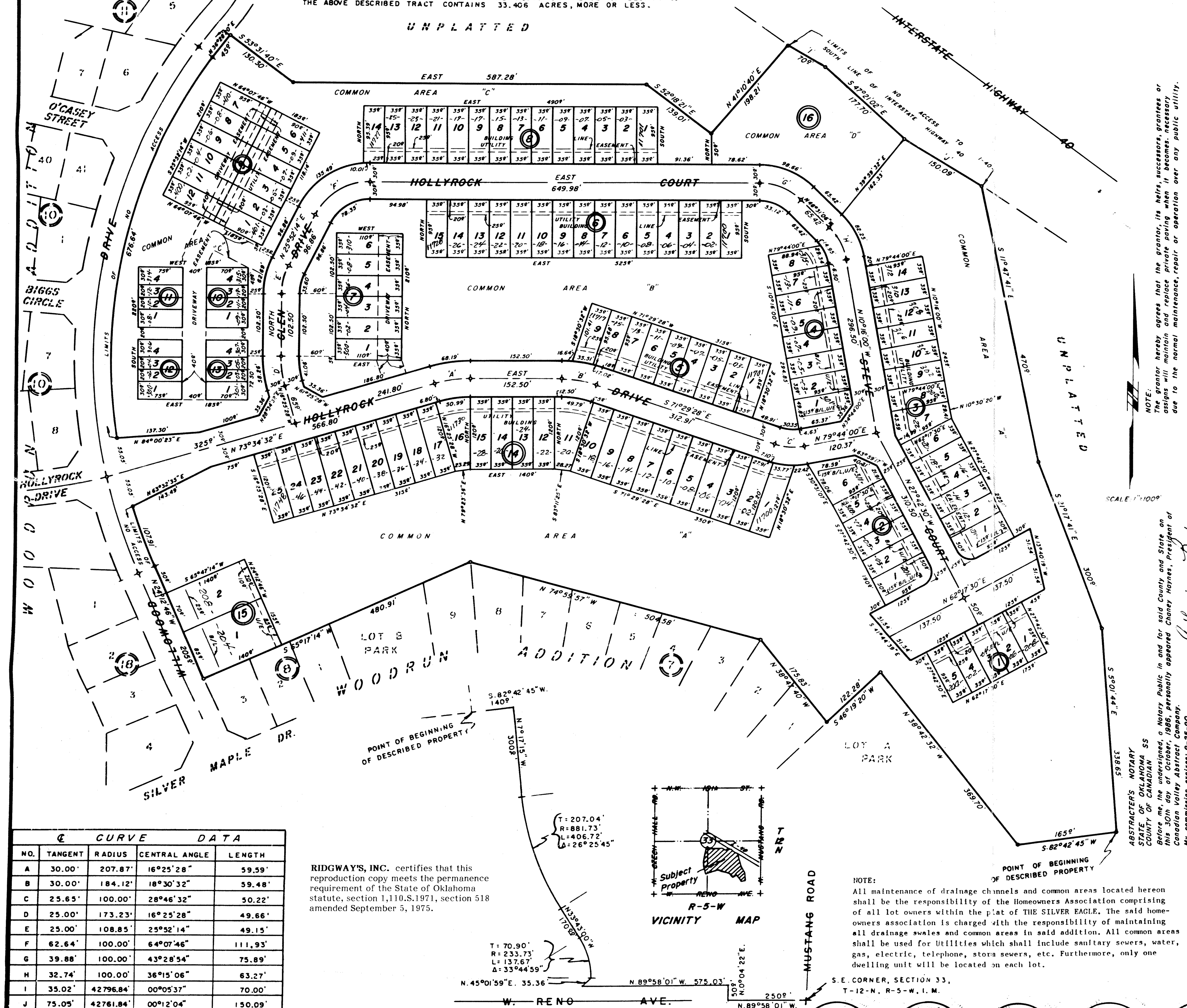
— A PLANNED UNIT DEVELOPMENT —

A PART OF THE S 1/2, SECTION 33, T-12-N, R-5-W, I.M.

CANADIAN COUNTY, OKLAHOMA CITY, OKLAHOMA

LEGAL DESCRIPTION:

A PART OF THE S. 1/2 OF SECTION 33, T-12-N, R-5-W, I.M., CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, T-12-N, R-5-W, I.M.; THENCE N89°58'01"W, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 250.0' TO A POINT, THENCE N 0°04'22"E, PARALLEL TO THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 50.0 FEET TO A POINT; THENCE N 89°58'01"W, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 575.03 FEET TO A POINT; THENCE N 45°01'59"E A DISTANCE OF 35.36 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, WHOSE TANGENT BEARS N0°01'59"E, WHOSE CENTRAL ANGLE IS 33°44'59" AND WHOSE RADIUS IS 233.73 FEET, FOR A DISTANCE OF 137.67 FEET TO A POINT OF TANGENCY; THENCE N 33°43'00"W A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT WHOSE CENTRAL ANGLE IS 26°25'45", WHOSE RADIUS IS 881.73 FEET, A DISTANCE OF 406.72 FEET TO A POINT OF TANGENCY; THENCE N 7°17'15"W A DISTANCE OF 300 FEET TO A POINT; THENCE S 82°42'45"W. A DISTANCE OF 140.00 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING; THENCE S 82°42'45"W A DISTANCE OF 165.00 FEET TO A POINT; THENCE N 38°42'32"W A DISTANCE OF 369.70 FEET TO A POINT, THENCE S 46°19'20"W A DISTANCE OF 122.28 FEET TO A POINT, SAID POINT BEING THE MOST EASTERLY CORNER OF LOT 1, BLOCK 7, WOODRUN, AN ADDITION IN THE S 1/2 OF SECTION 33; THENCE N 38°47'40"W A DISTANCE OF 175.83 FEET TO A POINT; THENCE N 74°59'57"W A DISTANCE OF 504.58 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 8, BLOCK 7, WOODRUN, AN ADDITION IN THE S 1/2 OF SAID SECTION 33; THENCE S 65°47'14"W A DISTANCE OF 480.91 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 8, SAME BEING ON THE EAST LINE OF WILLOWOOD DRIVE, AS RECORDED IN THE PLAT OF WOODRUN, AN ADDITION IN THE S 1/2 OF SAID SECTION 33; THENCE N 24°12'46"W, ALONG THE EAST LINE OF WILLOWOOD DRIVE, AS PLATTED IN WOODRUN, BLOCKS 10 TO 13 INCL. A DISTANCE OF 205.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 844.69 FEET, WHOSE CENTRAL ANGLE IS 60°41'06"; THENCE ALONG SAID CURVE, SAME BEING THE EAST LINE OF SAID WILLOWOOD DRIVE, A DISTANCE OF 894.66 FEET TO A POINT OF TANGENCY; THENCE N 36°28'20"E A DISTANCE OF 45.00 TO A POINT; THENCE S 53°31'40"E A DISTANCE OF 130.30 FEET TO A POINT; THENCE EAST A DISTANCE OF 587.28 FEET TO A POINT; THENCE S 52°18'21"E A DISTANCE OF 139.01 FEET TO A POINT; THENCE N 41°10'40"E A DISTANCE OF 198.21 FEET TO A POINT, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40, SAID POINT BEING ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40, WHOSE CENTRAL ANGLE IS 0°05'37", WHOSE RADIUS IS 42796.84 FEET, A DISTANCE OF 70.00 FEET TO A POINT; THENCE S 47°21'02"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40 A DISTANCE OF 177.70 FEET TO A POINT, SAID POINT BEING ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40, WHOSE CENTRAL ANGLE IS 0°12'04", WHOSE RADIUS IS 42761.84 FEET, WHOSE TANGENT BEARS S 58°35'37"E, A DISTANCE OF 150.09 FEET TO A POINT; THENCE S 11°47'41"E A DISTANCE OF 470.00 FEET TO A POINT; THENCE S 21°17'41"E A DISTANCE OF 300.00 FEET TO A POINT; THENCE S 5°01'44"E A DISTANCE OF 338.65 FEET TO A POINT, SAID POINT BEING THE POINT OR PLACE OF BEGINNING.
THE ABOVE DESCRIBED TRACT CONTAINS 33.406 ACRES, MORE OR LESS.



NOTE: The grantor hereby agrees that the grantor, its heirs, successors, grantees or assigns will maintain and replace private paving when it becomes necessary due to the normal maintenance, repair or operation over any public utility.

℄ CURVE DATA				
NO.	TANGENT	RADIUS	CENTRAL ANGLE	LENGTH
A	30.00'	207.87'	16°25'28"	59.59'
B	30.00'	184.12'	18°30'32"	59.48'
C	25.65'	100.00'	28°46'32"	50.22'
D	25.00'	173.23'	16°25'28"	49.66'
E	25.00'	108.85'	25°52'14"	49.15'
F	62.64'	100.00'	64°07'46"	111.93'
G	39.88'	100.00'	43°28'54"	75.89'
H	32.74'	100.00'	36°15'06"	63.27'
I	35.02'	42796.84'	00°05'37"	70.00'
J	75.05'	42761.84'	00°12'04"	150.09'

RIDGWAY'S, INC. certifies that this reproduction copy meets the permanence requirement of the State of Oklahoma statute, section 1,110.S.1971, section 518 amended September 5, 1975.

NOTE:
All maintenance of drainage channels and common areas located hereon shall be the responsibility of the Homeowners Association comprising of all lot owners within the plat of THE SILVER EAGLE. The said homeowners association is charged with the responsibility of maintaining all drainage swales and common areas in said addition. All common areas shall be used for Utilities which shall include sanitary sewers, water, gas, electric, telephone, storm sewers, etc. Furthermore, only one dwelling unit will be located on each lot.

ABSTRACTER'S NOTARY
STATE OF OKLAHOMA SS
COUNTY OF CANADIAN
Before me, the undersigned, a Notary Public in and for said County and State on this 30th day of October, 1986, personally appeared Chaney Haynes, President of Canadian Valley Abstract Company.
My commission expires: 9-25-90
Notary Public

OWNER'S CERTIFICATE & DEDICATION

Know All Men By These Presents:

That Silver Eagle Limited, an Oklahoma Partnership; The Silver Eagle Homeowners Assn., Inc.; Patricia D. Rich, a single person; Rickie Goucher, a single person; *Richard Lee and Betty Jean Hunt, husband and wife; Barbara R. Baker, a* single person; Glen L. and Zella Faye McKinney, husband and wife; and John M. and Marsha Elaine Coffey, husband and wife, hereby certify that they are the owners of all the land included in the annexed plat and that they have caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on the annexed plat which said plat represents a correct survey of all property included therein, and said plat is hereby adopted as the plat of said land under the name of THE SILVER EAGLE.

The undersigned hereby further certifies that they are the owners of the land and the only person or persons, corporation or corporations, partnership or entity, having any right, title or interest in and to the land included in said annexed plat, except as set forth in the Bonded Abstracter's Certificate, and does hereby dedicate all street and utility easements shown on the said plat to the use of public highways, streets and utility easements for themselves, their successors and assigns forever, and has caused said streets and utility easements to be released from any and all encumbrances so that the title is clear as to said streets and easements.

In Witness Whereof, the undersigned has caused this instrument to be executed on this ____ day of (See Below), 1986.

Silver Eagle Ltd.

ATTEST:

The Silver Eagle Homeowners Assn.

ATTEST:

Patricia D. Rich

Rickie Goucher

Richard Lee Hunt - *Husband*

Glen L. McKinney, Husband & Zella Faye McKinney, Wife

Barbara R. Baker

John M. Coffey, Husband & Marsha Elaine Coffey, Wife *(Formerly: Marsha Elaine Stahlman)*

Betty Jean Hunt - *Wife*

The foregoing instrument was acknowledged before me this 20th day of August, 1986, by Steve G. Grissom, of Silver Eagle Limited, an Oklahoma Partnership, on behalf of the partnership.
My commission expires: 11-16-88 — Notary Public

The foregoing instrument was acknowledged before me this 21st day of August, 1986, by Steve G. Grissom, President of The Silver Eagle Homeowners Assn., Inc., on behalf of the corporation.
My commission expires: 11-16-88 — Notary Public

The foregoing instrument was acknowledged before me this 19th day of August, 1986, by Glen L. and Zella Faye McKinney, husband and wife.
My commission expires: 2-10-90 — Notary Public

The foregoing instrument was acknowledged before me this 25th day of August, 1986, by Patricia D. Rich, a single person.
My commission expires: 2-10-90 — Notary Public

The foregoing instrument was acknowledged before me this 27th day of August, 1986, by Rickie Goucher, a single person.
My commission expires: 5-22-87 — Notary Public

The foregoing instrument was acknowledged before me this 21st day of August, 1986, by *Richard Lee and Betty Jean Hunt, husband and wife*
My commission expires: 2-10-90 — Notary Public

The foregoing instrument was acknowledged before me this 22nd day of August, 1986, by Barbara R. Baker a single person.
My commission expires: 2-10-90 — Notary Public

The foregoing instrument was acknowledged before me this 20 day of August, 1986, by John M. and Marsha Elaine Coffey, husband and wife.
My commission expires: 11-16-88 — Notary Public

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified abstracter in and for the County of Canadian, State of Oklahoma, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of THE SILVER EAGLE, an addition to the City of Oklahoma City, Canadian County, Oklahoma, appears to be vested in Silver Eagle Limited; The Silver Eagle Homeowners Assn., Inc., Patricia D. Rich; Rickie Goucher; Richard Lee Hunt; Barbara R. Baker; Glen L. and Zella Faye McKinney; and John M. and Marsha Elaine Coffey, on this 21st day of October 1986, unencumbered by pending actions, judgements, liens or other encumbrances, except easements, mortgages, mineral deeds, oil and gas leases, and right-of-ways of record, + except liens, judgements + pending actions of record.

Executed at El Reno, Canadian County, Oklahoma this 30th day of October 1986.

Canadian Valley Abstract Co.

Attest: Kim Hauenstein, Assistant Secretary — President

PLANNING COMMISSION APPROVAL

I, William G. Evans, Chairman of the City Planning Commission of the City of Oklahoma City, Oklahoma, do hereby certify that the said Planning Commission duly approved the annexed plat of THE SILVER EAGLE, an addition to the City of Oklahoma City, Oklahoma, on this 9th day of January 1986.

Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be It Hereby Resolved by the Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the annexed plat of THE SILVER EAGLE, an addition to the City of Oklahoma City, Oklahoma are accepted.

Adopted by the Council of the City of Oklahoma City, Oklahoma, this 10 day of March 1987.

Approved by the Mayor of the City of Oklahoma City, Oklahoma, this 10 day of March 1987.

Mayor

ATTEST:

City Clerk

CITY CLERK'S CERTIFICATE

I, Thomas P. Hurley, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find all deferred payments on 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 of THE SILVER EAGLE, an addition to the City of Oklahoma City, Oklahoma, this 10 day of March 1987.

City Clerk

COUNTY TREASURER'S CERTIFICATE

I, Vernon Lawrence, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Canadian County, Oklahoma; that the tax records of said County show all taxes are paid for the year of 1986 and prior years on the land shown on the annexed plat of THE SILVER EAGLE, an addition to the City of Oklahoma City, Canadian County, Oklahoma; 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 El Reno, Oklahoma, on this 24 day of March 1987.

County Treasurer

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, Harry F. Hulett, Jr., a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of THE SILVER EAGLE, an addition to the City of Oklahoma City, Oklahoma, correctly represents an accurate survey thereof made under my supervision and that the monuments shown thereon do exist and their respective positions are correctly shown. I further certify that this plat complies with the requirements of State Bill No. 377, Section 518, as amended.

Harry F. Hulett, Jr. LS 385

REGISTERED LAND SURVEYOR — HARRY F. HULETT, JR — L.S. 385 — OKLAHOMA

STATE OF OKLAHOMA
SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this 20th day of August 1986, personally appeared Harry F. Hulett, Jr. to me known to be the identical person who executed the within and foregoing instrument and has acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My commission expires November 8, 1986.

Dorothy L. Spears
Notary Public

DOROTHY L. SPEARS — NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA — OKLAHOMA COUNTY

HARRY F. HULETT, JR.
Registered Professional Civil Engineer
106 N.E. 46th ST
524-6443
Oklahoma City, Oklahoma

Silver Eagle Ltd Notary | Silver Eagle Homeowners Notary | McKinney Notary | Rich Notary | Goucher Notary | Abstracters Notary | Abstracters Seal | Hunt Notary | Baker Notary | Coffey Notary

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