



**FINAL PLAT**  
**SOMERS POINTE PHASE III**  
 A PART OF THE N.E. 1/4, SECTION 6, T11N, R5W, I.M.  
 OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

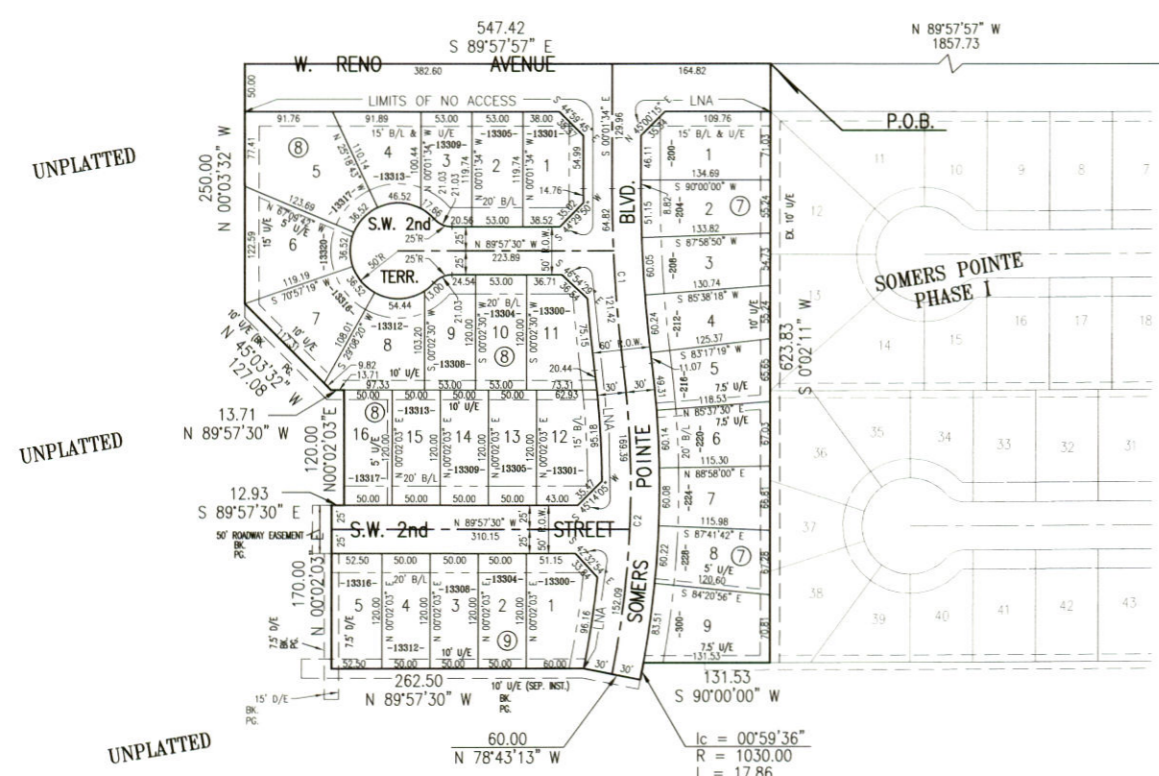
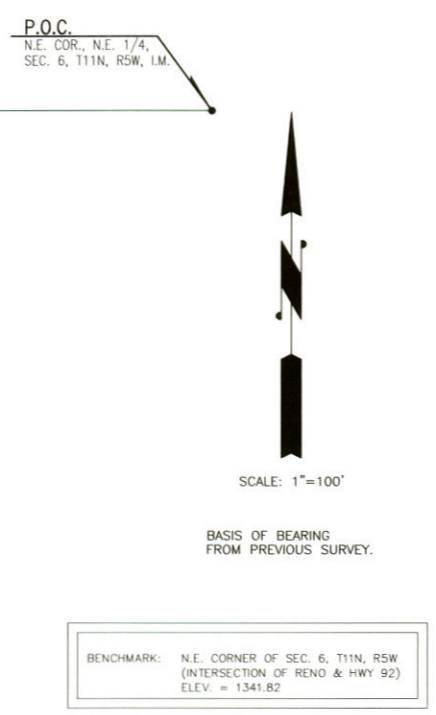
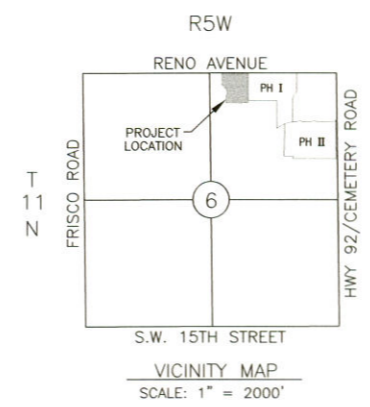
**LEGAL DESCRIPTION**

Being a part of the N.E. 1/4, Section 6, T11N, R5W, I.M., Oklahoma City, Canadian County, Oklahoma, and being more particularly described as follows:

COMMENCING at the N.E. corner of said N.E. 1/4 of said Section 6; THENCE North 89°57'57" West along the North line of said N.E. 1/4 a distance of 1857.73 feet to the POINT OF BEGINNING;

THENCE South 00°02'11" West along the West property line of Somers Pointe Phase I (as filed in Book 9 Page 30) a distance of 623.83 feet; THENCE South 90°00'00" West a distance of 131.53 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 1030.00 feet (said curve subtended by a chord which bears South 10°46'59" West a distance of 17.86 feet) with an arc length of 17.86 feet; THENCE North 78°43'13" West a distance of 60.00 feet; THENCE North 89°57'30" West a distance of 262.50 feet; THENCE North 00°02'03" East a distance of 170.00 feet; THENCE South 89°57'30" East a distance of 12.93 feet; THENCE North 00°02'03" East a distance of 120.00 feet; THENCE North 89°57'30" West a distance of 13.71 feet; THENCE North 45°03'32" West a distance of 127.08 feet; THENCE North 00°03'32" West a distance of 250.00 feet to a point on the North Section line; THENCE South 89°57'57" East along the North section line a distance of 547.42 feet to the POINT OF BEGINNING.

Containing 7.17 acres, more or less.



BENCHMARK: N.E. CORNER OF SEC. 6, T11N, R5W  
 (INTERSECTION OF RENO & HWY 92)  
 ELEV. = 1341.82

This Plat of survey meets the minimum technical standards for an Urban Survey as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

**TOTAL LOTS**  
 30

LNA = LIMITS OF NO ACCESS  
 U/E = UTILITY EASEMENT  
 B/L = BUILDING LINE  
 -1000- = ADDRESS

**NOTES:**

A SIDEWALK IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ON EACH LOT AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALK WILL BE REQUIRED ALONG ALL STREET FRONTAGES, EXCEPT RENO AVENUE.

ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF SOMERS POINTE III.

MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THE PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHOWN.

ALL HOMES IN THIS PLAT TO BE CONSTRUCTED WITH CLASS "C" OR BETTER ROOFING MATERIALS.

ONE 3" CALIPER TREE WILL BE PLANTED IN THE FRONT YARD OF EACH LOT ALONG SOMERS POINTE BLVD., S.W. 2nd STREET AND S.W. 2nd TERRACE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	0°06'49"	1500.00	186.24	93.24	S 0°34'59" E	186.12
C2	18°25'10"	1000.00	321.48	162.14	S 02°04'12" W	320.10

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

**OWNER'S CERTIFICATE AND DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, TERRA VERDE DEVELOPMENT, L.L.C., a Limited Liability Company, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of SOMERS POINTE PHASE III, a subdivision of a part of the N.E. 1/4, Section 6, T11N, R5W, of the Indian Meridian to Oklahoma City, Canadian County, Oklahoma, and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements, as shown on said annexed plat, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of SOMERS POINTE PHASE III. TERRA VERDE DEVELOPMENT, L.L.C. dedicates all streets and easements shown on said annexed plat to the public for public highways, streets and easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstracter's Certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this 13 day of APRIL, 2005.  
 TERRA VERDE DEVELOPMENT, L.L.C., a Limited Liability Company  
 Richard McKown, MANAGER

**STATE OF OKLAHOMA s.s.**  
**COUNTY OF CANADIAN**

Before me, the undersigned, a Notary Public in and for said County and State, on this 13 day of APRIL, 2005 personally appeared Richard McKown as MANAGER of TERRA VERDE DEVELOPMENT, 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 TERRA VERDE DEVELOPMENT, L.L.C., for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.  
 My Commission Expires: 1-1-08

Sherry R. Neuhart  
 NOTARY PUBLIC



**BONDED ABSTRACTER'S CERTIFICATE**

The undersigned, duly qualified abstracter in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of SOMERS POINTE PHASE III, a subdivision of a part of the N.E. 1/4, Section 6, T11N, R5W, of the I.M. to Oklahoma City, Canadian County, Oklahoma appears to be vested in TERRA VERDE DEVELOPMENT, L.L.C., a Limited Liability Company, on this 7th day of April, 2005 unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this 12th day of April, 2005.

WARRANTY TITLE & ABSTRACT COMPANY

Jay G. Scheller  
 VICE PRESIDENT



**CERTIFICATE OF APPROVAL**

I, John M. Dugan, Planning Director, Chairman of the Planning Commission of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission approved the final plat of SOMERS POINTE PHASE III, to Oklahoma City Oklahoma, this 11th day of March, 2005.

John M. Dugan  
 CHAIRMAN



**ACCEPTANCE OF DEDICATIONS**

Be it resolved by the City Council of the City of Oklahoma City, Oklahoma that the dedications shown on the annexed plat of SOMERS POINTE PHASE III, to Oklahoma City, Oklahoma are hereby accepted.

Signed by the Mayor of the City of Oklahoma City, Oklahoma this 3rd day of May, 2005.

ATTEST: Debra Kersey  
 CITY CLERK

Mick Cornett  
 MAYOR, Mick Cornett



**CERTIFICATE OF CITY CLERK**

I, Frances Kersey, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of SOMERS POINTE PHASE III, to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 3rd day of May, 2005.

Frances Kersey  
 CITY CLERK, Frances Kersey



**COUNTY TREASURER'S CERTIFICATE**

I, David T. Radcliff, hereby certify that I am the duly elected and acting County Treasurer of Canadian County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 2004 and all prior years on the land shown on the annexed plat of SOMERS POINTE PHASE III, 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 current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at El Reno, Oklahoma on this 12th day of April, 2005.

David T. Radcliff  
 COUNTY TREASURER, David T. Radcliff



**REGISTERED LAND SURVEYOR**

I, Gerald L. McGarvin, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of SOMERS POINTE PHASE III, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 12th day of April, 2005, and that monuments shown thereon actually exist and their positions are correctly shown, that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors 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 II Section 41-108 of the Oklahoma State Statutes.

DELTA SURVEYING & ENGINEERING CO.  
 7300 N.W. 23rd ST.  
 BETHANY, OKLAHOMA 73008  
 (405) 789-5983

Gerald L. McGarvin  
 Gerald L. McGarvin, REGISTERED LAND SURVEYOR No. 682  
 OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 990 EXPIRES ~ JUNE 30, 2006



**STATE OF OKLAHOMA s.s.**  
**COUNTY OF**

Before me, the undersigned, a Notary Public in and for said County and State on this 12th day of April, 2005, personally appeared Gerald L. McGarvin, 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 for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.  
 My Commission Expires: 6-01-07

Laura L. Pons  
 NOTARY PUBLIC

Date: April 8, 2005



SPEAR & McCALEB CO., P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106