

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, ALLAN R. CYPERT AND TAMMI M. CYPERT, HUSBAND AND WIFE CERTIFY THAT THEY ARE THE OWNERS OF ALL THE LAND INCLUDED IN THE ANNEXED PLAT OF "SUNDANCE RIDGE" AND ARE THE ONLY PERSONS HAVING ANY RIGHT, TITLE OR INTEREST TO THE LAND SHOWN AND KNOWN AS "SUNDANCE RIDGE", A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THIRTEEN (13) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, (I.M.), OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA AND THAT THE PLAT OF "SUNDANCE RIDGE", REPRESENTS A SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH OUR CONSENT.

THE UNDERSIGNED DO HEREBY FURTHER CERTIFY THAT THEY ARE THE OWNERS OF THE LAND AND THE ONLY PERSONS OR ENTITIES HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND INCLUDED IN SAID ANNEXED PLAT, EXCEPT AS SET FORTH IN THE BONDED ABSTRACTOR'S CERTIFICATE, AND DOES HEREBY CREATE AS PRIVATE RIGHTS-OF-WAY FOR THE USE OF THE OWNERS OF LOTS IN "SUNDANCE RIDGE", THOSE AREAS DESIGNATED "PRIVATE STREET" ON THE FACE OF SAID PLAT.

AND, AS OWNERS, THIS FURTHER GRANT TO THE CITY OF OKLAHOMA CITY, A UTILITY EASEMENT, FIRE LANE, AND ACCESS EASEMENT FOR PUBLIC UTILITY, POLICE, FIRE AND OTHER EMERGENCY VEHICLES OVER, ACROSS AND UPON SAID PRIVATE STREETS. THE UNDERSIGNED DO HEREWITH DEDICATE ALL UTILITY EASEMENTS OF "SUNDANCE RIDGE" SHOWN ON SAID PLAT TO THE PUBLIC FOR UTILITY PURPOSES AND IN THIS CONNECTION DO AUTHORIZE ANY FRANCHISED UTILITY COMPANY, INCLUDING THE CITY OF OKLAHOMA CITY, TO USE AS MUCH OF THE PRIVATE STREET AREA FOR UTILITY PURPOSES AS IS NEEDED TO INSTALL AND MAINTAIN PAVING, WATER, SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER UTILITY LINES. THE UNDERSIGNED HAVE CAUSED TO PROVIDE STREETS AND ALL UTILITY EASEMENTS TO BE RELEASED FROM ANY AND ALL ENCUMBRANCES, SO THAT TITLE IS CLEAR TO SAID STREETS AND EASEMENTS.

WITNESSED BY OUR HAND(S) THIS 18th DAY OF August 2008.

BY: [Signature] ALLAN R. CYPERT
BY: [Signature] TAMMI M. CYPERT

STATE OF OKLAHOMA)
COUNTY OF Oklahoma) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 18th DAY OF August 2008, PERSONALLY APPEARED ALLAN R. CYPERT TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature] NOTARY PUBLIC

MY COMMISSION NUMBER IS, 03005138

MY COMMISSION EXPIRES THE 28th DAY OF March, 2011.

STATE OF OKLAHOMA)
COUNTY OF Oklahoma) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF August 2008, PERSONALLY APPEARED TAMMI M. CYPERT TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT EXECUTED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature] NOTARY PUBLIC

MY COMMISSION NUMBER IS, 03005138

MY COMMISSION EXPIRES THE 28th DAY OF March, 2011.

CERTIFICATE OF COUNTY TREASURER

I, David T. Radcliff DO HEREBY CERTIFY THAT I AM 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 OF "SUNDANCE RIDGE", AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, STATE OF OKLAHOMA; THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEAR'S TAXES.

IN WITNESS WHEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE

EXECUTED AT El Reno IN COUNTY OF COUNTY, STATE OF OKLAHOMA, THIS 26 DAY OF September, 2008.

[Signature] COUNTY TREASURER

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, THAT THE DEDICATIONS SHOWN OF THE ANNEXED PLAT OF "SUNDANCE RIDGE" ARE HEREBY APPROVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, THIS 22nd DAY OF September, 2008.

ATTEST: [Signature] OKLAHOMA CITY, OKLAHOMA
[Signature] MAYOR

CITY PLANNING COMMISSION APPROVAL

I, Russell C. Claus PLANNING DIRECTOR OF THE CITY OF OKLAHOMA CITY, DO CERTIFY THAT THE OKLAHOMA CITY PLANNING COMMISSION DULY APPROVED THIS PLAT ON THE 14th DAY OF December 2006.

[Signature] PLANNING DIRECTOR

FINAL PLAT OF SUNDANCE RIDGE

A PART OF THE SE/4 OF SEC. 27, T13N-R5W, I.M., OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc#: P 2008 28
Bk&Pg: PL 9 252-253
Filed: 09-26-2008
02:42:07 PM
Canadian County, OK

CERTIFICATE OF CITY CLERK

I, Frances Keeley 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 UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENTS PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF "SUNDANCE RIDGE", TO THE CITY OF OKLAHOMA CITY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 23rd DAY OF September, 2008.

[Signature] CITY CLERK

BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA)
COUNTY OF Canadian) SS

THE UNDERSIGNED, DULY QUALIFIED ABSTRACTOR IN AND FOR THE SAID COUNTY AND STATE, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE TO THE LAND INCLUDED IN THE ANNEXED PLAT OF "SUNDANCE RIDGE" TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN ALLAN R. CYPERT AND TAMMI M. CYPERT, HUSBAND AND WIFE, AND THAT ON THE 7th DAY OF August 2008, ALL LANDS DESCRIBED AND REFERRED TO ARE UNENCUMBERED BY PENDING ACTIONS, JUDGMENTS, LIENS, MORTGAGES, TAXES OR OTHER ENCUMBRANCES, EXCEPT MORTGAGES OF RECORD, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON.

EXECUTED AT El Reno, CANADIAN COUNTY, OKLAHOMA, ON THIS 20th DAY OF August 2008.

WARRANTY TITLE + ABSTRACT COMPANY
BY: [Signature] VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I, JAMES J. REDDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1510 IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS PLAT OF "SUNDANCE RIDGE", AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION, AND THAT THIS 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. THIS TWO PAGE PLAT IS NULL AND VOID IF BOTH PAGES ARE NOT ATTESTED TO BY MY SEAL AND SIGNATURE.

[Signature] JAMES J. REDDIN, RPLS #1510

STATE OF OKLAHOMA)
COUNTY OF Oklahoma) SS

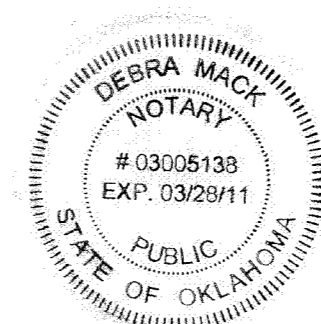
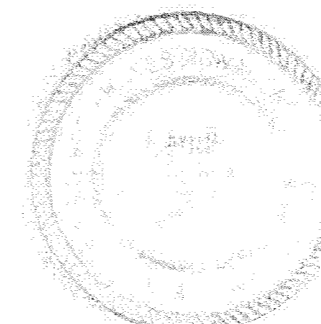
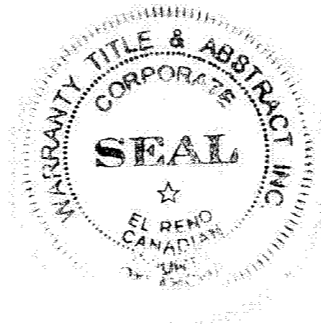
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF Aug 2008, PERSONALLY APPEARED JAMES J. REDDIN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

[Signature] NOTARY PUBLIC

MY COMMISSION NUMBER IS, 03005138

MY COMMISSION EXPIRES THE 28 DAY OF March, 2011.



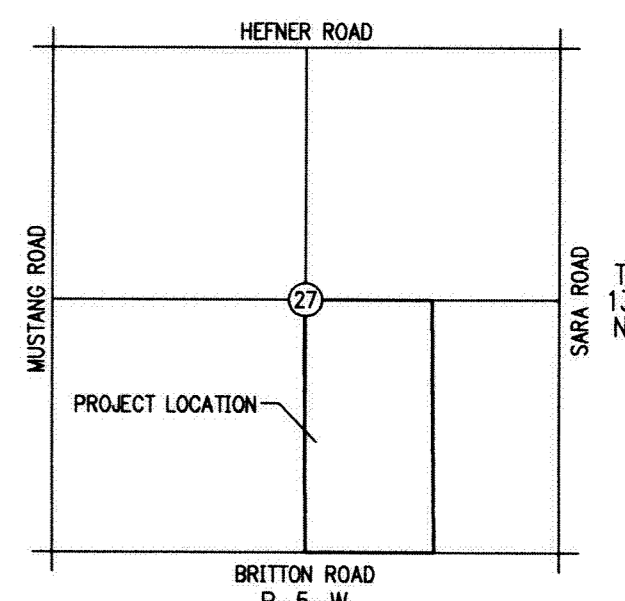
SUNDANCE RIDGE

Crafton, Tull, Sparks & Associates, Inc.
235 N. MacArthur Suite 200 Oklahoma City, OK 73127
405.787.6270 Fax: 405.787.6276 www.craftontull.com
CA 973 (PE/LS) EXPIRES 6/30/2010
Engineers & Surveyors
DRAWN: CRT DATE: 8/01/08 CHECKED: SHEET NO.: 1-2 PROJECT NO.: 076016-00

Doc# P 2008 28
 Bk & Pg: PL 9 252-253
 Filed: 09-26-2008
 02:42:07 PM
 Canadian County, OK

FOUND 3/8" I.P.
 NW CORNER OF SE/4
 SECTION 27, T13N-R5W, I.M.

FINAL PLAT
 OF
SUNDANCE RIDGE
 PART OF THE SE/4 OF SECTION 27, T13N-R5W, I.M.
 OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



LOCATION MAP
 SCALE: 1"=2000'

Basis of Bearing
 South Line of the SE/4
 N89°57'38"W
 SCALE: 1" = 100'

LEGAL DESCRIPTION
 THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE S89°56'51"E A DISTANCE OF 1326.85 FEET; THENCE S00°23'01"E A DISTANCE OF 2639.81 FEET; THENCE N89°57'38"W A DISTANCE OF 1336.20 FEET TO THE POINT OF BEGINNING.
 CONTAINING 80.70 ACRES, MORE OR LESS.

LEGEND

- B.L.L. BUILDING LIMIT LINE
- L.N.A. LIMITS OF NO ACCESS
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- P/E PEDESTRIAN EASEMENT
- C/A COMMON AREA
- A/E ACCESS EASEMENT
- SET 3/8" IRON PIN
- FOUND IRON PIN
- ⊗ CUT 'X' @ CONCRETE
- MAG NAIL @ ASPHALT

NUMBER OF LOTS: RESIDENTIAL = 118
 COMMERCIAL = 0
 ACRES: 80.70
 PROJECT OWNER AND DEVELOPER:
 ALLAN CYPERT
 10600 LARAMIE ROAD
 YUKON, OKLAHOMA 73099
 PHONE: 405.210.6550

John J. Allen

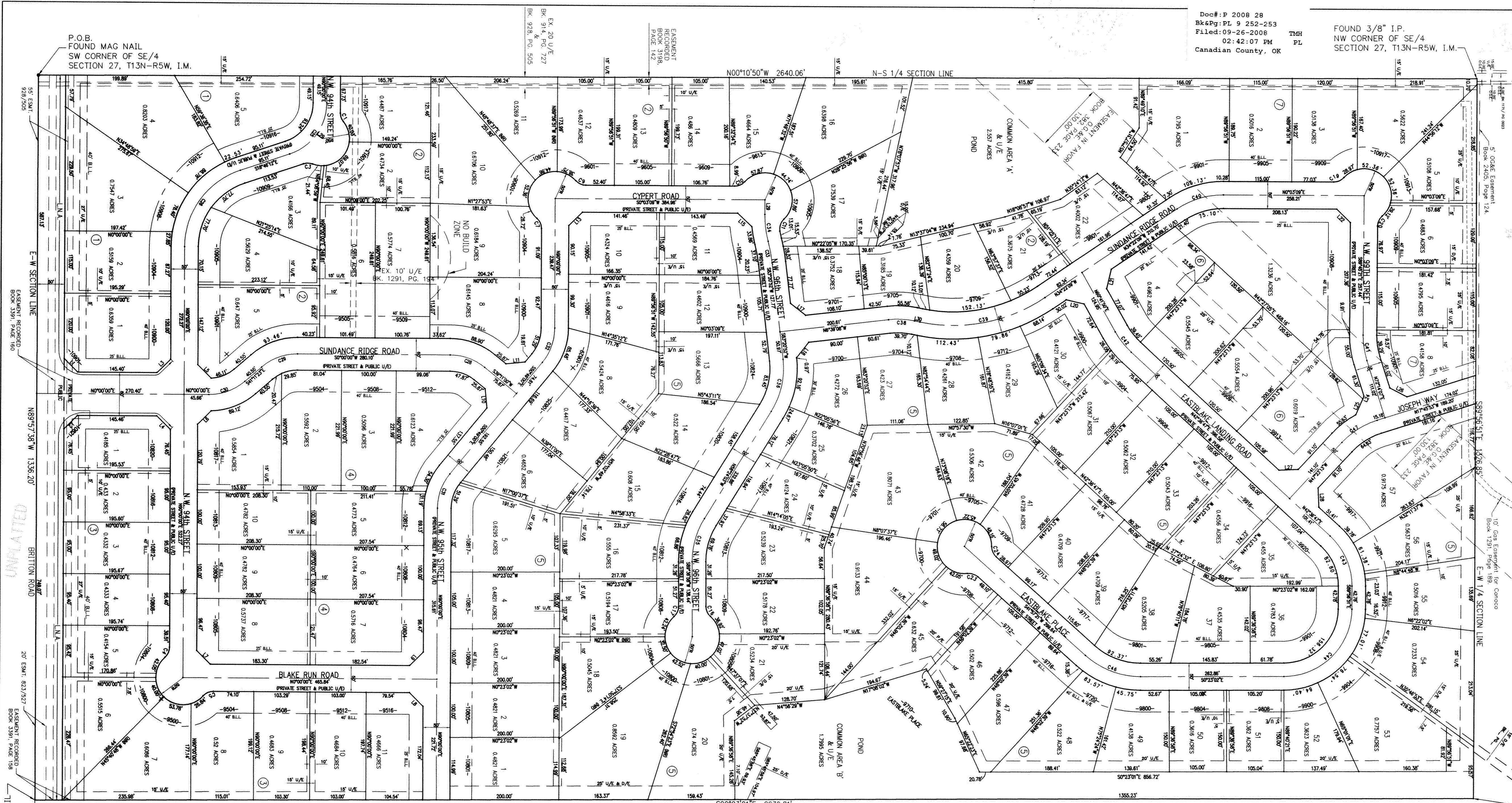
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DRAWN: CRT DATE: 8/28/08 CHECKED: SHEET NO.: 2-2 PROJECT NO.: 076016-00

SUNDANCE RIDGE



1. MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
2. MAINTENANCE OF THE COMMON AREAS AND ALL PRIVATE STREETS IN SUNDANCE RIDGE 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 AND/OR DRAINAGE AREAS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
3. A SIDEWALK SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG STREETS AND ACROSS COMMON AREAS THAT ABUT THE STREETS. A SIDEWALK SHALL BE CONSTRUCTED BY THE BUILDER ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY.
5. CLASS "C" ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.
6. ALL EASEMENTS SHOWN OUTSIDE THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELS AS GIVEN BY SEPARATE INSTRUMENT.
7. IF THE GARAGE FRONT IS DESIGNED SO THAT THE FRONT DOOR EXTENDS BEYOND THE FRONT WALL OF THE DWELLING, SCREENING WOULD BE PROVIDED BY PLANTING EITHER ONE 3 INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2 INCH CALIPER TREES IN THE FRONT YARD.
8. PASSIVE RECREATIONAL AMENITIES REQUIRED IN COMMON AREAS.
9. ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.
10. CENTERLINE OF ROADWAY SHALL BE AS FOLLOWS MAG NAILS WITH WASHER FOR ASPHALT PAVING OR CUT "X" FOR CONCRETE PAVING.
11. ALL MONUMENTS, EITHER FOUND OR SET, WILL BE SHOWN ON THE PLAT PER OKLAHOMA SURVEYING MINIMUM STANDARDS. INCLUDE TYPE OF MONUMENTS SET AT PROPERTY/BLOCK AND CENTERLINE OF PUBLIC STREET R/W.
12. MAINTENANCE FOR ATERIAL LANDSCAPING AND ITS IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
13. ALL STREETS ARE PRIVATE AND ARE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. STREETS ARE NOT MAINTAINED BY THE CITY OF OKLAHOMA CITY. ALL STREETS WILL REMAIN OPEN AND ACCESSIBLE TO PUBLIC UTILITY VEHICLES AND EMERGENCY VEHICLES.
14. EVERY DEED SHALL CLEARLY STATE THAT STREETS ARE PRIVATE.

CURVE TABLE (CENTERLINE)

NUMBER	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C25	100.00	124.32	S 54°23'06" E	116.47
C26	150.00	186.48	S 54°23'06" E	174.70
C28	100.00	68.39	S 19°55'30" W	67.06
C29	100.00	71.89	S 20°35'41" E	70.35
C30	100.00	71.89	S 20°35'41" E	70.35
C31	100.00	68.39	S 70°24'30" E	67.06
C32	100.00	68.39	S 70°24'30" E	67.06
C33	300.00	40.48	S 79°28'57" W	40.44
C34	200.00	50.39	S 82°50'06" W	50.25
C35	150.00	83.73	N 74°23'32" W	82.65
C36	150.00	100.14	N 77°31'36" W	98.29
C38	150.00	47.64	N 02°26'47" E	47.44
C39	300.00	240.41	N 11°24'44" W	234.02
C40	150.00	90.12	N 17°09'30" W	88.77
C41	150.00	47.15	N 81°14'23" E	46.95
C42	150.00	47.34	N 51°39'18" E	47.15
C43	125.00	103.50	N 68°19'56" E	100.57
C44	125.00	195.40	S 45°09'57" E	178.10
C46	150.00	110.85	S 30°47'10" W	108.34
C47	150.00	77.55	N 32°34'33" W	76.69

CURVE TABLE (LOTS)

NUMBER	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00	17.10	N 70°24'35" E	16.76
C3	25.00	17.10	N 00°49'13" E	16.76
C4	25.00	21.03	N 65°54'19" W	20.41
C5	25.00	21.03	N 24°05'41" W	20.41
C7	25.00	21.03	N 65°54'19" E	20.41
C9	25.00	21.03	N 24°08'50" E	20.41
C10	25.00	21.03	N 24°02'32" W	20.41
C11	25.00	24.39	S 72°10'22" E	23.43
C16	25.00	21.03	N 65°31'16" E	20.41
C17	25.00	21.03	S 66°17'21" E	20.41
C19	25.00	21.03	S 24°02'32" E	20.41
C20	25.00	21.03	S 65°39'40" E	20.41
C23	25.00	21.03	N 17°51'40" E	20.41
C24	25.00	21.03	S 66°03'03" W	20.41

LINE TABLE (CENTERLINE)

NUMBER	BEARING	DISTANCE
L29	N 89°56'51" W	27.20'
L30	N 11°32'42" E	10.12'

LINE TABLE (LOTS)

NUMBER	BEARING	DISTANCE
L1	S 45°01'15" W	35.34'
L2	S 44°58'45" E	35.37'
L3	N 45°00'00" W	35.36'
L4	N 45°00'00" W	35.36'
L5	S 45°00'00" W	35.18'
L6	S 45°04'59" E	35.41'
L7	S 45°00'00" W	35.36'
L8	S 45°00'00" W	35.36'
L9	S 45°00'00" W	35.36'
L10	N 84°11'00" E	35.36'
L11	N 05°49'00" W	35.36'
L13	N 44°58'25" W	35.34'
L15	N 43°44'26" E	36.16'
L17	N 38°20'52" E	35.36'
L18	S 41°39'08" E	35.36'
L20	N 13°08'50" E	33.76'
L21	N 76°50'10" W	36.88'
L22	S 45°08'54" W	35.30'
L24	N 66°25'17" W	5.25'
L25	S 66°25'17" E	32.29'
L26	S 27°14'07" W	35.36'
L27	S 02°23'13" E	35.36'
L28	S 87°36'47" W	35.36'
L29	N 35°36'54" E	13.00'

P.O.B.
 FOUND MAG NAIL
 SW CORNER OF SE/4
 SECTION 27, T13N-R5W, I.M.

EASTMAN RECORDED
 BOOK 1391, PAGE 160

UNPLATED

EASTMAN RECORDED
 BOOK 1391, PAGE 158

FOUND MAG NAIL
 SE CORNER OF SE/4
 SECTION 27, T13N-R5W, I.M.

FOUND MAG NAIL
 SE CORNER OF SE/4
 SECTION 27, T13N-R5W, I.M.

1336.20'

89°57'38" W

1336.20'

20 EAST 82°19'27"

EASTMAN RECORDED

BOOK 1391, PAGE 158

20 EAST 82°19'27"

EASTMAN RECORDED

BOOK 1391, PAGE 158

1336.20'

89°57'38" W

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BOOK 1391, PAGE 158