

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT Surrey LLC, CERTIFIES THAT IT IS THE OWNER OF ALL THE LAND INCLUDED IN THE ANNEXED PLAT OF "SURREY HILLS OFFICE PARK", AND IS THE ONLY ENTITY HAVING ANY RIGHT, TITLE OR INTEREST TO THE LAND SHOWN AND KNOWN AS "SURREY HILLS OFFICE PARK", A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTEEN (13) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, (G.M.), OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA AND THAT THE PLAT OF "SURREY HILLS OFFICE PARK", REPRESENTS A SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH OUR CONSENT, AND THAT WE HEREBY DEDICATE THE RIGHT-OF-WAYS AND EASEMENTS SHOWN ON THE ANNEXED PLAT FOR THE INSTALLATION AND MAINTENANCE OF THE PUBLIC STREETS AND UTILITIES; THAT WE HEREBY GUARANTEE A CLEAR TITLE TO ALL LANDS SO DEDICATED FROM OURSELVES, OUR SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE. COVENANTS, RESTRICTIONS, AND RESERVATIONS FOR THE ADDITION ARE CONTAINED ON A SEPARATE INSTRUMENT AND WILL BE FILED SUBSEQUENTLY.

FINAL PLAT OF

SURREY HILLS OFFICE PARK

A REPLAT OF A PORTION OF BLOCK 22 SURREY HILLS ADDITION NO. FIVE AND PREVIOUSLY UNRECORDED TRACTS IN OF THE NW/4 OF SEC. 22, T13N-R5W, I.M., OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc#: P 2008 38
Bk&Pg: PL 9 263-264
Filed: 12-30-2008 DKC
10:10:17 AM PL
Canadian County, OK

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 "SURREY HILLS OFFICE PARK" TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN Surrey LLC, AND THAT ON THE 25th DAY OF November, 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 5th DAY OF December, 2008.

WARRANTY TITLE & ABSTRACT COMPANY.
BY: Jay Gscheller
VICE PRESIDENT

WITNESSED BY OUR HAND(S) THIS 5th DAY OF Dec, 2008.

BY: Michael Love, Manager, C.C.D.C. Inc., Manager
BY: David Robert, Manager

STATE OF OKLAHOMA)
COUNTY OF Oklahoma) SS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 5th DAY OF Dec, 2008, PERSONALLY APPEARED David Robert TO ME KNOWN TO BE THE IDENTICAL PERSON WHO AS MANAGER OF SURREY LLC, 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.
Debra Mack, NOTARY PUBLIC
MY COMMISSION NUMBER IS, 03005138
MY COMMISSION EXPIRES THE 28th DAY OF March, 2011

STATE OF OKLAHOMA)
COUNTY OF) SS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 5th DAY OF Dec, 2008, PERSONALLY APPEARED Michael Love TO ME KNOWN TO BE THE IDENTICAL PERSON WHO AS MANAGER OF SURREY LLC, 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.
* as President of C.C.D.C. Inc. as Manager of Surrey LLC
WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Debra Mack, 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 2008 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF "SURREY HILLS OFFICE PARK", AN ADDITION TO THE CITY OF OKLAHOMA CITY IN 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 CANADIAN COUNTY, STATE OF OKLAHOMA, THIS 30th DAY OF December, 2008.
David T. Radcliff, 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 "SURREY HILLS OFFICE PARK" ARE HEREBY APPROVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, THIS 23rd DAY OF December, 2008.
ATTEST: Oklahe Lery, MAYOR
Mick Linn, OKLAHOMA CITY, OKLAHOMA

CITY PLANNING COMMISSION APPROVAL

I, Russell C. Claus, PLANNING DIRECTOR OF THE CITY OF OKLAHOMA CITY, DO CERTIFY THAT THE CITY OF OKLAHOMA CITY PLANNING COMMISSION DULY APPROVED THIS PLAT ON THE 14th DAY OF June, 2008.
Russell C. Claus, PLANNING DIRECTOR

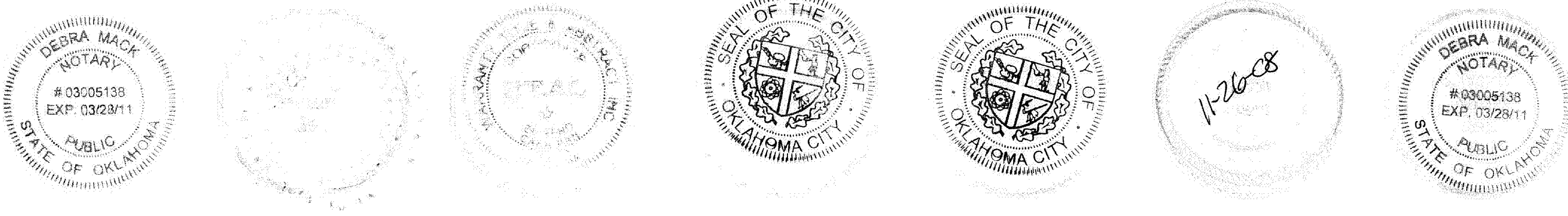
CERTIFICATE OF CITY CLERK

I, Frances Kersy, 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 "SURREY HILLS OFFICE PARK", TO THE CITY OF OKLAHOMA CITY, OKLAHOMA.
SIGNED BY THE CITY CLERK THIS 26th DAY OF December, 2008.
Frances Kersy, CITY CLERK

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 "SURREY HILLS OFFICE PARK", 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 ANY SEAL AND 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 26th DAY OF November, 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.
Debra Mack, NOTARY PUBLIC
MY COMMISSION NUMBER IS, 03005138
MY COMMISSION EXPIRES THE 28th DAY OF March, 2011



SURREY HILLS OFFICE PARK
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Architecture|Engineering
DRAWN: CRT DATE: 11/26/08 CHECKED: SHEET NO.: PROJECT NO.: 066052-00

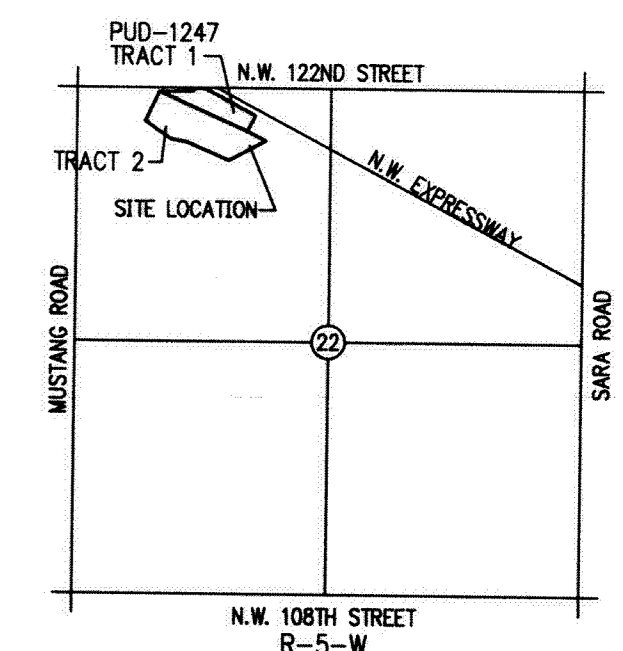
PROJECT OWNER AND DEVELOPER:

SURREY, LLC
11501 BIRDIE COURT
YUKON, OK
73099

FINAL PLAT OF SURREY HILLS OFFICE PARK

A REPLAT OF A PORTION OF BLOCK 22 SURREY HILLS ADDITION NO. FIVE AND PREVIOUSLY UNRECORDED TRACTS
A PART OF THE NW/4 OF SEC. 22, T13N-R5W, I.M.,
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc#: P 2008 39
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LOCATION MAP
SCALE: 1"=2000'

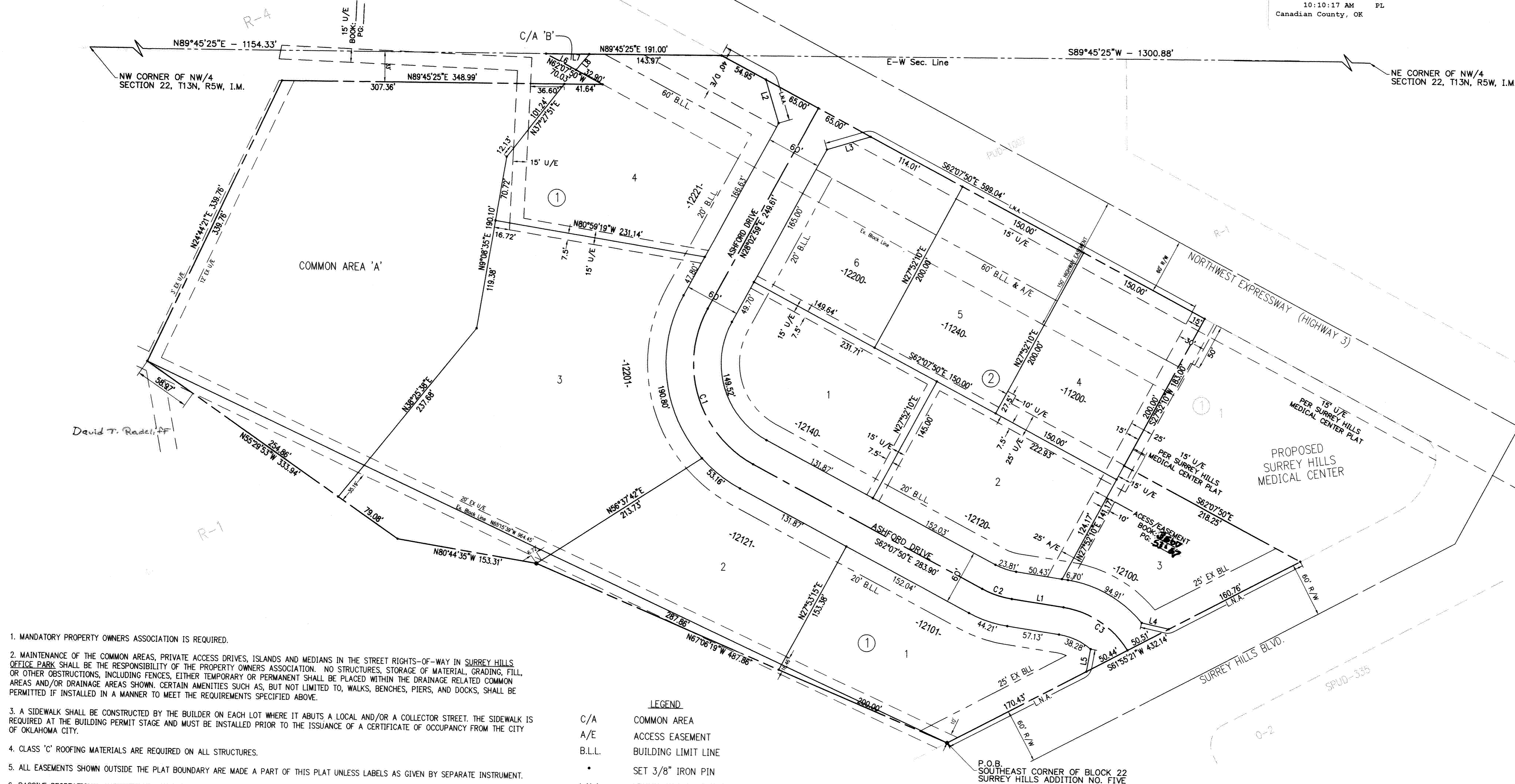
A METES AND BOUNDS DESCRIPTION OF UNRECORDED TRACTS IN THE NW/4 OF SECTION 22, T13N-R5W AND BLOCK 22, IN THE SURREY HILLS ADDITION NO. FIVE TO THE CITY OF OKLAHOMA CITY, IN THE NW/4 OF SECTION 22, T13N-R5W, I.M., CANADIAN COUNTY, OKLAHOMA.

Beginning at the Southeast corner of Block 22 as plotted in SURREY HILLS ADDITION NO. FIVE, Sec.22, T13N-R5W;
Thence leaving the South line of said Block 22, N67°06'19"W a distance of 487.86 feet;
Thence N80°44'35"W a distance of 153.31 feet;
Thence N55°29'53"W a distance of 333.94 feet to the Southwest corner of said Block 22;
Thence N24°44'21"E along a westerly line of said Block 22 a distance of 339.76 feet to the Northwest corner of said Block 22;
Thence N89°45'25"E along a northerly line of said Block 22 a distance of 348.99 feet;
Thence N62°07'50"W a distance of 70.03 feet to a point on the North line of NW/4 of Sec. 22;
Thence N89°45'25"E along the North line of said NW/4 a distance of 191.00 feet to a point on the South R/W line of State Highway #3;
Thence S62°07'50"E along said South R/W line and parallel with a northerly line of said Block 22 a distance of 599.04 feet;
Thence S27°52'10"W a distance 183.00 feet;
Thence S62°07'50"E and parallel with said South R/W line a distance of 218.25 feet to a point on an Easterly line of said Block 22;
Thence S61°55'21"W along an Easterly line of said Block 22 a distance of 432.14 feet to the Southeast corner of said Block 22 and the Point of Beginning.

Containing 566,110.12 SQ. FT. OR 13.00 ACRES, More or Less.

Basis of Bearing
East Line of Platted Block 22
S61°55'21"E

SCALE: 1" = 60'



- MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
- MAINTENANCE OF THE COMMON AREAS, PRIVATE ACCESS DRIVES, ISLANDS AND MEDIANS IN THE STREET RIGHTS-OF-WAY IN SURREY HILLS OFFICE PARK 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.
- 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.
- CLASS 'C' ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.
- ALL EASEMENTS SHOWN OUTSIDE THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELS AS GIVEN BY SEPARATE INSTRUMENT.
- PASSIVE RECREATIONAL AMENITIES REQUIRED IN COMMON AREAS.
- ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.
- CENTERLINE OF ROADWAY SHALL BE AS FOLLOWS MAG NAILS WITH WASHER FOR ASPHALT PAVING OR CUT "X" FOR CONCRETE PAVING.
- 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.
- LOTS WITHIN THE PLAT ARE NOT REQUIRED TO HAVE FRONTAGE ON AN APPROVED STREET. INDIVIDUAL LOTS WOULD BE ALLOWED TO CROSS ACCESS FOR THE PURPOSE OF PARKING AND MANEUVERING VIA A CROSS ACCESS AGREEMENT AFFECTIVE THOROUGH RECORDED COVENANTS AND RESTRICTIONS.

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

CURVE TABLE (CENTERLINE)

NUMBER	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	125.00	196.74	N 17°02'25" W	177.05
C2	100.00	34.01	S 71°52'26" E	33.85
C3	100.00	86.68	S 56°47'07" E	83.99

LINE TABLE (CENTERLINE)

NUMBER	BEARING	DISTANCE
L1	N 81°37'02" W	57.13'

LINE TABLE (LOTS)

NUMBER	BEARING	DISTANCE
L2	N 17°02'25" W	49.53'
L3	N 72°57'35" E	49.58'
L4	N 77°53'31" W	30.22'
L5	N 10°04'39" E	26.05'
L6	N 82°07'50" W	37.13'
L7	N 89°45'25" W	47.03'
L8	N 38°55'04" E	22.61'



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Architecture|Engineering

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SURREY HILLS OFFICE PARK