

# FINAL PLAT TO SERVE SYCAMORE CREEK, SEC. 1 BEING A PART OF THE SE/4, SEC. 4, T11N, R5W, I.M. CANADIAN COUNTY, OKLAHOMA CITY, OKLAHOMA

N.E. Cor., S.E. Qtr.  
SEC. 4, T11N, R5W, IM

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT Shaz Investment Group Inc., an Oklahoma corporation, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS, OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND THAT THEY HEREBY DEDICATE ALL THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC, FOR THE PURPOSES OF STREETS, UTILITIES AND DRAINAGE, FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGN 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.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 13th DAY OF October, 2004.  
Shaz Investment Group Inc.,  
an Oklahoma corporation  
Shaz Investment Group Inc.  
Vice President

STATE OF OKLAHOMA }  
COUNTY OF Cleveland } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 13th DAY OF October, 2004, PERSONALLY APPEARED Shaz Investment Group Inc., PRESIDENT OF Shaz Investment Group Inc., TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID 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: 7/24/06

Kelly A. Webster  
Notary Public in and for  
State of Oklahoma  
Commission Expires 07/24/06

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE/4 OF SEC. 4, T11N, R5W, IM. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NE CORNER OF SAID SE/4,  
THENCE S00°31'10"E ALONG THE EAST LINE A DISTANCE OF 1046.53';  
THENCE S89°28'45"W A DISTANCE OF 70.00';  
TO THE P.O.B.  
THENCE S44°28'49"W A DISTANCE OF 35.36';  
THENCE S89°28'47"W A DISTANCE OF 146.92';  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00',  
LENGTH OF 79.43', CHORD OF 78.50', CHORD BEARING OF N75°21'01"W;  
THENCE N60°10'49"W A DISTANCE OF 251.41';  
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 160.06',  
LENGTH OF 84.24', CHORD OF 83.27', CHORD BEARING OF N75°15'53"W;  
THENCE N26°24'20"W A DISTANCE OF 311.74';  
THENCE N11°52'17"W A DISTANCE OF 211.04';  
THENCE N62°53'16"E A DISTANCE OF 190.66';  
THENCE N23°13'28"E A DISTANCE OF 69.42';  
THENCE S89°59'48"W A DISTANCE OF 473.92';  
THENCE S00°00'00"W A DISTANCE OF 194.05';  
THENCE S11°50'13"E A DISTANCE OF 260.60';  
THENCE S26°09'08"E A DISTANCE OF 212.47';  
THENCE S00°31'13"E A DISTANCE OF 60.00';  
THENCE N89°28'47"E A DISTANCE OF 310.06';  
THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00', A  
LENGTH OF 52.95', CHORD OF 52.34', CHORD BEARING OF S75°21'06"E;  
THENCE S60°10'49"E A DISTANCE OF 307.27';  
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00',  
LENGTH OF 79.43', CHORD OF 78.50', CHORD BEARING OF S75°21'01"E;  
THENCE N89°28'47"E A DISTANCE OF 129.01';  
THENCE S45°31'11"E A DISTANCE OF 35.36';  
THENCE N00°31'09"W A DISTANCE OF 130.00';  
TO THE P.O.B. SAID TRACT CONTAINING 6.07 ACRES, MORE OR LESS.

### CERTIFICATE OF CITY CLERK

I, James Kerry, CITY CLERK OF THE CITY OF OKLAHOMA CITY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR 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 ON THIS 28th DAY OF September, 2004.

James Kerry  
CITY CLERK

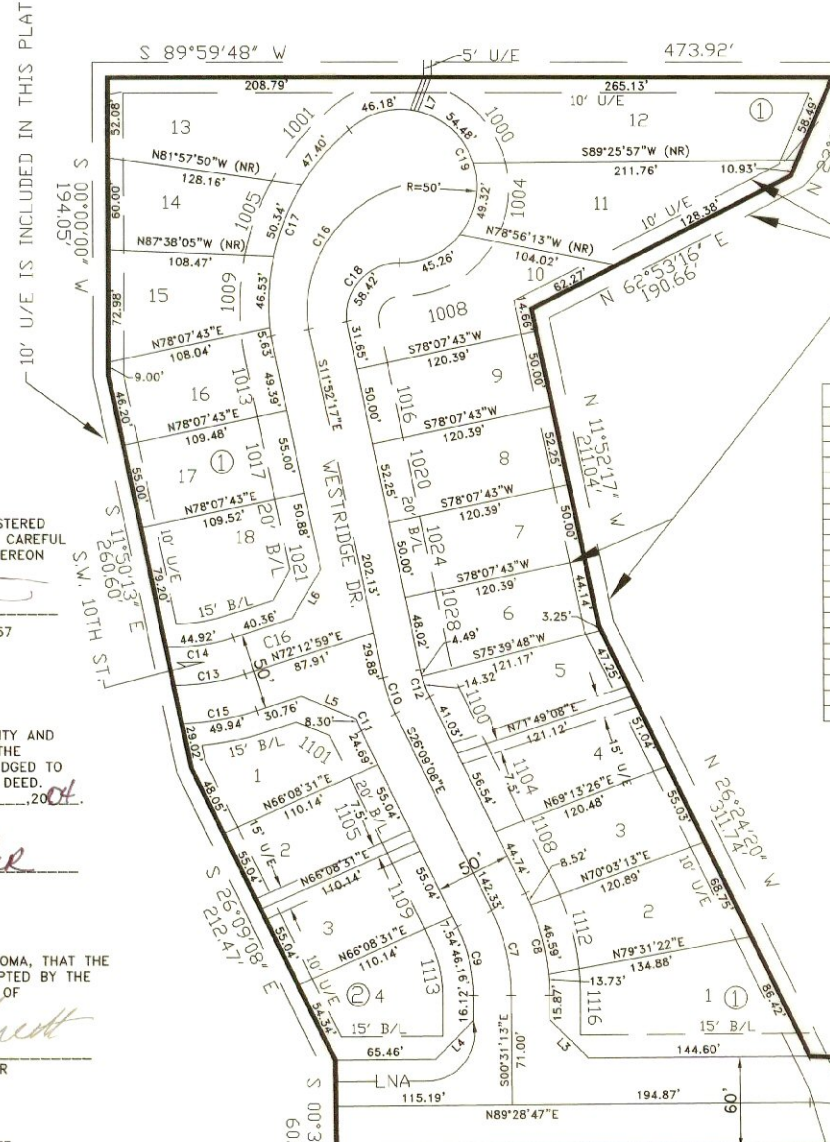
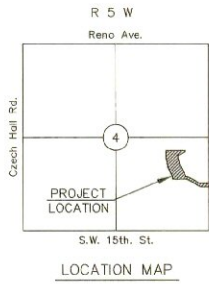
### BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES, IN AND FOR THE COUNTY OF Cleveland, 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 Shaz Investment Group Inc., an Oklahoma corporation THAT ON THE 9th DAY OF August, 2004, THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK OF ANY COURT IN SAID COUNTY AND STATE AGAINST SAID LAND, OR THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR 2003, AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEEDS ARE ISSUED TO ANY ONE PERSON, THAT THERE ARE NO LIENS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE ANNEXED PLAT, EXCEPT MORTGAGES, MINERALS, WATER RIGHTS AND EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXCEPTED OR GRANTED.

IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 13th DAY OF August, 2004.

ATTEST:  
Estelle Cash  
ASST. SECRETARY

Warranty Title & Abstract, Inc.  
VICE-PRESIDENT



### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	DIRECTION	CHORD LENGTH
C1	79.43	150.00	30°20'23"	40.67	S75°21'01"E	78.50
C2	79.43	150.00	30°20'23"	40.67	S75°21'01"E	78.50
C3	79.43	150.00	30°20'23"	40.67	S75°21'01"E	78.50
C4	68.86	130.06	30°20'10"	35.26	N75°21'18"W	68.06
C5	84.24	160.06	30°09'19"	43.12	N75°15'53"W	83.27
C6	52.95	100.00	30°20'23"	27.11	N75°21'01"W	52.34
C7	57.52	125.37	26°17'09"	29.27	N13°05'49"W	57.01
C8	68.84	150.37	26°13'45"	35.03	N13°07'04"W	68.24
C9	46.16	100.37	26°21'09"	23.50	N13°03'49"W	45.76
C10	24.95	100.00	14°17'34"	12.54	S19°01'20"E	24.88
C11	8.30	125.00	3°48'15"	4.15	S24°17'27"E	8.30
C12	18.81	75.00	14°22'06"	9.45	S19°01'20"E	18.76
C13	47.41	150.00	18°06'30"	23.90	N81°16'10"E	47.21
C14	44.92	125.00	20°35'24"	22.70	N82°30'37"E	44.68
C15	49.94	175.00	16°20'59"	25.14	N80°23'28"E	49.77
C16	121.31	83.84	82°54'06"	74.05	S32°55'20"W	111.00
C17	149.89	150.00	57°15'14"	81.87	S20°47'08"W	143.73
C18	58.42	34.50	97°01'36"	39.01	S42°36'51"W	51.69
C19	195.24	50.00	223°43'34"	124.61	N20°50'08"W	92.81

### LINE TABLE

LINE	LENGTH	BEARING
L1	35.36	N44°28'49"E
L2	35.36	S45°31'11"E
L3	35.36	S45°31'13"E
L4	35.36	S44°28'47"W
L5	38.25	S56°58'05"E
L6	37.13	N30°10'21"E
L7	23.18	S21°38'29"W

### LAND SURVEYOR'S CERTIFICATE

I, ROSS C. MORRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR, AND THAT THE ANNEXED PLAT CORRECTLY REPRESENTS A CAREFUL SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

Ross C. Morris  
ROSS C. MORRIS, P.L.S. 1457

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA } SS:  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, GIVEN UNDER MY HAND AND SEAL THE 10th DAY OF August, 2004.

Kelly A. Webster  
Notary Public in and for  
State of Oklahoma  
Commission Expires 07/24/06

### ACCEPTANCE OF DEDICATION OF CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED, ADOPTED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, THIS 28th DAY OF September, 2004.

ATTEST: James Kerry CITY CLERK, Mike Luttrell MAYOR

### COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff 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 2004, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, 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 THE CITY OF OKLAHOMA CITY, OKLAHOMA, THIS 13th DAY OF October 2004.

David T. Radcliff  
COUNTY TREASURER

### CITY PLANNING COMMISSION APPROVAL

I, Kevin George, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF OKLAHOMA CITY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE SAID COMMISSION DULY APPROVED THE ANNEXED PLAT ON THE 13th DAY OF November, 2003.

NOTE: SIDEWALKS ALONG SW. 11TH SHALL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF OTHER PUBLIC IMPROVEMENTS.

NOTE: ON LOTS WHERE THE GARAGE WILL EXTEND IN FRONT OF THE HOUSE, THEN TWO TREES WILL BE PLANTED TO BREAKUP THE ELEVATION OF THE HOUSE.

NOTE: SIDEWALKS CONSTRUCTED TO CITY OF OKLAHOMA CITY STANDARDS SHALL BE CONSTRUCTED ON EACH LOT AT THE BUILDING PERMIT STAGE, WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS ARE NOT REQUIRED ALONG MUSTANG RD.

NOTE: MAINTENANCE OF THE COMMON AREAS AND ISLANDS AND MEDIANS WITHIN STREET R-0-W 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 COMMON AREAS.

### LEGEND

U/E = UTILITY EASEMENT  
D/E = DRAINAGE EASEMENT  
B/L = BUILDING LINE  
NR = NON RADIAL LINE  
LNA = LIMITS OF NO ACCESS

Doc # 2004028246  
Bk # 33-33  
DATE 10/14/04 11:26:53  
Filing Fee \$30.00  
Documentary Tax \$0.00  
State of Oklahoma  
County of CANADIAN  
CANADIAN County Clerk  
PHILIS BLAIR



SCALE 1" = 60'

MUSTANG RD.

S 00°31'10" E  
1046.53'

N 00°31'13" W  
1553.35'

S.E. Cor., S.E. Qtr.  
SEC. 4, T11N, R5W, IM

SYCAMORE CREEK SEC. 1  
**MORRIS**  
ENGINEERING AND SURVEYING  
P.O. BOX 7042  
MOORE, OK 73153-1042  
(405) 912-2775  
(405) 912-2322 FAX  
CA 3546, EXP. 6-30-05

