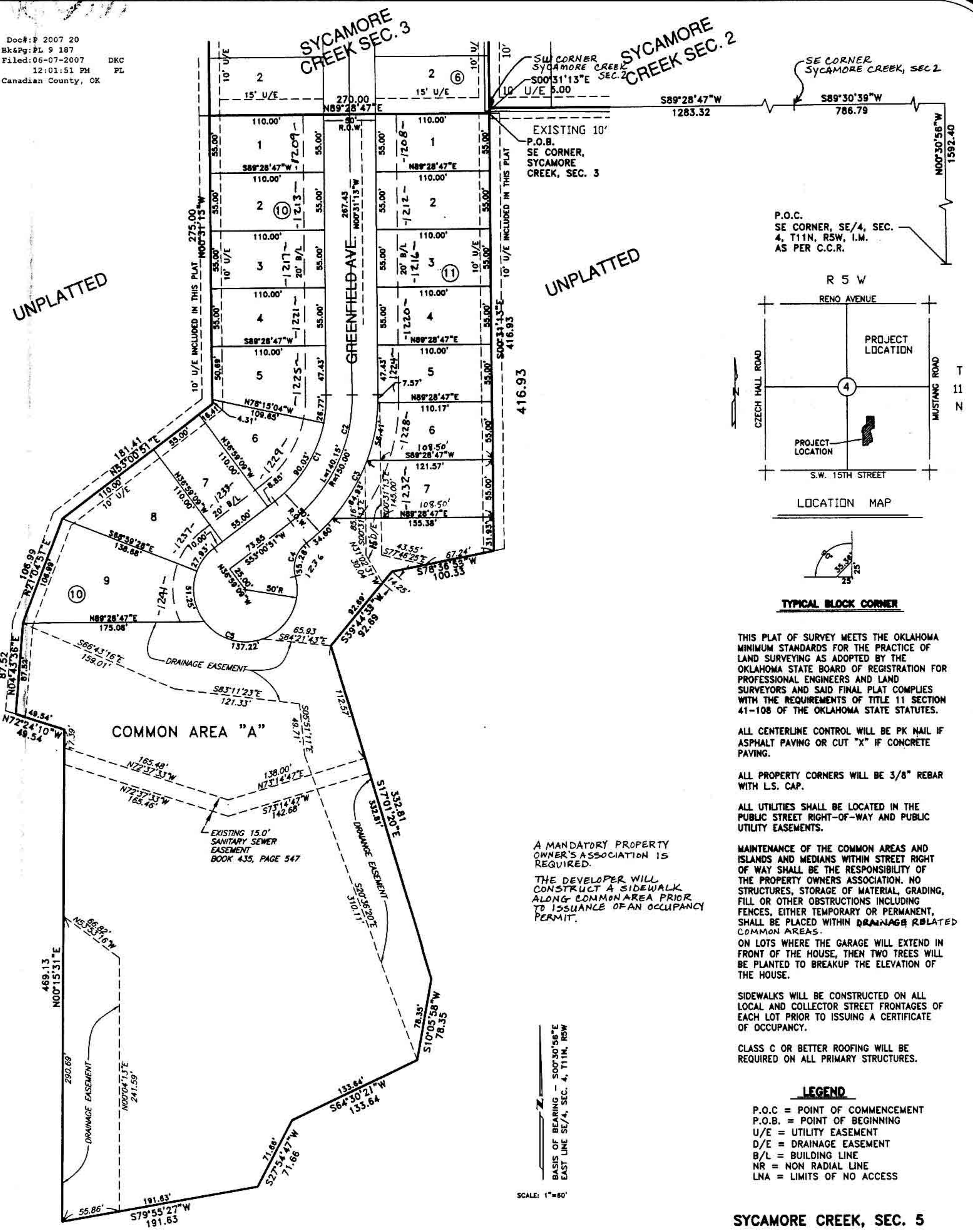


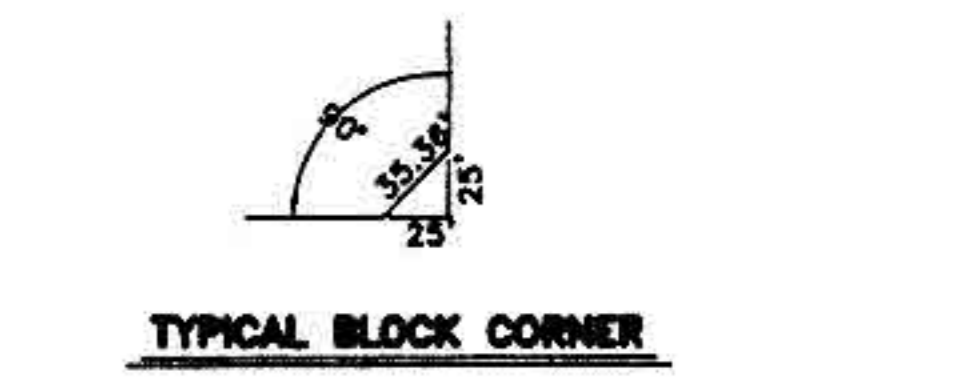
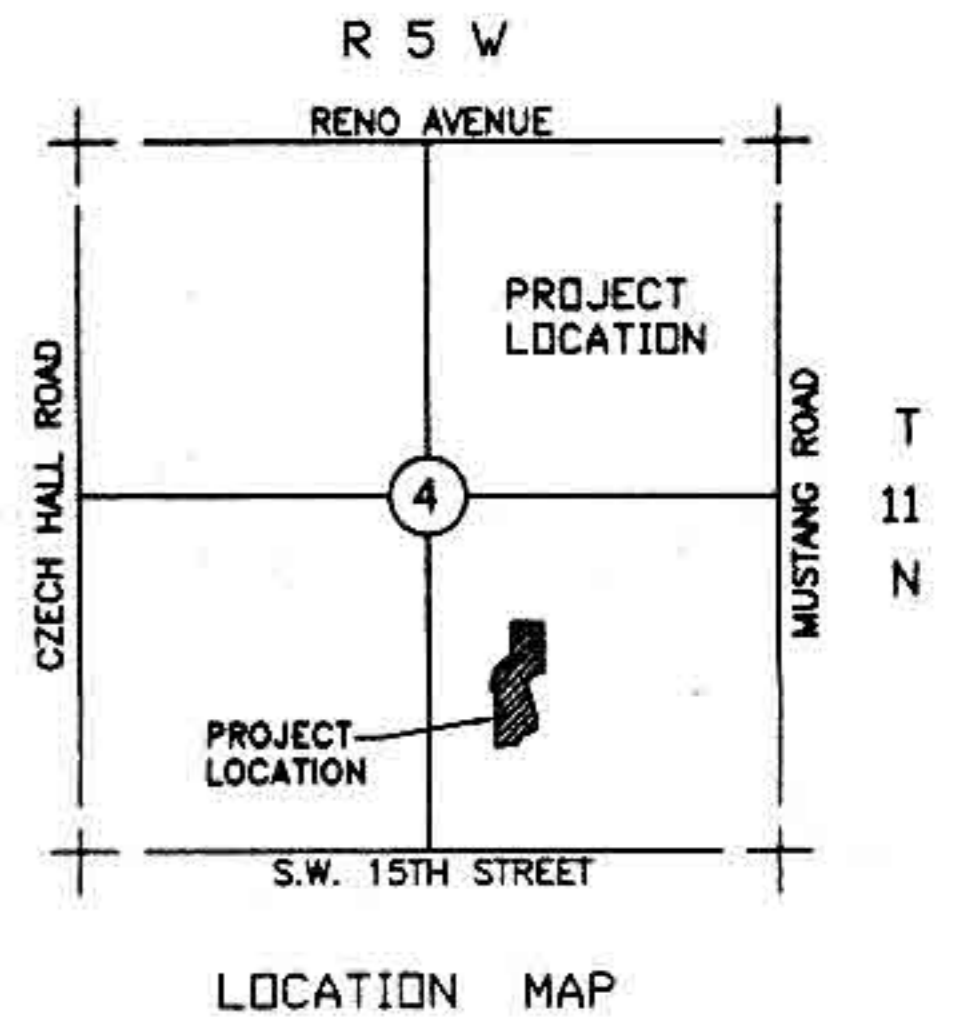
FINAL PLAT of SYCAMORE CREEK, SEC. 5

A PART OF THE SE/4, SEC. 4, T11N, R5W, I.M.
CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

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Canadian County, OK



P.O.C. SE CORNER, SEC. 4, T11N, R5W, I.M. AS PER C.C.R.



THIS PLAT OF 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 SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

ALL CENTERLINE CONTROL WILL BE PK NAIL IF ASPHALT PAVING OR CUT "X" IF CONCRETE PAVING.

ALL PROPERTY CORNERS WILL BE 3/8" REBAR WITH L.S. CAP.

ALL UTILITIES SHALL BE LOCATED IN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.

MAINTENANCE OF THE COMMON AREAS AND ISLANDS AND MEDIANS WITHIN STREET RIGHT OF WAY 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 DRAINAGE RELATED COMMON AREAS.

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.

SIDEWALKS WILL BE CONSTRUCTED ON ALL LOCAL AND COLLECTOR STREET FRONTS OF EACH LOT PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY.

CLASS C OR BETTER ROOFING WILL BE REQUIRED ON ALL PRIMARY STRUCTURES.

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- B/L = BUILDING LINE
- NR = NON RADIAL LINE
- LNA = LIMITS OF NO ACCESS

A MANDATORY PROPERTY OWNER'S ASSOCIATION IS REQUIRED.
THE DEVELOPER WILL CONSTRUCT A SIDEWALK ALONG COMMON AREA PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.

SCALE: 1"=80'
BASIS OF BEARING - 000°30'56"E EAST LINE SE/4, SEC. 4, T11N, R5W

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT, SHAZ INVESTMENT GROUP, INC., AN OKLAHOMA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF AND THE ONLY PERSON, FIRM, 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 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. AFTER INITIAL INSTALLATION OF ELECTRIC, TELEPHONE, CABLE, AND GAS LINES, ANY DUPLICATE LINES, INCLUDING TRANSFORMERS AND PEDESTALS, MUST BE INSTALLED COMPLETELY UNDERGROUND.

SHAZ INVESTMENT GROUP, INC.
Jalal Farzaneh
JALAL FARZANEH, VICE-PRESIDENT

STATE OF OKLAHOMA
COUNTY OF Cleveland SS:
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 3rd DAY OF April, 2007, PERSONALLY APPEARED JALAL FARZANEH OF SHAZ INVESTMENT GROUP, INC., TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE 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 AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES HEREIN SET FORTH.
MY COMMISSION EXPIRES: 4/27/09
Amy L. Savage
NOTARY PUBLIC

LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, THENCE, N 00°30'56" W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1592.40 FEET;
THENCE, S 89°30'39" W, A DISTANCE OF 786.79 FEET, TO THE SOUTHWEST CORNER OF SAID SYCAMORE CREEK, SEC. 2, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF;
THENCE, S 89°28'47" W, ALONG THE SOUTH LINE OF SAID SYCAMORE CREEK, SEC. 2, A DISTANCE OF 1283.32 FEET, TO THE SOUTHWEST CORNER OF SAID SYCAMORE CREEK, SEC. 2, SAID POINT ALSO BEING ON THE EAST LINE OF SYCAMORE CREEK, SEC. 3, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF;
THENCE, S 00°31'13" E, ALONG THE EAST LINE OF SAID SYCAMORE CREEK, SEC. 3, A DISTANCE OF 5.00 FEET, TO THE SOUTHWEST CORNER OF SAID SYCAMORE CREEK, SEC. 3, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE, S 00°51'13" E, A DISTANCE OF 416.93 FEET;
THENCE, S 78°36'53" W, A DISTANCE OF 100.33 FEET;
THENCE, S 39°44'33" W, A DISTANCE OF 92.69 FEET;
THENCE, S 17°01'20" E, A DISTANCE OF 332.81 FEET;
THENCE, S 10°05'58" W, A DISTANCE OF 78.35 FEET;
THENCE, S 84°50'21" W, A DISTANCE OF 133.84 FEET;
THENCE, S 27°54'47" W, A DISTANCE OF 71.68 FEET;
THENCE, S 79°55'27" W, A DISTANCE OF 191.63 FEET;
THENCE, N 00°15'31" E, A DISTANCE OF 489.13 FEET;
THENCE, N 72°24'10" W, A DISTANCE OF 49.54 FEET;
THENCE, N 04°43'36" E, A DISTANCE OF 87.52 FEET;
THENCE, N 21°04'51" E, A DISTANCE OF 106.99 FEET;
THENCE, N 53°00'51" E, A DISTANCE OF 181.41 FEET;
THENCE, N 00°31'13" W, A DISTANCE OF 275.00 FEET, TO THE SOUTHWEST CORNER OF SAID SYCAMORE CREEK, SEC. 3;
THENCE, N 89°28'47" E, ALONG THE SOUTH LINE OF SAID SYCAMORE CREEK, SEC. 3, A DISTANCE OF 270.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 7.24 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

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, 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 26th DAY OF April, 2007.
MY COMMISSION EXPIRES: 5/18/07
Ross C. Morris
NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE
THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES, IN AND FOR THE COUNTY OF CANADIAN, 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 1st DAY OF April, 2007, 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 2006, AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEED 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 20th DAY OF April, 2007.
ATTEST:
Estelle Cook
ASST. SECRETARY
Joy J. Scheller
VICE-PRESIDENT
WARRANTY TITLE & ABSTRACT, INC.

COUNTY TREASURER'S CERTIFICATE
I, David T. Radcliffe, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED OR ACTING COUNTY TREASURER OF CANADIAN COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 2006, 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 CITY OF OKLAHOMA CITY, THIS 26 DAY OF April, 2007.
David T. Radcliffe
COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL
I, John M. Dugan, PLANNING DIRECTOR FOR THE CITY OF OKLAHOMA CITY, DO CERTIFY THAT THE OKLAHOMA CITY PLANNING COMMISSION DULY APPROVED THIS PLAT ON THE 11th DAY OF May, 2007.
John M. Dugan
PLANNING DIRECTOR

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 26th DAY OF June, 2007.
ATTEST:
Francis Kersey
CITY CLERK
Mike Curtis
MAYOR

CERTIFICATE OF CITY CLERK
I, Francis Kersey, 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 26th DAY OF June, 2007.
Francis Kersey
CITY CLERK

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	116.79	125.00	53°32'04"	83.05	N28°14'49"E	112.59
C2	140.13	150.00	53°32'04"	75.66	N28°14'49"E	135.11
C3	163.51	175.00	53°32'04"	68.27	N28°14'49"E	157.63
C4	35.59	30.00	67°58'32"	20.23	S19°01'35"W	33.54
C5	216.40	50.00	247°58'32"	74.16	S70°58'25"E	82.92



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CA 1020, EXP. 6-30-07