FINAL PLAT
OF
SYCAMORE PONDS

Being a Part of The SE/4 of SECTION 20, T 11 N, R 5 W, of the I.M., CANADIAN COUNTY, OKLAHOMA

Scale: 1"=100'

Doc#:P 2006 28
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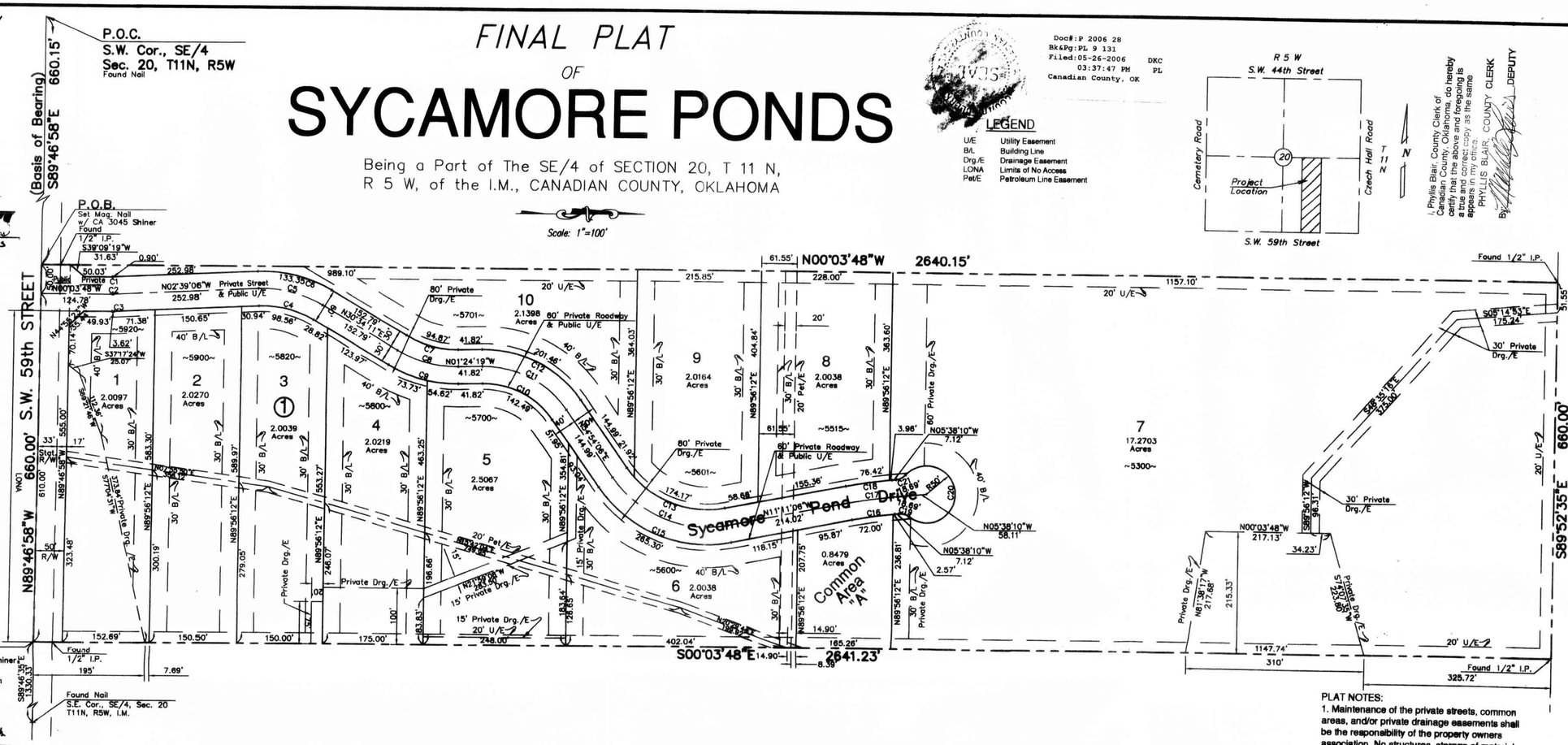
03:37:47 PM PL
Canadian County, OK

I, Phyllis Blair, County Clerk of Canadian County, Oklahoma, do hereby certify that the above and foregoing is a true and correct copy as the same appears in my office.
PHYLLIS BLAIR, COUNTY CLERK
By _____ DEPUTY

LEGEND

U/E	Utility Easement
B/L	Building Line
Drg./E	Drainage Easement
LONA	Limits of No Access
Pet/E	Petroleum Line Easement



KNOW ALL MEN BY THESE PRESENTS: and CRAIG H. WILLIAMS + TAMARA D. WILLIAMS, husband + wife

That John and Mary Jo Gresham, husband and wife, hereby certify that they are the owners of a portion of the land shown on the annexed plat of SYCAMORE PONDS, an addition to The City of Oklahoma City, Oklahoma. That they have caused the same to be surveyed and platted into lots, blocks, streets and easements, as shown on said annexed plat, which said annexed plat represents a correct survey of all property included, therein, under the name of SYCAMORE PONDS, an addition to The City of Oklahoma City, Canadian County, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity 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 those areas designated "private street" on the face of said plat.

The undersigned does hereby grant to the City of Oklahoma City an easement over and across said private streets for emergency vehicles & public utility vehicles. The private streets shall remain accessible to all emergency personnel and all personnel from a federal, state, county, or city agency. The undersigned does hereby further certify that the street within Sycamore Ponds is private and will not be maintained by the City of Oklahoma City.

The undersigned does herewith dedicate all utility easements shown on said plat to the public for utility purposes and in this connection does authorize any franchised utility company, including the City of Oklahoma City, to use as much of the private street area for utility purposes as needed to install and maintain water, sewer, electric, gas, telephone, cable, television, or other utility lines. The undersigned has caused the private streets and all utility easements to be released from any and all encumbrances, so that the title is clear to said streets and easements.

In witness whereof, the undersigned have caused this instrument to be executed on this 26th day of January, 2006.

Craig H. Williams
CRAIG H. WILLIAMS
Tamara D. Williams
TAMARA D. WILLIAMS

John T. Gresham
John Gresham
Mary Jo Gresham
Mary Jo Gresham

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

R. C. SULLIVENT
Notary Public
State of Oklahoma
Commission # 01013608 Expires 8/13/09

Before me, the undersigned, a Notary Public in and for said County and State on this 26 day of Jan, 2006, personally appeared Craig H. Williams + Tamara D. Williams to me known to be the identical person who subscribed, as owners of plat, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company.

My Commission Expires: Aug 13 2009
Notary Public
Commission No. 01013608

PROPERTY DESCRIPTION

A tract of land lying in the Southeast Quarter of Section 20, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being described as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter of Section 20, T11N-R5W of the Indian Meridian;
THENCE South 89°46'58" East along the South line of the Southeast Quarter of Section 20, a distance of 660.15 feet to the POINT OF BEGINNING;
THENCE North 00°03'48" West a distance of 2640.15 feet;
THENCE South 89°52'35" East a distance of 660.00 feet;
THENCE South 00°03'48" East a distance of 2641.23 feet to a point on the South line of said Southeast Quarter;
THENCE North 89°46'58" West along the South line of said Southeast Quarter a distance of 660.00 feet to the POINT OF BEGINNING and subject to any easements of right-of-ways of record.
Said tract of land contains an area of 1,742,847 feet or 40.0102 acres, more or less.

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of SYCAMORE PONDS Addition to The City of Oklahoma City, Oklahoma, is vested in The Gresham and the 17th day of April, 20 06, there are no actions pending or judgments pending of any nature, in any court or on file with the clerk of any court in said county and state, against said land or owners thereof, that the taxes are paid for the year of 2005 and prior years, that there are no outstanding tax sales liens, mortgages or other encumbrances of any kind included in the annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 21st day of April, 20 06.

WARRANTY TITLE + ABSTRACT, INC.
Secretary
Vice-President

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of ~~Oklahoma~~ Canadian County, Oklahoma, that the tax records of said county shows that all taxes for the year 2005, and prior years are paid on the annexed SYCAMORE PONDS, an addition to The City of Oklahoma City, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer, guaranteeing payment for the current year's taxes.

In witness, thereof, said County Treasurer has caused this instrument to be executed this 26th day of May, 20 06.

David T. Radcliff
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, John M. Dugan, Planning Director for the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this Final Plat on the 14th day of April, 20 05.

John M. Dugan
Planning Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of The City of Oklahoma City, that the annexed SYCAMORE PONDS, an addition to The City of Oklahoma City, Oklahoma County, Oklahoma is hereby approved and the dedications shown, hereon, are hereby, approved and accepted.

Adopted by the Council of The City of Oklahoma City, this 23 day of May, 2006.

Adopted by the Mayor of The City of Oklahoma City, this 23 day of May, 2006.

Attest
City Clerk
Vice Mayor

* FROM BONDED ABSTRACTOR'S CERTIFICATE husband + wife
*JOHN T. GRESHAM + MARY JO GRESHAM, as to all lands except Lot Five (5), and CRAIG H. WILLIAMS + TAMARA D. WILLIAMS, husband and wife, as to Lot Five (5)

STATE OF OKLAHOMA)
) ss.
COUNTY OF OK)

R. C. SULLIVENT
Notary Public
State of Oklahoma
Commission # 01013608 Expires 8/13/09

Before me, the undersigned, a Notary Public in and for said County and State, on this 21 day of April, 2006 personally appeared CRAIG H. WILLIAMS + TAMARA D. WILLIAMS, husband and wife, to me known to be the identical persons who subscribed as the owners of Lots 5 of Sycamore Ponds, and duly acknowledged to me that they executed the same as their free and voluntary acts for the purposes there set forth.

Aug 13 2009
My Commission Expires
Notary Public
My Commission Number: 01013609

REGISTERED SURVEYOR'S CERTIFICATE:

I, Shaun Christopher Axton, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of SYCAMORE PONDS, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 7th day of March, 2006 and that monuments shown thereon 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.

Certificate of Authorization CA-3045

Shaun Christopher Axton
Registered Professional Land Surveyor
Oklahoma No. 1494

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State on this 31 day of MARCH, 2006, personally appeared Shaun Christopher Axton 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: OCT 12, 2009
Notary Public
My Commission Number 05009491

CERTIFICATE OF CITY CLERK

I, Frances Kersey, City Clerk of Oklahoma City, 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 are no special assessment procedures now pending against the land shown on the annexed plat of SYCAMORE PONDS, an addition to The City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 23 day of May, 2006.

City Clerk

ODEQ APPROVAL

Approved for individual septic systems & water wells this ___ day of _____, 20 ____.

ODEQ

PLAT NOTES:

1. Maintenance of the private streets, common areas, and/or private drainage easements 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 common areas or drainage easements shown.

2. A 1/2" Iron Pin w/ survey cap stamped CA 3045 has been set at all property corners.

3. The bearing of South 89°46'58" as shown on the East South line of the Southeast Quarter of Section 20 was used as the basis of bearing for this survey.

4. Class "C" or better roofing materials shall be provided on all structures.

5. All lots must maintain an area of 2 acres or greater, excluding Common area A.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD-BEARING	CHORD-LENGTH
C1	0.90	20.00	2°35'18"	0.45	N01°21'27"W	0.90
C2	2.26	50.00	2°35'18"	1.13	N01°21'27"W	2.26
C3	3.62	80.00	2°35'18"	1.81	N01°21'27"W	3.61
C4	98.56	170.00	33°13'17"	50.71	S13°37'33"W	97.19
C5	115.98	200.00	33°13'17"	59.66	S13°37'33"W	114.35
C6	133.39	230.00	33°13'17"	68.61	S13°37'33"W	131.50
C7	94.87	170.00	31°56'30"	48.71	N14°34'58"E	93.65
C8	111.61	200.00	31°56'30"	57.30	N14°34'58"E	110.17
C9	128.35	230.00	31°56'30"	65.90	N14°34'58"E	126.70
C10	142.49	145.00	56°18'26"	77.60	S28°44'54"W	136.63
C11	171.98	175.00	56°18'26"	93.65	S28°44'54"W	165.14
C12	201.46	205.00	56°18'26"	109.71	S28°44'54"W	193.45
C13	196.06	170.00	66°05'13"	110.56	N21°31'30"E	185.36
C14	230.89	200.00	66°05'13"	130.10	N21°31'30"E	218.11
C15	265.30	230.00	66°05'13"	149.61	N21°31'30"E	250.63
C16	74.57	770.00	5°32'56"	37.32	S08°24'38"E	74.54
C17	77.46	800.00	5°32'56"	38.77	S08°24'38"E	77.45
C18	60.36	830.00	5°32'56"	40.22	S08°24'38"E	60.35
C19	18.69	25.00	42°50'00"	9.81	S15°46'50"W	18.26
C20	231.94	50.00	265°40'01"	53.93	S84°21'50"W	73.33
C21	18.69	25.00	42°50'00"	9.81	N27°03'10"W	18.26

R.C. SULLIVENT Notary Public State of Oklahoma Commission # 01013608 Expires 8/13/09 — Owner's Notary

MARRAH TITLE & ABSTRACT CORPORATE SEAL Abstractor's Seal

REGISTERED PROFESSIONAL LAND SURVEYOR SHAUN Surveyor's Seal

Surveyor's Notary

Treasurer's Seal

City Clerk Seal

Mark Deal & Associates, P.C.
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shaun@rpls.net
Certificate of Authorization No. 3045
Expires June 30, 2007

Mark Deal and Associates

Sycamore Ponds

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1505 S.W. 104th St. Oklahoma City, Oklahoma 73129
Phone: (405)691-1626 CA #2555 Expires 6/30/07 Fax: (405)691-1627