

FINAL PLAT
OF
TARA PLANTATION
PHASE II
A PART OF THE NE/4 OF SEC. 36,
T13N-R5W, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That I Terry Moore, Managing Partner of Moore Developments L.L.C., certifies that they are the owner of all the land included in the annexed plat and Moore Developments L.L.C. is the only entity having any right, title or interest to the land shown and known as "TARA PLANTATION PHASE II" a subdivision of a part of the Northeast Quarter (NE/4) of Section Thirty-Six (36), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma and that the plat of TARA PLANTATION PHASE II, represents a survey of the above described property made with our consent, and that we hereby dedicate all easements and rights of way 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 heirs 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.

Witnessed by our hand(s) this 22 day of Nov. 2006.

Moore Developments L.L.C.
By: Terry Moore
Terry Moore, Managing Partner

STATE OF OKLAHOMA
COUNTY OF Canadian SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 22 day of Nov. 2006, personally appeared Terry Moore to me known to be the identical person who executed as Managing Partner of Moore Developments L.L.C., 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 2007

CERTIFICATE OF COUNTY TREASURER

I, David T. Rapphoff, 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 2006 and prior years on the land shown on the annexed plat of "TARA PLANTATION PHASE II", 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 3 day of January, 2007.

County Treasurer - David T. Rapphoff
[Signature]

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 "TARA PLANTATION PHASE II" are hereby approved by the Council of the City of Oklahoma City, Oklahoma, this 19 day of December, 2006.

ATTEST: CITY OF OKLAHOMA City, OKLAHOMA

Attest City Clerk - Frances Kersey Mayor - Neil Curtis

CITY PLANNING COMMISSION APPROVAL

I, John M. Dugan, Secretary of the City of Oklahoma City Planning Commission certify that the Commission duly approved this plat on the 13th day of Jan, 2006.

John M. Dugan
City Planning Director

CERTIFICATE OF CITY CLERK

I, Frances Kersey 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 assessments have been paid in full and that there are no special assessments procedures now pending against the land shown on the Final Plat of "TARA PLANTATION PHASE II", to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk this 19 day of December 2006.

Frances Kersey
City Clerk

BONDED ABSTRACTOR'S CERTIFICATE

(STATE OF OKLAHOMA)
(COUNTY OF) 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 "TARA PLANTATION PHASE II" to the City of Oklahoma City, Canadian County, Oklahoma, appears to be vested in TERRY MOORE and that on the 22 day of Nov, 2006, 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. 2005 and prior years Ad Valorem Taxes are paid

EXECUTED at El Reno, Canadian County, Oklahoma, on this 28 day of Nov, 2006.
Ray A. Scheller, Vice President
Warranty Title and Abstract, Inc.

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 "TARA PLANTATION PHASE II", 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 II, Section 41-108 of the Oklahoma State Statutes.

James J. Reddin
James J. Reddin, RPLS #1510

STATE OF OKLAHOMA
COUNTY OF Canadian SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 28 day of November, 2006, 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,

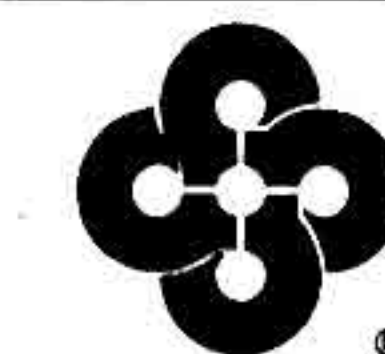
[Signature]
Notary Public

My Commission Number is, 03005138
My Commission Expires the 28 day of March 2007

NOTES:

- 1. MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
- 2. MAINTENANCE OF THE COMMON AREAS, DETENTION POND AND ARTERIAL LANDSCAPING WITH ITS IRRIGATION SYSTEM IN THE TARA PLANTATION PHASE II ADDITION 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 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 ARTERIAL STREETS AND ACROSS COMMON AREAS THAT ABUT THE STREETS PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE. 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.
- 4. CLASS 'C' ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.
- 5. ALL EASEMENTS SHOWN OUTSIDE THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELS AS GIVEN BY SEPARATE INSTRUMENT.
- 6. 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.
- 7. ARTERIAL LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE INSTALLED ALONG BRITTON ROAD BY THE DEVELOPER PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE.

TARA PLANTATION PHASE II



Crafton, Tull & 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 6/30/2008

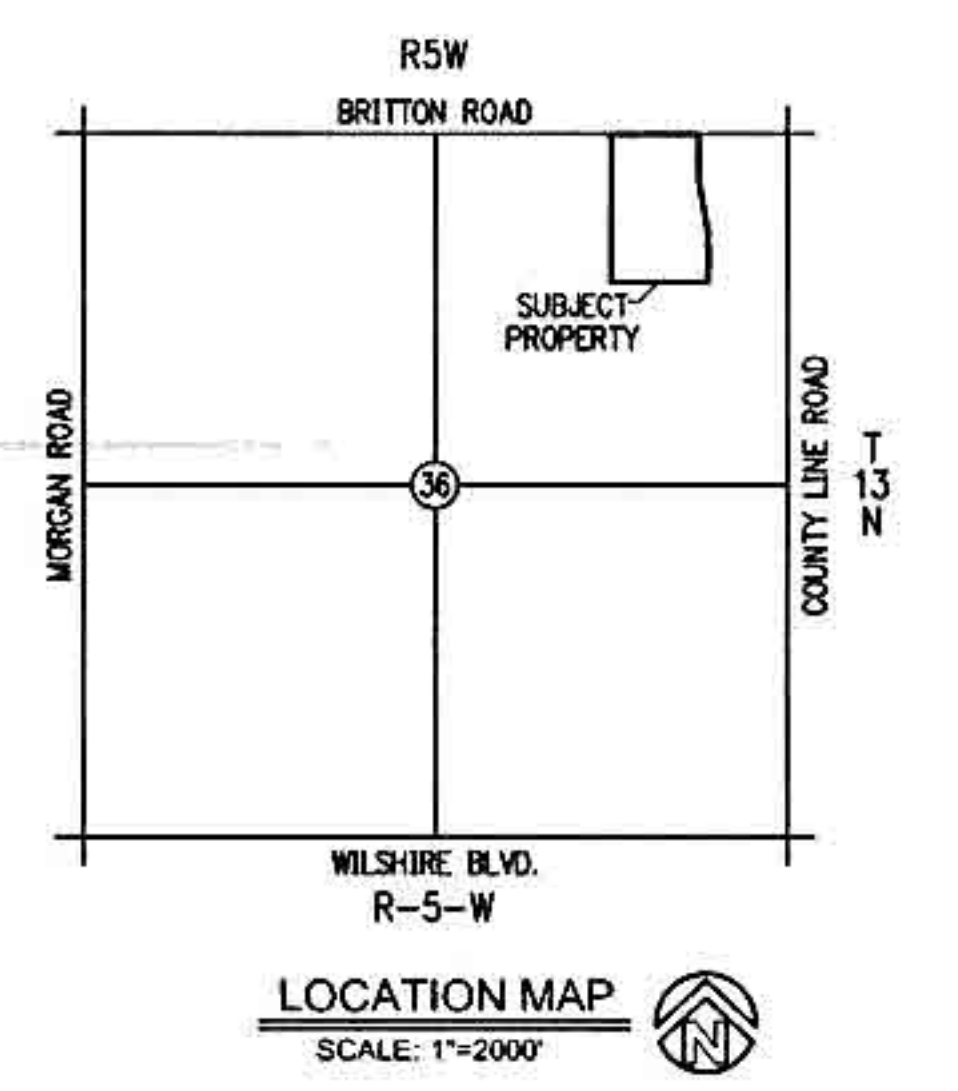
Engineers & Surveyors

DRAWN: GDC	DATE: 11/22/06	CHECKED:	SHEET NO.:	PROJECT NO.: 021158-01
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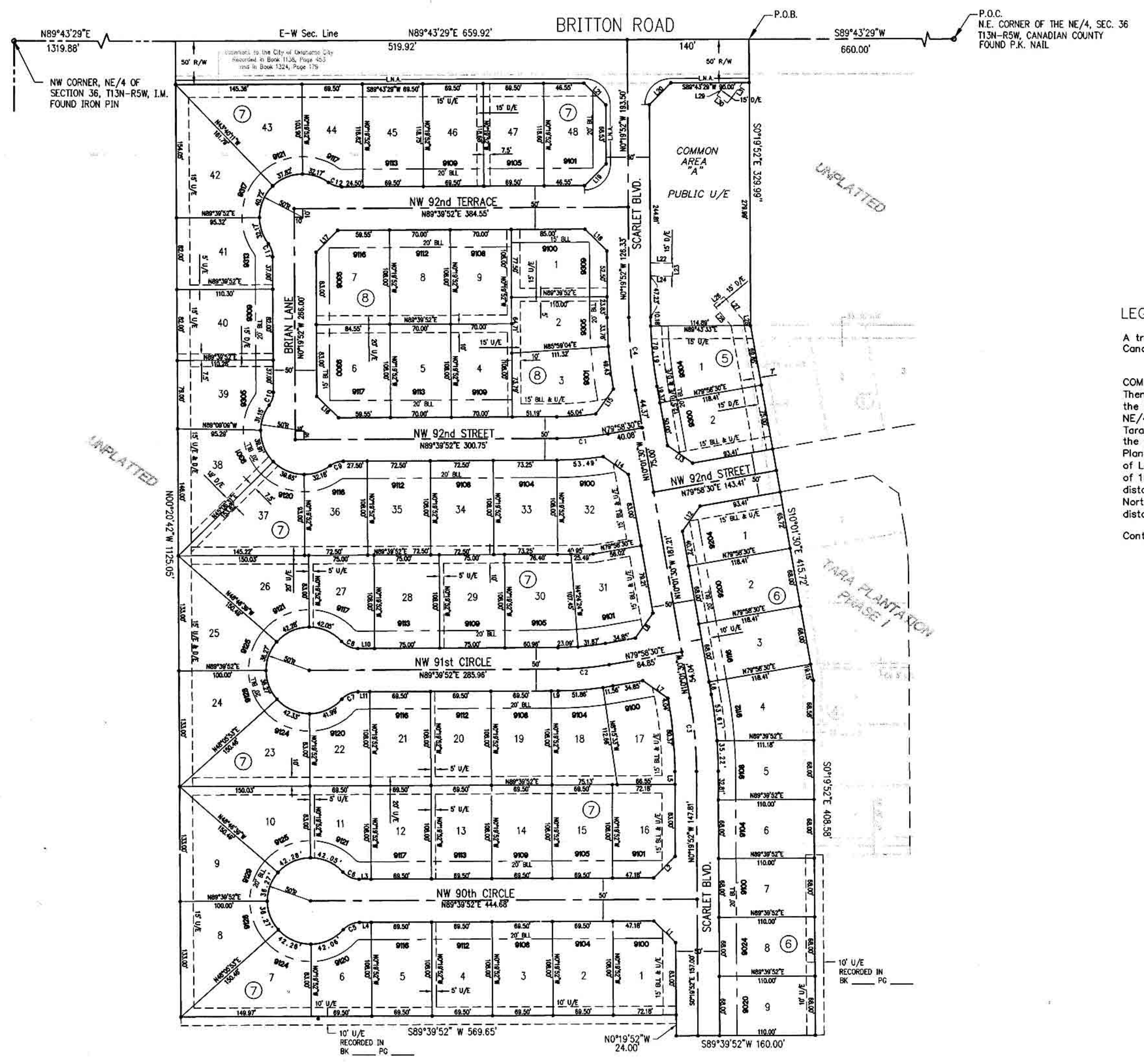


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T13N-R5W, CANADIAN COUNTY, OKLAHOMA

Doc# P 2007 1
Bk# Pg: PL 9 159-159
Filed: 01-03-2007 DKC
01:43:57 PM PL
Canadian County, OK



Basis of Bearing
North Line of NE/4
N89°43'29"E
SCALE: 1" = 100'



LINE TABLE LOTS

NUMBER	BEARING	DISTANCE
L1	N 45°20'00" W	55.30'
L2	S 44°40'00" W	55.30'
L3	N 89°39'52" E	13.60'
L4	S 89°39'52" W	13.60'
L5	S 89°39'52" E	14.60'
L6	S 10°00'00" E	14.52'
L7	N 50°00'00" W	55.30'
L8	N 44°40'00" E	55.30'
L9	S 89°39'52" W	7.90'
L10	S 89°39'52" E	19.10'
L11	S 89°39'52" W	11.60'
L12	N 34°00'00" E	55.30'
L13	N 50°00'00" W	55.30'
L14	N 44°40'00" E	55.30'
L15	N 39°41'00" E	55.37'
L16	N 45°20'00" W	55.30'
L17	N 44°40'00" E	55.30'
L18	S 45°20'00" E	55.30'
L19	N 44°40'00" E	55.30'
L20	S 44°41'00" W	55.34'
L21	N 45°19'12" W	55.37'

LINE TABLE EASEMENTS

NUMBER	BEARING	DISTANCE
E1	N 89°39'52" W	25.74'
E2	S 89°39'52" W	15.00'
E3	N 89°39'52" W	25.52'
E4	N 89°39'52" W	30.00'
E5	S 30°24'17" E	15.00'
E6	S 30°24'17" E	15.00'
E7	S 30°24'17" E	15.00'
E8	S 30°24'17" E	15.00'
E9	S 30°24'17" E	15.00'
E10	S 30°24'17" E	15.00'
E11	S 30°24'17" E	15.00'
E12	S 30°24'17" E	15.00'
E13	S 30°24'17" E	15.00'
E14	S 30°24'17" E	15.00'
E15	S 30°24'17" E	15.00'
E16	S 30°24'17" E	15.00'
E17	S 30°24'17" E	15.00'
E18	S 30°24'17" E	15.00'
E19	S 30°24'17" E	15.00'
E20	S 30°24'17" E	15.00'
E21	S 30°24'17" E	15.00'

CURVE TABLE CENTERLINE

NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	300.00	58.19	29.89	N 84°49'11" E	59.12
C2	350.00	56.19	29.87	N 84°49'11" E	58.12
C3	500.00	84.60	42.40	N 59°10'41" W	84.49
C4	500.00	84.60	42.40	S 69°10'41" E	84.49

CURVE TABLE LOTS

NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C5	48°11'23"	25.00	21.03	S 89°34'11" W	20.44
C6	48°11'23"	25.00	21.03	S 89°34'11" W	20.44
C7	48°11'23"	25.00	21.03	S 89°34'11" W	20.44
C8	48°11'23"	25.00	21.03	S 89°34'11" W	20.44
C9	38°52'12"	25.00	18.09	S 71°54'05" W	15.81
C10	38°52'12"	25.00	18.09	N 18°06'41" E	15.81
C11	38°52'12"	25.00	18.09	N 18°06'41" E	15.81
C12	38°52'12"	25.00	18.09	S 71°54'05" W	15.81

- LEGEND:**
- LNA = LIMITS OF NO ACCESS
 - U/E = UTILITY EASEMENT
 - BLL = BUILDING LIMIT LINE
 - D/E = DRAINAGE EASEMENT
 - P/E = PEDESTRIAN EASEMENT
 - C/A = COMMON AREA
 - A/E = ACCESS EASEMENT
 - = SET 3/8" IRON PIN
 - = FOUND IRON PIN
 - = FOUND MAG NAIL

LEGAL DESCRIPTION:

A tract of land lying in the NE/4 of Section 36, T13N-R5W, Indian Meridian, Canadian County, Oklahoma. Being more particularly described as follows:

COMMENCING at the Northeast Corner of the NE/4 of Section 36, T13N-R5W; Thence S89°43'29"W along the North Line of said NE/4 a distance of 660.00' to the POINT OF BEGINNING; Thence S0°19'52"E parallel with the East Line of said NE/4 a distance of 329.99' to the Northwest corner of Lot 1, Block 1, in the Tara Plantation Addition to the City of Oklahoma City; Thence S10°01'30"E along the West line of Lot 1, Block 1, & Lots 1, 2, 3 & 4, Block 4, of said Tara Plantation Addition a distance of 415.72'; Thence S0°19'52"E along the West line of Lots 4, 5 & 6, Block 4 a distance of 408.58'; Thence S89°39'52"W a distance of 160.00'; Thence N0°19'52"W a distance of 24.00'; Thence S89°39'52"W a distance of 569.65'; Thence N0°20'42"W a distance of 1125.05' to a point on the North line of said NE/4; Thence N89°43'29"E along the North line of said NE/4 a distance of 659.92' to the POINT OF BEGINNING;

Containing 787163 square feet or 18.07 acres more or less.

B.M. : FOUND PIN ● THE NORTHEAST CORNER OF THE NE/4 OF SECTION 36, T13N-R5W, I.M.
ELEVATION: 1269.43

TARA PLANTATION PHASE II

Crafton, Tull & Associates, Inc.
235 N. MacArthur Suite 200 Oklahoma City, OK 73127
405.787.6270 Fax: 405.787.6276 www.craftontull.com
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Engineers & Surveyors

DRAWN: GDC	DATE: 11/22/06	CHECKED:	SHEET NO.:	PROJECT NO.: 021158-01
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James Tull
11/22/06

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