

FINAL PLAT
OF
TARA PLANTATION VILLAS PHASE I
PART OF THE NE/4 SECTION 36, T13N-R5W, I.M.,
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

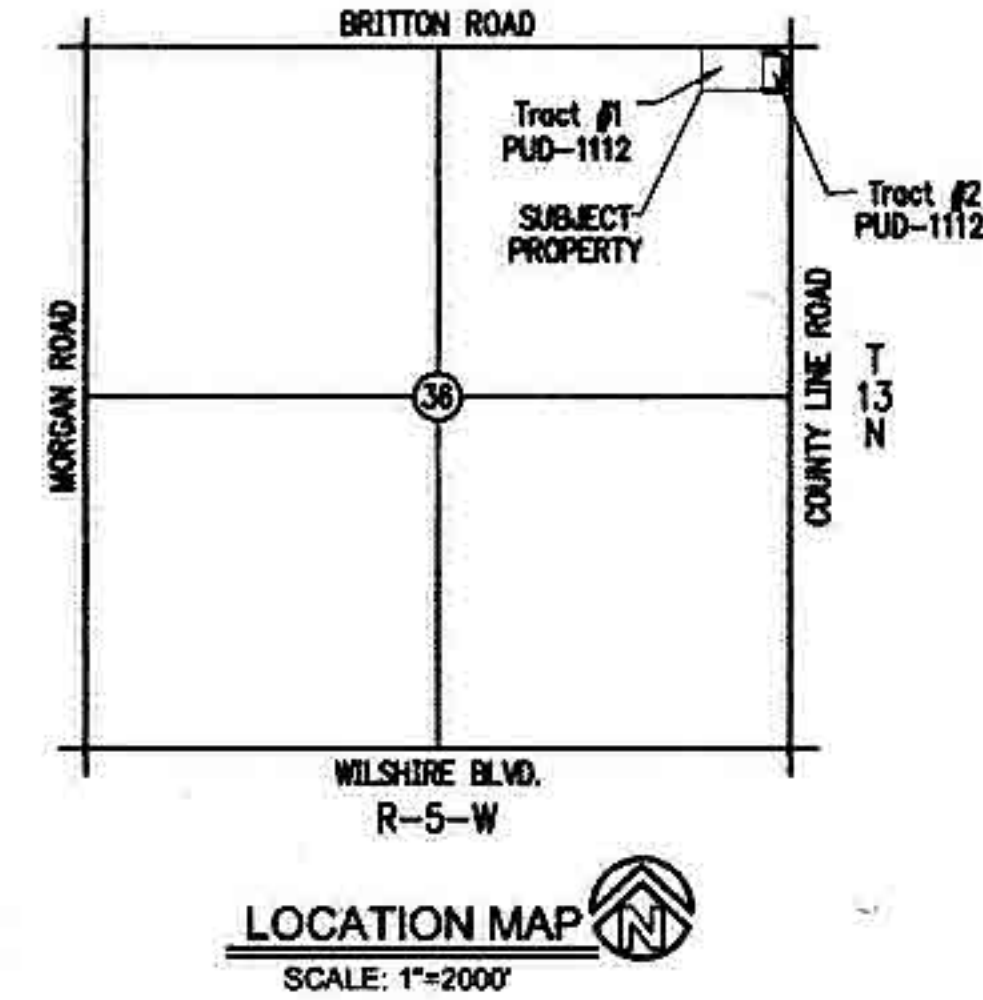
Doc# P 2007 12
Rk# P: PL 9 176
Filed: 04-24-2007
10:42:48 AM
Canadian County, OK



BONDED ABSTRACTER'S CERTIFICATE

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 VILLAS PHASE I" to the City of Oklahoma City, Canadian County, Oklahoma, appears to be vested in Moore Developments, L.L.C., and that on the 20th day of November, 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 28th day of November, 2006.

James J. Reddin, Vice President
WARRANTY TITLE AND ABSTRACT, Inc.



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: Moore Developments, L.L.C. (aka) That I, Terry Moore, Manager of MOORE DEVELOPMENTS, L.L.C., are the only entities having any right, title or interest to the land shown and known as "TARA PLANTATION VILLAS PHASE I", 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, (I.M.), Oklahoma City, Canadian County, Oklahoma and that the plat of "TARA PLANTATION VILLAS PHASE I" represents a survey of the above described property made with our consent, and that we hereby dedicate the rights-of-way 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 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.

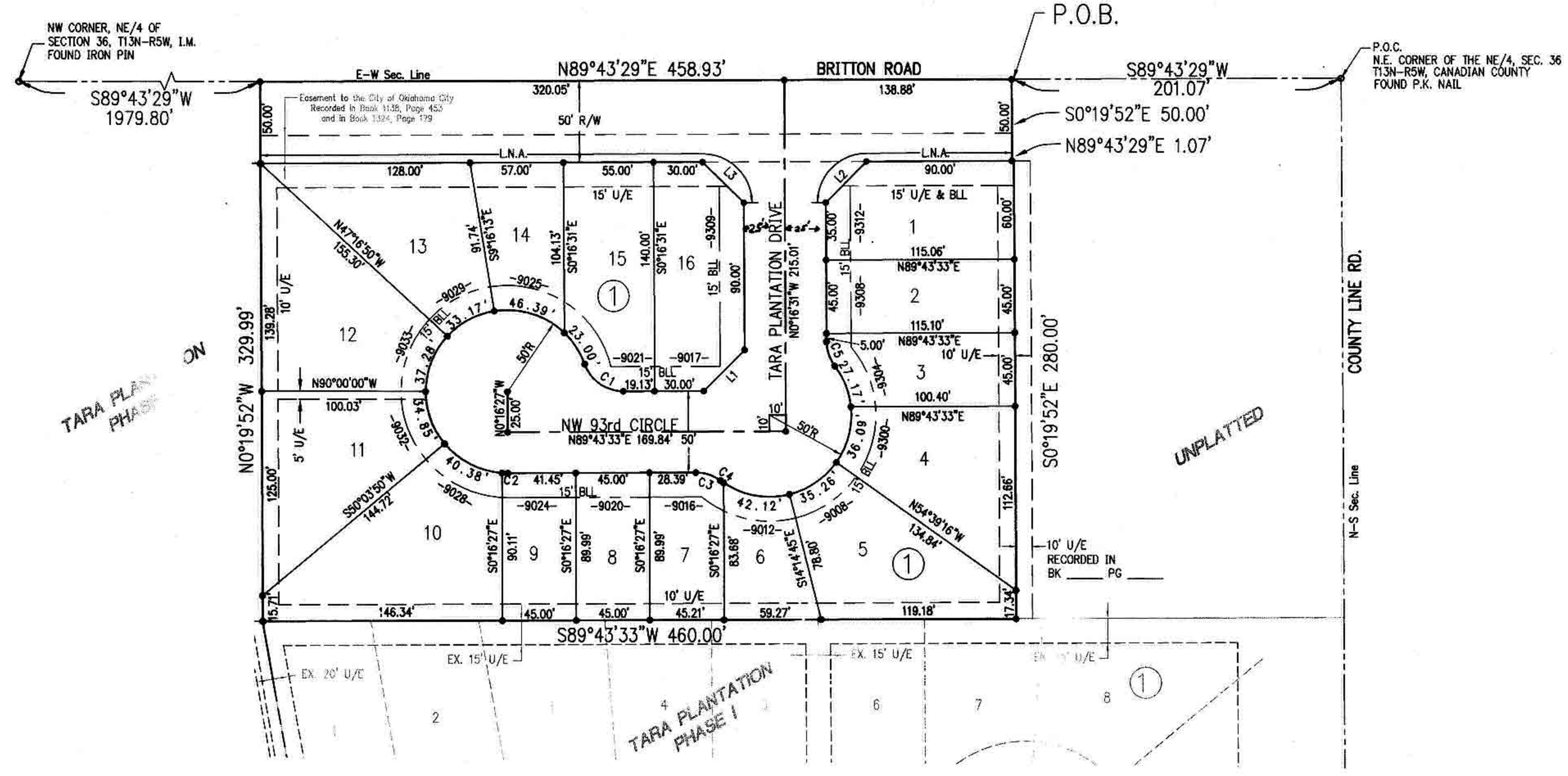
Witnessed by our hand(s) this 28th day of Nov 2006.

MOORE DEVELOPMENTS, L.L.C.
By: Terry Moore, Manager

STATE OF OKLAHOMA, COUNTY OF Oklahoma ss
Before me, the undersigned, a Notary Public in and for said County and State, on this 28th day of Nov, 2006, personally appeared Terry Moore, to me known to be the identical persons who executed as manager 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,
Notary Public

My Commission Number is 030051878
My Commission Expires the 28th day of March, 2007.



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 VILLAS PHASE I", 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, 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 28th 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,
Notary Public

My Commission Number is 030051338
My Commission Expires the 28th day of March, 2007.

CERTIFICATE OF COUNTY TREASURER

I, David 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 2006 and prior years on the land shown on the annexed plat of "TARA PLANTATION VILLAS PHASE I", 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 24th day of April, 2007.
County Treasurer - David J. Radcliff
by Jennifer Bolan

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 VILLAS PHASE I" are hereby approved by the Council of the City of Oklahoma City, Oklahoma, this 17th day of December, 2006.

ATTEST: CITY OF OKLAHOMA CITY, OKLAHOMA
Attest City Clerk: Dawn Kery, Mayor: Mark Curtis

CITY PLANNING COMMISSION APPROVAL

I, John H. Dugan, Planning Director of the City of Oklahoma City, certify that the Oklahoma City Planning Commission approved this plat on the 8th day of Dec 06.
John H. Dugan, Planning Director

CERTIFICATE OF CITY CLERK

I, Frances Kery, 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 unamatured installations 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 "TARA PLANTATION VILLAS PHASE I", to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk this 17th day of December, 2006.

Dawn Kery, City Clerk

NOTE:

- MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
- A SIDEWALK SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG BRITTON ROAD AND COMMON AREAS THAT ABUT THE STREETS. 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.
- 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.
- NO STRUCTURE SHALL LIE WITHIN 20 FEET OF A FIRE HYDRANT.
- SIDEWALKS SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM THE RIGHT OF WAY LINE OR THERE SHOULD BE A 20 FOOT SETBACK FOR GARAGES.



SCALE: 1" = 50'

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
- (NR) = NON-RADIAL
- = SET 3/8" IRON PIN WITH CAP
- o = FOUND IRON PIN
- = SET MAG NAIL AND SHINER

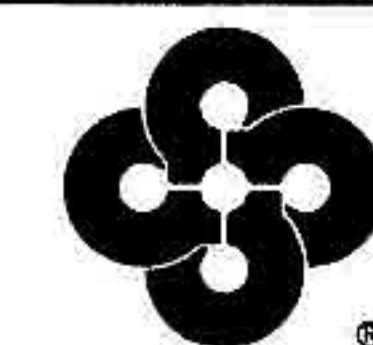
LINE TABLE (LOTS)

NUMBER	BEARING	DISTANCE
L1	N 44°43'31" E	35.36'
L2	N 44°43'31" E	35.36'
L3	S 45°16'29" E	35.36'

CURVE TABLE (LOTS)

RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	25.00'	30.77'	N 59°00'38" W	28.87'
C2	50.00'	3.55'	S 29°12'24" E	3.55'
C3	25.00'	16.09'	S 71°50'22" E	15.81'
C4	50.00'	2.25'	N 54°11'58" W	2.25'
C5	25.00'	16.09'	N 18°42'37" W	15.81'

TARA PLANTATION VILLAS PHASE I



Crafton, Tull & Associates, Inc.
235 N. MacArthur Suite 450 Oklahoma City, OK 73127
405.787.6270 Fax: 405.787.6276 www.craftontull.com
CA 973 (PE/LS) EXPIRES 6/30/2008

Engineers

DRAWN: CRT DATE: 09/17/06 CHECKED: SHEET NO.: PROJECT NO.: 056024-00

