Doc#:P 2006 9
Bk&Pg:PL 9 108
Filed:02-23-2006 IMV
01:59:49 PM PL
Canadian County, OK

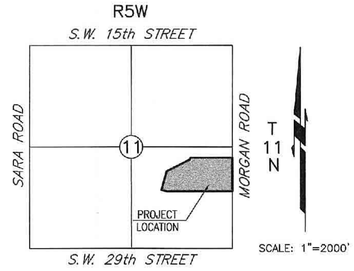
# FINAL PLAT
# THORNBERRY PLACE
## A PART OF THE S.E. 1/4, SECTION 11, T11N, R5W, I.M.
## OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

### LEGAL DESCRIPTION

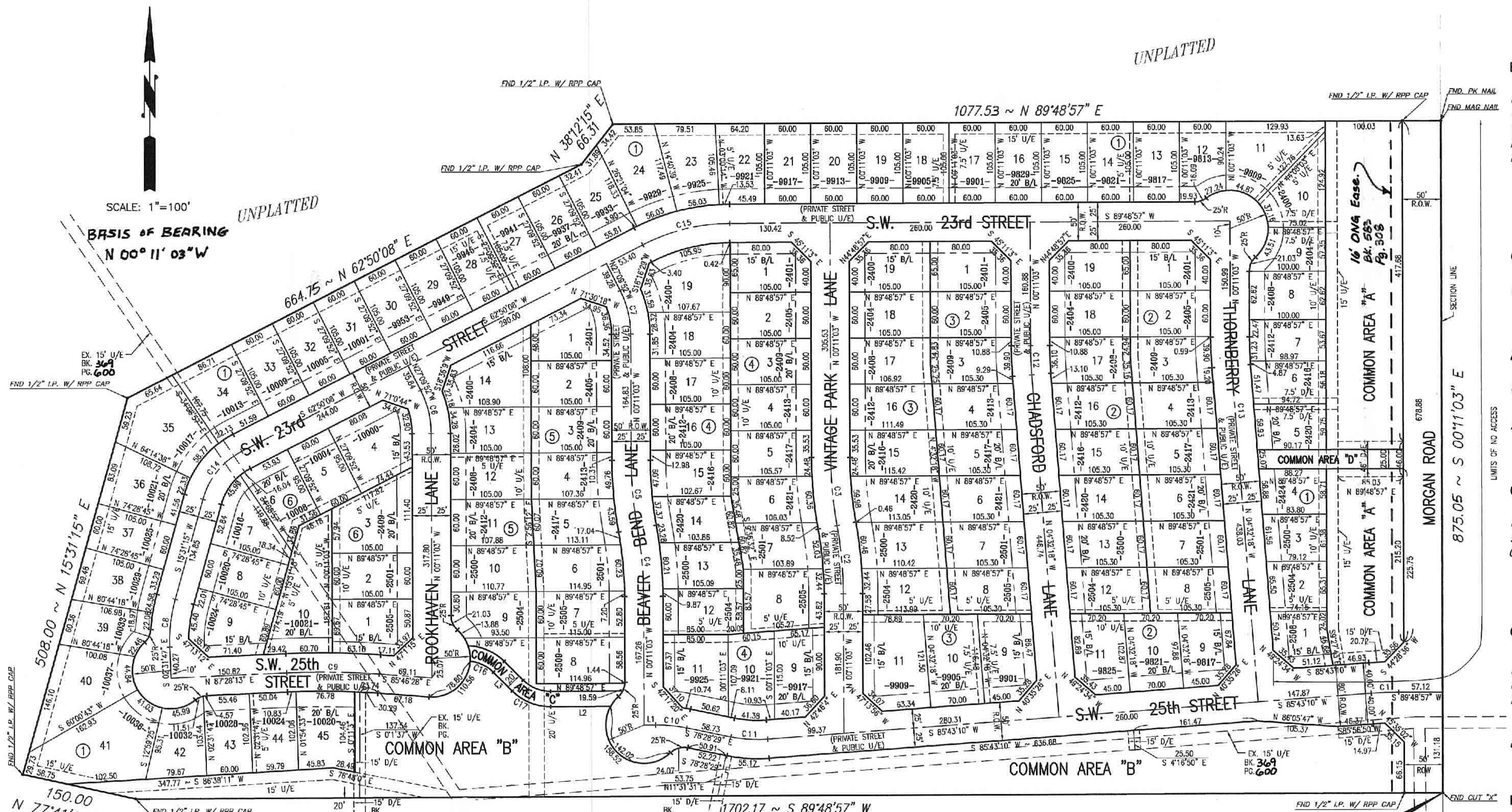
*Being a part of the S.E. ¼ of Section 11, T11N, R5W, of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:*

*COMMENCING at the Southeast corner of the said S.E. ¼; THENCE North 00°11'03" West along the East line of said Section 11 a distance of 1489.47 feet to the POINT OF BEGINNING;*

*THENCE South 89°48'57" West a distance of 1702.17 feet;*
*THENCE North 77°41'17" West a distance of 150.00 feet;*
*THENCE North 15°31'15" East a distance of 508.00 feet;*
*THENCE North 62°50'08" East a distance of 664.75 feet;*
*THENCE North 38°12'15" East a distance of 66.31 feet;*
*THENCE North 89°48'57" East a distance of 1077.53 feet to a point on the East section line of said Section 11;*
*THENCE South 00°11'03" East along said East section line a distance of 875.05 feet to the POINT OF BEGINNING. Said tract contains 32.41 acres more or less.*




LOCATION MAP




NOTES:
COMMON AREAS "C" AND "D" ARE RESERVED FOR EMERGENCY ACCESS AND THE PROPERTY OWNER'S ASSOCIATION MUST MAINTAIN THE ACCESS DRIVES IN THE MANNER APPROVED BY THE FIRE MARSHALL.

A SIDEWALK IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ON EACH LOT AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALK WILL BE REQUIRED ALONG THE COLLECTOR, AND LOCAL STREET FRONTAGES ONLY.

ALL STREETS, LANES AND ROADWAYS WITHIN THE PLAT AS SHOWN WILL BE PRIVATE WITH PUBLIC UTILITY EASEMENTS. EVERY DEED MUST CLEARLY ACKNOWLEDGE: "SAID ROADWAY IS PRIVATE AND NOT MAINTAINED BY THE CITY OF OKLAHOMA CITY." PRIOR TO THE SALE OF ANY PARCEL IN THIS SUBDIVISION, A CONSPICUOUS SIGN SHALL BE POSTED AND MAINTAINED AT THE ENTRANCE "PRIVATE ROADWAYS – NOT MAINTAINED BY THE CITY OF OKLAHOMA CITY".

ALL STREETS, MEDIANS, ISLANDS, AND ALL COMMON AREAS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF THORNBERRY PLACE.

MAINTENANCE OF THE COMMON AREAS ON THE PLAT 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.

3100 = ADDRESS
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE

TOTAL LOTS = 126

### CURVE TABLE

| NUMBER | DELTA ANGLE | RADIUS | ARC LENGTH | TANGENT | CHORD DIRECTION | CHORD LENGTH |
|---|---|---|---|---|---|---|
| C1 | 04°05'47" | 500.00 | 35.75 | 17.88 | S 87°46'04" W | 35.74 |
| C2 | 10°11'19" | 500.00 | 88.91 | 44.57 | N 05°16'43" W | 88.80 |
| C3 | 10°11'19" | 500.00 | 88.91 | 44.57 | S 05°16'43" E | 88.80 |
| C4 | 10°11'19" | 500.00 | 88.91 | 44.57 | N 05°16'43" W | 88.80 |
| C5 | 10°11'19" | 500.00 | 88.91 | 44.57 | S 05°16'43" E | 88.80 |
| C6 | 26°58'48" | 125.00 | 58.86 | 29.99 | N 13°40'27" W | 58.32 |
| C7 | 26°58'48" | 125.00 | 58.86 | 29.99 | N 13°40'27" W | 58.32 |
| C8 | 18°03'02" | 200.00 | 63.01 | 31.77 | S 06°29'44" W | 62.75 |
| C9 | 68°45'18" | 1025.00 | 120.85 | 60.50 | N 86°09'07" W | 120.78 |
| C10 | 11°42'34" | 200.00 | 40.87 | 20.51 | N 84°19'46" W | 40.80 |
| C11 | 13°48'21" | 175.00 | 48.28 | 24.28 | S 66°22'36" E | 48.12 |
| C12 | 04°21'15" | 500.00 | 38.00 | 19.01 | S 02°21'41" E | 37.99 |
| C13 | 04°21'15" | 500.00 | 38.00 | 19.01 | S 02°21'41" E | 37.99 |
| C14 | 47°18'53" | 100.00 | 82.58 | 43.81 | S 39°10'42" W | 80.25 |
| C15 | 26°58'48" | 250.00 | 117.72 | 59.97 | S 76°18'33" W | 116.64 |
| C16 | 38°56'28" | 50.00 | 34.03 | 17.70 | S 64°31'10" E | 33.37 |
| C17 | 45°09'37" | 70.00 | 55.17 | 29.11 | S 67°36'15" E | 53.76 |

BASIS OF BEARING FOR THIS PLAT IS N 00°11'03" W AS SHOWN ON THE EAST SECTION LINE.

### LINE TABLE

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| L1 | S 89°48'57" W | 14.77 |
| L2 | N 89°48'57" E | 78.10 |
| L3 | S 45°01'26" E | 34.71 |

*NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.*

### OWNER'S CERTIFICATE AND DEDICATION
### KNOW ALL MEN BY THESE PRESENTS:

*That we the undersigned, THORNBERRY PLACE, L.L.C., a Limited Liability Company, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of THORNBERRY PLACE, a subdivision of a part of the S.E. 1/4, Section 11, T11N, R5W, of the Indian Meridian to Oklahoma City, Canadian County, Oklahoma, and have caused the said premises to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, said annexed plat represents a correct survey of all property included therein as the plat of land under the name of THORNBERRY PLACE. THORNBERRY PLACE, L.L.C., a Limited Liability Company dedicates all public easements as shown on said annexed plat to the use of the public for drainage, and utility purposes, for its successors and assigns forever and has caused the same to be released from all encumbrances so that the title is clear, except as shown in the bonded abstractor's certificate. The private streets shown hereon are not dedicated to the public as public streets. However, said streets shall remain open and/or accessible to all official vehicles of any city, county, state or federal agency. Said streets shall be maintained by the property owners of THORNBERRY PLACE.*

*In Witness Whereof the undersigned have caused this instrument to be executed this* 24th *day of* January, 2006

*THORNBERRY PLACE, L.L.C., a Limited Liability Company*

*Bill Tucker, MANAGER*

### STATE OF OKLAHOMA s.s.
### COUNTY OF CANADIAN

*Before me, the undersigned, a Notary Public in and for said County and State, on this* 24th *day of* January *2006 personally appeared Bill Tucker as MANAGER of THORNBERRY PLACE, L.L.C., 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 and as the free and voluntary act and deed of THORNBERRY PLACE, L.L.C., for the uses and purposes therein set forth.*

*Given under my hand and seal the day and year last above written.*
*My Commission Expires:* 2-23-2007

*NOTARY PUBLIC*

### BONDED ABSTRACTER'S CERTIFICATE

*The undersigned, duly qualified abstracter in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of THORNBERRY PLACE, a subdivision of a part of the S.E. 1/4, Section 11, T11N, R5W, of the I.M. to Oklahoma City, Canadian County, Oklahoma appears to be vested in THORNBERRY PLACE, L.L.C., a Limited Liability Company, on this* 20th *day of* January, *2006, unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.*

*Executed this* 24th *day of* January, *2006*

Warranty Title + Abstract, Inc.

*VICE PRESIDENT,*

### CERTIFICATE OF APPROVAL

*I,* John M. Dugan, *Planning Director for the City of Oklahoma City, Oklahoma, do certify that the Oklahoma City Planning Commission duly approved this plat on the* 12th *day of* August, 2004 ~~2006~~.

*Planning Director*

### ACCEPTANCE OF DEDICATIONS

*Be it resolved by the City Council of the City of Oklahoma City, Oklahoma that the dedications shown on the annexed plat of THORNBERRY PLACE, to Oklahoma City, Oklahoma are hereby accepted.*

*Signed by the Mayor of the City of Oklahoma City, Oklahoma this* 21st *day of* February, *2006*

*ATTEST:*

*CITY CLERK, Frances Kersey*

*MAYOR, Mick Cornett*

### 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 have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of THORNBERRY PLACE, to the City of Oklahoma City, Oklahoma.*

*Signed by the City Clerk on this* 21st *day of* February, *2006.*

*CITY CLERK, Frances Kersey*

### COUNTY TREASURER'S CERTIFICATE

*I,* David T. Radcliff *hereby certify that I am the duly elected and acting County Treasurer of CANADIAN County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 2005 and all prior years on the land shown on the annexed plat of THORNBERRY PLACE, an addition to the City of Oklahoma City, Canadian County, Oklahoma that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of current years taxes.*

*IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this* 24th *day of* January, *2006.*

*COUNTY TREASURER,*

### REGISTERED LAND SURVEYOR

*I, John Powers, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of THORNBERRY PLACE, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the* 25TH *day of* JANUARY, *2006, and that monuments thereon actually 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.*

POWERS–ROBERTS ASSOCIATES, INC.
2224 N. ANN ARBOR
OKLAHOMA CITY, OKLAHOMA 73127
PHONE: (405) 948–0486

*John Powers, REGISTERED LAND SURVEYOR No. 1369*
*OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 4758 EXPIRES* June 30, 2007

### STATE OF OKLAHOMA s.s.
### COUNTY OF

*Before me, the undersigned, a Notary Public in and for said County and State on this* 25th *day, of* January *2006, personally appeared John Powers, 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:* 10/27/2007

*NOTARY PUBLIC*

Date: January 24, 2006

SPEAR & McCALEB CO., P.C.
815 W. Main Street
Oklahoma City, OK 73106