

FINAL PLAT

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Canadian County, OK

TIMBERCREEK ESTATES PHASE 2

BEING A PART OF THE NE/4, SECTION 9, T11N, R5W, OF THE I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Timber Creek Estates Section II, LLC, Sun Properties, LLC, M&D Homes, LLC, hereby certifies that they are the owners of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of TIMBERCREEK ESTATES PHASE 2, an addition to the City of Oklahoma City, Canadian County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who have any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage, public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 15 day of March, 2011.

Signed by the Manager this 15 day of March, 2011.

Timber Creek Estates Section II, LLC

By: Melvin Cutter, Manager

STATE OF OKLAHOMA
COUNTY OF CANADIAN

Before me, the undersigned, a notary public in and for said county and state on this 15 day of March, 2011, personally appeared Melvin Cutter, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly 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 such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 16 day of March, 2011.

My Commission Expires: 2/29/15
My Commission No.: 11001735

Notary Public signature and seal

Signed by the Manager this 15 day of March, 2011.

Lot 2
Block 14

Sun Properties, LLC doing business as John Gravitt Homes

By: John Gravitt, Manager

STATE OF OKLAHOMA
COUNTY OF CANADIAN

Before me, the undersigned, a notary public in and for said county and state on this 15 day of March, 2011, personally appeared John Gravitt, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly 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 such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 15 day of March, 2011.

My Commission Expires: 2/29/15
My Commission No.: 11001735

Notary Public signature and seal

Signed by the Manager this 15 day of March, 2011.

Lot 3
Block 14

M&D Homes, LLC

By: Melvin Cutter, Manager

STATE OF OKLAHOMA
COUNTY OF CANADIAN

Before me, the undersigned, a notary public in and for said county and state on this 15 day of March, 2011, personally appeared Melvin Cutter, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly 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 such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 15 day of March, 2011.

My Commission Expires: 2/29/15
My Commission No.: 11001735

Notary Public signature and seal

CERTIFICATE OF PLANNING COMMISSION

I, Russell Claus, Planning Director for the City of Oklahoma City, hereby certify that the City of Oklahoma City Planning Commission duly approved the Final Plat of TIMBERCREEK ESTATES PHASE 2, an addition to the City of Oklahoma City, Canadian County, Oklahoma at a meeting the 11 day of March, 2011.

Signed by the Planning Director this 21st day of July, 2011.

Planning Director signature and seal

CERTIFICATE OF CITY CLERK

I, James Jersey, City Clerk of the City of Oklahoma City, Canadian County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unamortized installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of TIMBERCREEK ESTATES PHASE 2, an addition to the City of Oklahoma City, Canadian County, Oklahoma.

Signed by the City Clerk this 19th day of July, 2011.

City Clerk signature and seal

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of TIMBERCREEK ESTATES PHASE 2, an addition to the City of Oklahoma City, Canadian County, Oklahoma is vested in Timber Creek Estates Section II, LLC, Sun Properties, LLC doing business as John Gravitt Homes, and M&D Homes, LLC, on the 15 day of March, 2011, that there are no actions pending or judgments of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2010 and prior years, that there are no outstanding tax sale certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this 24 day of March, 2011.

FIRST AMERICAN TITLE & TRUST COMPANY

Notary Public signature and seal

STATE OF OKLAHOMA
COUNTY OF CANADIAN

Before me, the undersigned, a notary public in and for said county and state on this day of March, 2011, personally appeared James J. Scheller, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Notary Public, and duly 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 such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 24th day of March, 2011.

My Commission Expires: 2/29/15
My Commission No.: 03001482

Notary Public signature and seal

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Oklahoma City that the dedication shown on the Final Plat of TIMBERCREEK ESTATES PHASE 2, an addition to the City of Oklahoma City, Canadian County, Oklahoma is hereby accepted.

Adopted by the Council of the City of Oklahoma City this 19th day of July, 2011.

City Clerk and Mayor signatures

COUNTY TREASURER'S CERTIFICATE

I, Carolyn M. Leek, do hereby certify that I am the duly qualified and acting County Treasurer of Canadian County and that the tax records of said county show that all taxes for the year 2010 and prior years are paid on the Final Plat of TIMBERCREEK ESTATES PHASE 2, an addition to the City of Oklahoma City, Canadian County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this 25 day of July, 2011.

County Treasurer signature and seal

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Patricia Ann Mantooth, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of TIMBERCREEK ESTATES PHASE 2, an addition to the City of Oklahoma City, Canadian County, Oklahoma, consisting of 2 sheets, represents a careful survey made under my supervision on the 11th day of December, 2009, and that the plat of survey is an accurate representation of said survey and that all monuments shown herein actually exist.

I further certify that 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.

Witness my hand and seal this 15th day of March, 2011.

Professional Land Surveyor signature and seal

STATE OF OKLAHOMA
COUNTY OF CANADIAN

Before me, the undersigned, a notary public within and for said county and state, personally appeared Patricia Ann Mantooth, 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.

Witness my hand and seal this 15 day of March, 2011.

My Commission Expires: 2/29/15
My Commission No.: 11001735

Notary Public signature and seal

PROPERTY DESCRIPTION

A tract of land being a part of the Northeast Quarter (NE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said Northeast Quarter (NE/4);

THENCE South 00°23'00" East, along and with the West line of said Northeast Quarter (NE/4), a distance of 995.09 feet to the Southwest (SW) Corner of Timbercreek Estates Phase 1 recorded in Book 9 of plats, Page 216, said point being the POINT OF BEGINNING;

THENCE along and with the South line of said Timbercreek Estates Phase 1 the following Six (6) calls:

- 1. South 89°38'13" East, a distance of 84.98 feet;
2. South 56°09'28" East, a distance of 90.64 feet;
3. North 45°01'16" East, a distance of 35.14 feet;
4. South 89°38'13" East, a distance of 238.41 feet;
5. on a non tangent curve to the right, having a radius of 25.00 feet, a chord bearing of South 65°31'00" East, a chord distance of 20.39 feet, and an arc length of 21.00 feet;
6. on a non tangent curve to the left, having a radius of 50.00 feet, a chord bearing of South 89°45'37" East, a chord distance of 74.68 feet, and an arc length of 84.33 feet;

THENCE South 11°12'24" East, departing said South line, a distance of 65.80 feet;

THENCE along a curve to the left having a radius of 220.00 feet, a chord bearing of South 18°11'04" East, a chord distance of 53.45 feet, and an arc length of 53.59 feet;

THENCE South 79°09'27" East, a distance of 31.64 feet;

THENCE South 38°12'49" East, a distance of 50.00 feet;

THENCE South 00°54'01" West, a distance of 32.86 feet;

THENCE on a non tangent curve to the left, having a radius of 220.00 feet, a chord bearing of South 54°15'43" East, a chord distance of 22.93 feet, and an arc length of 22.94 feet;

THENCE South 57°14'57" East, a distance of 163.79 feet;

THENCE South 51°14'42" East, a distance of 51.89 feet;

THENCE South 34°35'48" West, a distance of 50.00 feet;

THENCE South 78°12'42" West, a distance of 35.07 feet;

THENCE South 32°45'03" West, a distance of 7.25 feet;

THENCE along a curve to the right having a radius of 325.00 feet, a chord bearing of South 38°28'48" West, a chord distance of 64.89 feet, and an arc length of 64.99 feet;

THENCE South 45°47'28" East, a distance of 120.08 feet;

THENCE South 56°25'43" West, a distance of 226.93 feet;

THENCE North 89°38'13" West, a distance of 20.00 feet;

THENCE South 00°21'47" West, a distance of 160.00 feet;

THENCE North 89°38'13" West, a distance of 27.91 feet;

THENCE South 00°23'00" East, a distance of 383.48 feet;

THENCE on a non tangent curve to the left, having a radius of 375.00 feet, a chord bearing of North 71°48'52" East, a chord distance of 150.08 feet, and an arc length of 151.10 feet;

THENCE South 29°43'42" East, a distance of 50.00 feet;

THENCE on a non tangent curve to the left, having a radius of 425.00 feet, a chord bearing of North 56°51'19" East, a chord distance of 50.65 feet, and an arc length of 50.66 feet;

THENCE South 36°33'40" East, a distance of 125.43 feet;

THENCE North 39°44'45" East, a distance of 50.43 feet;

THENCE South 60°51'02" East, a distance of 177.88 feet;

THENCE on a non tangent curve to the left, having a radius of 285.00 feet, a chord bearing of South 27°27'57" West, a chord distance of 16.75 feet, and an arc length of 16.75 feet;

THENCE South 73°03'10" East, a distance of 122.53 feet;

THENCE North 32°19'54" East, a distance of 166.84 feet;

THENCE North 54°44'03" East, a distance of 113.38 feet;

THENCE North 80°26'43" East, a distance of 103.60 feet;

THENCE North 89°44'33" East, a distance of 185.74 feet;

THENCE South 00°15'27" East, a distance of 147.81 feet;

THENCE South 37°49'22" West, a distance of 434.31 feet to a point on the South line of said Northeast Quarter (NE/4);

THENCE North 89°51'50" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,322.75 feet;

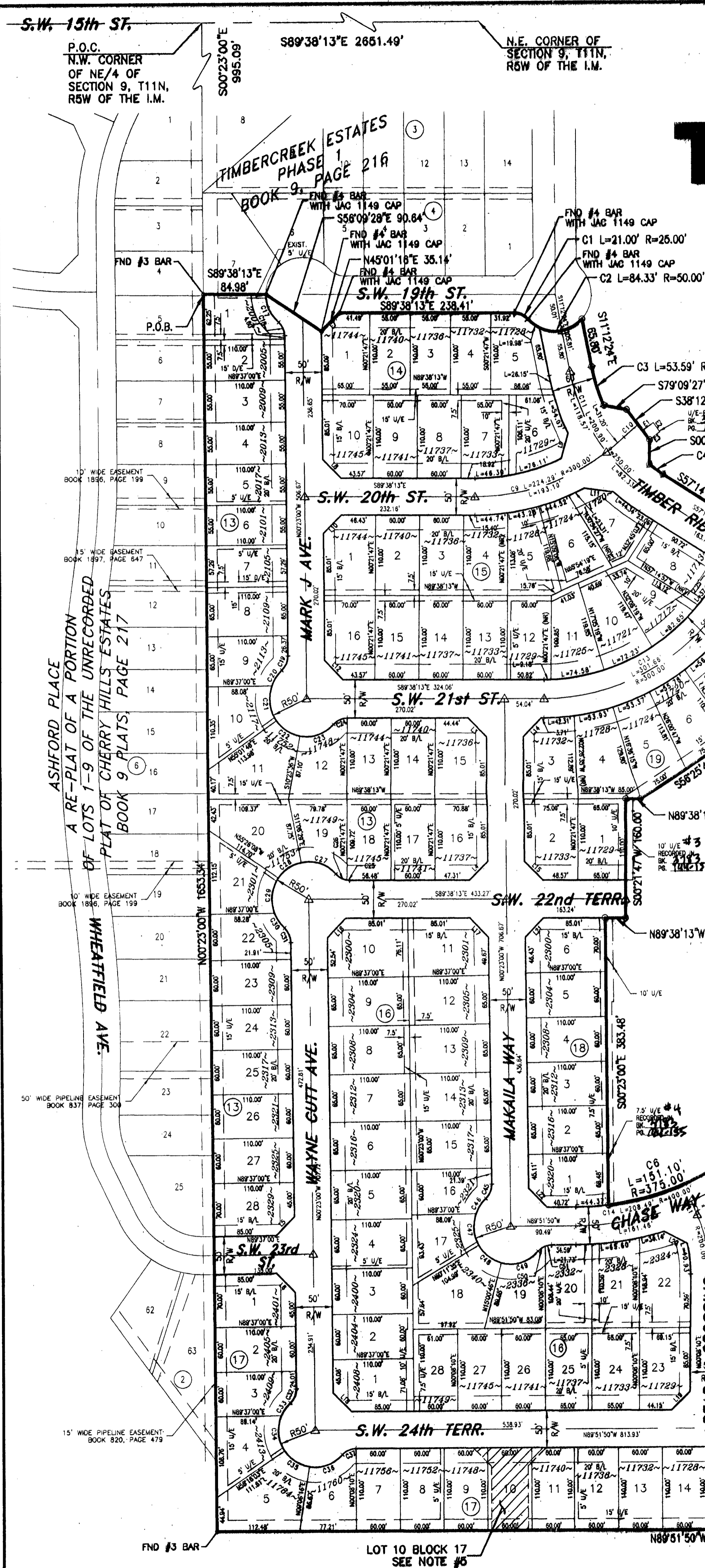
THENCE North 00°23'00" West, departing said South line, along and with the West line of said Northeast Quarter (NE/4), a distance of 1,653.34 feet to the POINT OF BEGINNING. Said tract containing 1,355,176 square feet or 31.1106 acres, more or less.

This property description was prepared on the 11th day of March, 2011, by Patricia Ann Mantooth, Licensed Professional Surveyor, No. 1648.

FINAL PLAT of TIMBERCREEK ESTATES PHASE 2

Johnson & Associates, Inc.
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078
Certificate of Authorization #1484 Exp. Date: 06-30-2011
ENGINEERS SURVEYORS PLANNERS

Notary seals for Owner's Notary, County Clerk, County Treasurer, Surveyor's Notary, and City Clerk.



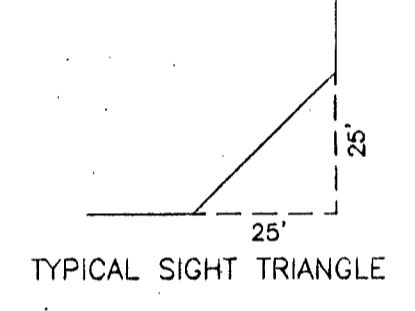
FINAL PLAT of TIMBERCREEK ESTATES PHASE 2

BEING A PART OF THE NE/4, SECTION 9, T11N, R5W, OF THE I.M.
AN ADDITION TO THE CITY OF OKLAHOMA CITY,
CANADIAN COUNTY, OKLAHOMA

LEGEND:
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 NR = NOT RADIAL
 B/L = BUILDING LIMIT LINE
 D & U/E = DRAINAGE & UTILITY EASEMENT
 U/E = UTILITY EASEMENT
 D/E = DRAINAGE EASEMENT
 L.N.A. = LIMITS OF NO ACCESS
 C.A. = COMMON AREA

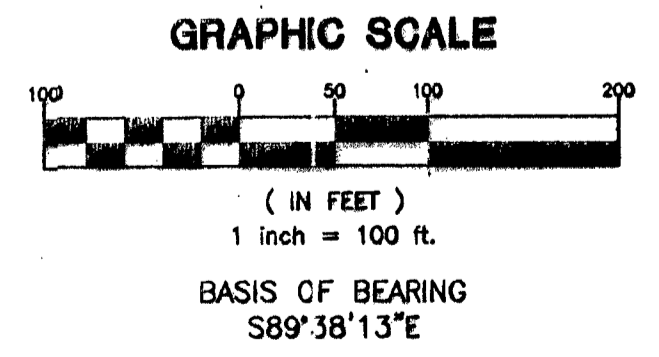
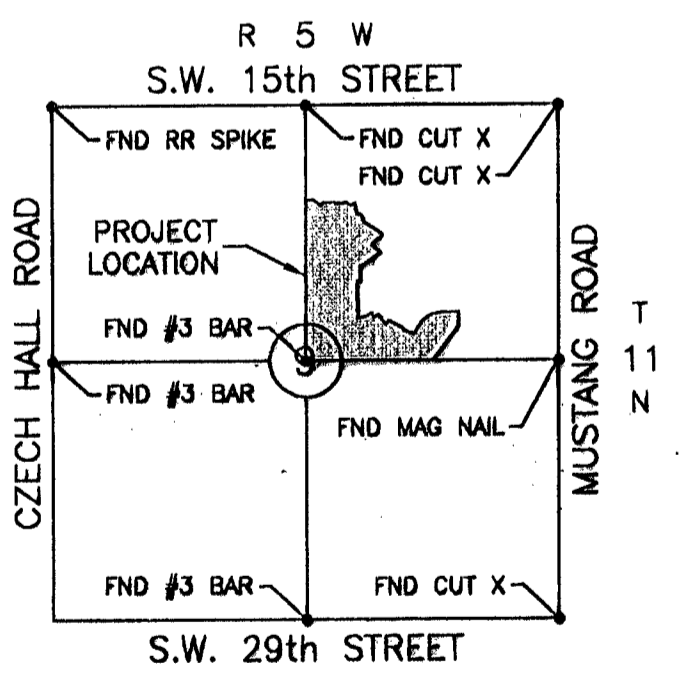
- DENOTES FND. #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET CST NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED
- * THE INTERIOR CORNER & BLOCK CORNER WILL BE SET BY THE SURVEYOR WITHIN 30 DAYS OF COMPLETION OF THE INFRASTRUCTURE IMPROVEMENTS BUT NO LATER THAN ONE YEAR AFTER RECORDATION OF THE SUBDIVISION PLAT

******* NOTE *******
 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 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.



LINE	LENGTH	BEARING
L1	19.57'	S22°59'31"E
L2	43.01'	N00°08'10"E
L3	35.58'	S45°00'36"E
L4	35.12'	N44°59'23"E
L5	35.36'	N44°37'00"E
L6	35.36'	S45°23'00"E
L7	35.02'	N45°01'16"E
L8	35.58'	S45°00'36"E
L9	34.60'	N16°02'13"E
L10	35.12'	N44°59'23"E
L11	40.01'	S82°27'56"E
L12	35.58'	S45°00'36"E
L13	35.36'	S12°14'57"E
L14	35.12'	N44°59'24"E
L15	35.58'	S45°00'36"E
L16	35.12'	N44°59'23"E
L17	35.58'	S45°00'36"E
L18	35.52'	S45°07'25"E
L19	35.36'	N45°08'10"E
L20	35.18'	S62°38'34"E
L21	35.12'	N44°59'23"E
L22	35.52'	S45°07'25"E
L23	38.14'	N21°40'23"E
L24	35.36'	S44°51'50"E
L25	35.41'	N45°13'11"E

LINE	LENGTH	BEARING
E1	18.06'	N54°32'52"E
E2	15.00'	S35°27'08"E
E3	17.33'	S54°32'52"W
E4	17.20'	S51°14'42"E
E5	48.17'	S32°45'03"W
E6	18.72'	N57°14'57"E
E7	36.34'	N00°08'10"E
E8	13.41'	S80°26'34"E
E9	23.11'	S80°26'34"E



CURVE	LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD DIRECTION	DELTA
C1	21.00'	25.00'	11.17'	20.39'	S85°31'00"E	48°08'00"
C2	84.33'	50.00'	56.15'	74.68'	S89°48'37"E	96°37'58"
C3	53.59'	220.00'	28.93'	53.45'	S18°11'04"E	13°57'20"
C4	22.94'	220.00'	11.48'	22.93'	S84°18'43"E	5°58'30"
C5	64.99'	325.00'	32.61'	64.89'	S38°28'48"W	11°27'29"
C6	151.10'	375.00'	78.59'	150.08'	N71°48'52"E	23°05'09"
C7	50.68'	425.00'	25.37'	50.65'	N56°51'19"E	6°49'58"
C8	16.75'	285.00'	8.38'	16.75'	S27°27'57"W	3°22'02"
C9	224.29'	300.00'	117.68'	219.10'	N68°56'41"E	42°50'11"
C10	25.27'	300.00'	12.64'	25.26'	S49°56'21"W	4°49'31"
C11	200.90'	250.00'	106.23'	195.54'	S34°13'41"E	46°02'33"
C12	25.77'	800.00'	12.89'	25.77'	N68°19'35"W	1°50'45"
C13	301.66'	300.00'	164.97'	289.11'	N61°33'25"E	57°38'44"
C14	208.49'	400.00'	106.67'	208.14'	N75°12'14"E	29°51'52"
C15	80.73'	200.00'	40.92'	80.18'	N11°25'41"W	23°07'40"
C16	158.98'	310.00'	80.21'	155.31'	S14°38'34"W	29°00'48"
C17	43.48'	50.00'	23.22'	42.12'	S24°32'31"E	49°49'19"
C18	20.26'	25.00'	10.73'	19.71'	N23°36'17"W	46°26'35"
C19	21.03'	25.00'	11.18'	20.41'	N23°42'41"E	48°11'23"
C20	24.42'	50.00'	12.46'	24.18'	S33°48'49"W	27°59'08"
C21	47.81'	50.00'	25.91'	46.01'	S07°34'28"E	54°47'27"
C22	38.95'	50.00'	20.53'	37.98'	S57°17'18"E	44°38'12"
C23	50.81'	50.00'	27.84'	48.65'	N71°17'00"E	58°13'12"
C24	21.03'	25.00'	11.18'	20.41'	S66°16'06"W	48°11'23"
C25	3.53'	25.00'	1.77'	3.53'	S85°35'14"E	08°05'57"
C26	17.50'	25.00'	9.12'	17.14'	S61°29'53"E	40°06'05"
C27	52.06'	50.00'	28.67'	49.74'	N71°16'40"W	59°39'39"
C28	38.68'	50.00'	20.37'	37.73'	S56°43'41"W	44°19'39"
C29	48.71'	50.00'	26.48'	46.80'	S06°39'24"W	55°48'55"
C30	23.84'	50.00'	12.15'	23.62'	S34°54'43"E	27°19'19"
C31	21.03'	25.00'	11.18'	20.41'	N24°28'41"W	48°11'23"
C32	21.03'	25.00'	11.18'	20.41'	N23°42'41"E	48°11'23"
C33	21.57'	50.00'	10.96'	21.40'	S35°28'49"W	24°43'09"
C34	49.58'	50.00'	27.05'	47.58'	S05°19'21"E	56°49'11"
C35	41.16'	50.00'	21.83'	40.01'	S57°18'50"E	47°09'47"
C36	49.88'	50.00'	27.24'	47.84'	N70°31'32"E	57°09'30"
C37	21.03'	25.00'	11.18'	20.41'	S66°02'28"W	48°11'23"
C38	21.03'	25.00'	11.18'	20.41'	N65°46'09"W	48°11'23"
C39	57.79'	50.00'	32.61'	54.63'	S74°47'12"E	66°13'30"
C40	35.00'	50.00'	18.25'	34.29'	N52°02'50"E	40°06'25"
C41	40.44'	50.00'	21.40'	39.34'	N08°49'34"E	46°20'07"
C42	16.48'	50.00'	8.32'	16.41'	N23°47'11"W	18°53'22"
C43	12.66'	50.00'	6.36'	12.63'	N40°29'06"W	14°30'29"
C44	22.10'	25.00'	11.83'	21.39'	S22°24'38"E	50°39'23"
C45	21.03'	25.00'	11.18'	20.41'	N23°42'41"E	48°11'23"
C46	24.40'	50.00'	12.45'	24.15'	S33°49'42"W	27°52'21"
C47	43.33'	50.00'	23.13'	41.99'	S04°58'42"E	49°39'26"
C48	39.43'	50.00'	20.80'	38.41'	S52°23'49"E	45°10'49"
C49	55.04'	50.00'	30.68'	52.30'	N73°28'46"E	63°03'59"
C50	12.16'	25.00'	6.20'	12.04'	S55°52'31"W	27°51'28"
C51	8.87'	25.00'	4.48'	8.83'	S79°58'12"W	20°19'55"

- NOTES:**
- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within TIMBERCREEK ESTATES PHASE 2.
 - Maintenance of all common areas and private drainage easements within TIMBERCREEK ESTATES PHASE 2 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, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements 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.
 - A sidewalk shall be required on each lot where it fronts a local and/or collector street. The sidewalk will be required at the building permit stage and installed prior to the issuance of an Occupancy Certificate by the City of Oklahoma City.
 - Garages designed such that the front door extends beyond the front wall of the dwelling shall be screened by one 3-inch caliper deciduous tree or two 1½-inch caliper trees in the front yard.
 - The easement located in Lot 10, Block 17 is reserved for street improvements for future connection to the adjacent property as provided in Section 5.3.10.3 of the Oklahoma City Subdivision Regulations in effect at the time of approval of TIMBERCREEK ESTATES PHASE 2 by the Oklahoma City Planning Commission. Maintenance of the property on which the easement is located is the responsibility of the Property Owners Association and/or adjacent property owners, whichever is applicable.

FINAL PLAT of TIMBERCREEK ESTATES PHASE 2

Johnson & Associates, Inc.
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-0875 FAX (405) 235-0878
 Certificate of Authorization #1464 Exp. Date: 06-30-2011
 ENGINEERS • SURVEYORS • PLANNERS