

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

That SURREY, L.L.C., a Limited Liability Company, is the owner of all the property contained and included in the annexed plat of VILLAS AT THE MEADOWS, an addition to the City of Oklahoma City, being a part of Section Twenty Seven (27), Township Thirteen (13) North, Range Five (5) West, of the Indian Meridian, in Canadian County, Oklahoma and has caused the said premises to be surveyed and plotted into Lots, Blocks, Streets and Easements as shown on said annexed plat, which said plat (consisting of one sheet) represents a careful survey of all property contained and included therein and is hereby adopted as the plat of said land under the name of VILLAS AT THE MEADOWS, 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 VILLAS AT THE MEADOWS, 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 the purpose of a fire lane and use by the City of Oklahoma City Police for police protection purposes and for garbage services. Said private streets shall be accessible to all Federal, State, County, and City agencies in the performance of their duties.

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 is needed to install & maintain water, sewer, electric, gas, telephone, cable television, and other utility lines. The undersigned has caused the private streets and all utility easements to be released from any and all encumbrances, so that title is clear to said streets and easements.

The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed separately.

In witness whereof the undersigned has caused this instrument to be executed on this 10th day of MARCH, 2005.

SURREY, L.L.C.,
a Limited Liability Company

Joe Love
Joe Love
Manager
Claud A. Cyfert
Claud A. Cyfert
Manager

STATE OF OKLAHOMA)
) SS
COUNTY OF SEMINOLE)

Before me, the undersigned, a Notary Public in and for said County and State, on this 10th day of MARCH, 2005, personally appeared Joe Love & Claud A. Cyfert, to me known to be the identical persons who subscribed, as Managers of SURREY, L.L.C., a Limited Liability Company, and duly acknowledged to me that they executed the same as the free and voluntary act and deed of themselves and as the free and voluntary act and deed of said company.

My Commission Expires: 12-12-2006
Jay L. McCraw
Notary Public

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 certifies that the records of said county show that the title to the land shown on the annexed plat of VILLAS AT THE MEADOWS, an addition to the City of Oklahoma City, Oklahoma, is vested in SURREY, L.L.C., a Limited Liability Company, and on this 17th day of MARCH, 2005, there are no actions pending or judgments of any nature in any court or 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 2004 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 17th day of MARCH, 2005.

ATTEST: *Gay F. Scheller*
Assistant Secretary
WARRANTY TITLE & ABSTRACT, INC.
Vice President

STATE OF OKLAHOMA)
) SS
COUNTY OF CANADIAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of MARCH, 2005, personally appeared Jay F. Scheller, to me known to be the identical person who subscribed, as Vice President of WARRANTY TITLE & ABSTRACT, INC., 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 corporation.

My Commission Expires: 2-23-2007
Dorcas K. Schmulbach
Notary Public

CERTIFICATE OF CITY CLERK

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 unmaturred 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 VILLAS AT THE MEADOWS, an addition to the City of Oklahoma City, Oklahoma.
Signed by the City Clerk on this 22 day of MARCH, 2005.

COUNTY TREASURER'S CERTIFICATE

I, DAVID T. RADCLIFF, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 2004 and prior years are paid on the annexed plat of VILLAS AT THE MEADOWS, 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 whereof said County Treasurer has caused this instrument to be executed this 31 day of MARCH, 2005.

David T. Radcliff
County Treasurer

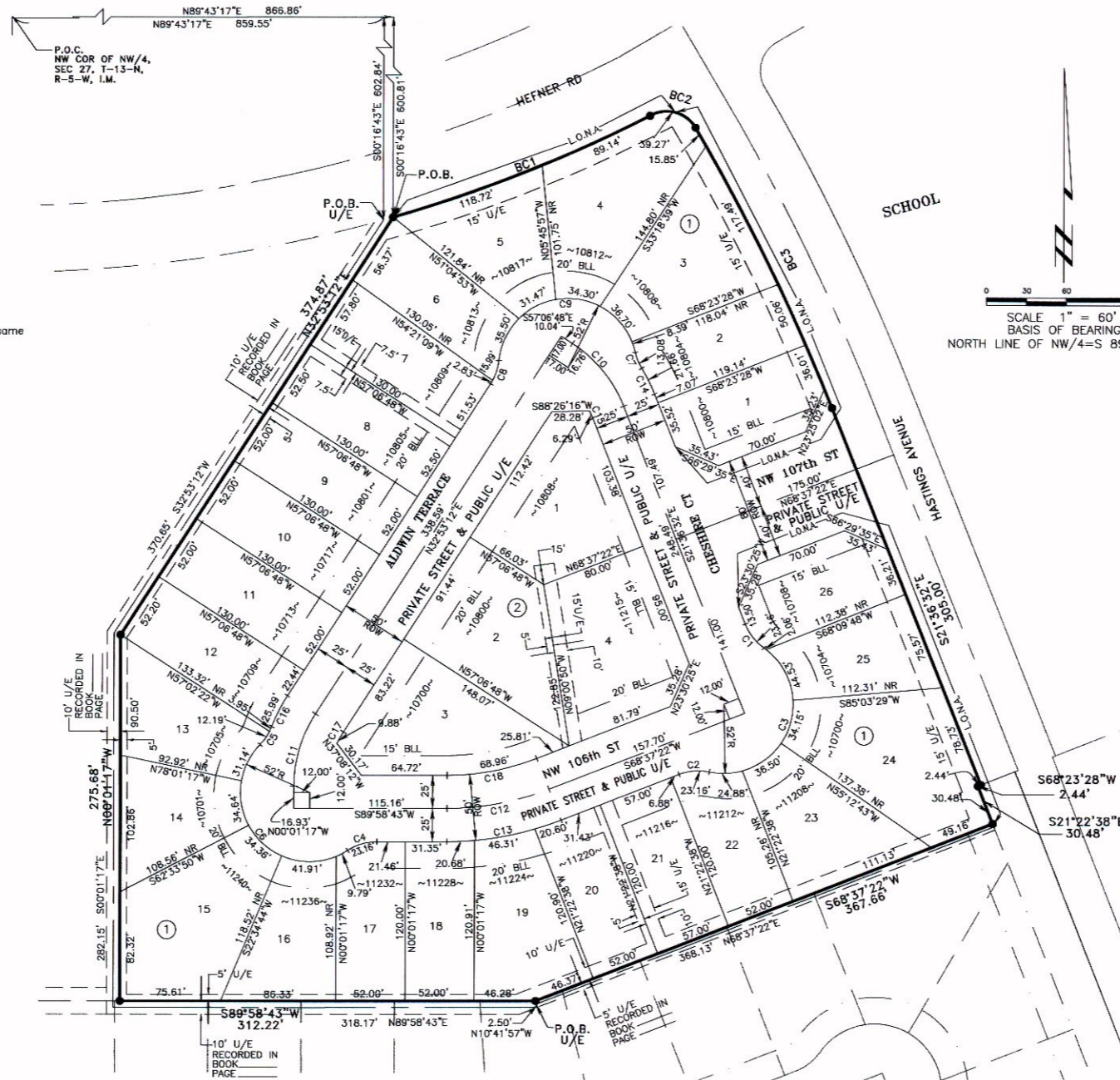
This survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

FINAL PLAT
OF

VILLAS AT THE MEADOWS

A PART OF THE NW/4 QUARTER OF SECTION 27

T-13-N, R-5-W, I.M., CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA



PLAT NOTES

1. MAINTENANCE OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
2. SIDEWALKS ARE REQUIRED ALONG EACH LOT WHERE IT ABUTS THE INTERIOR STREETS, HASTINGS AVENUE, & HEFNER ROAD. 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.
3. OWNERS OF CORNER LOTS SHALL INCORPORATE HANDICAP RAMPS IN SIDEWALK.
4. EVERY DEED MUST CLEARLY ACKNOWLEDGE THAT THE ROADS ARE PRIVATE AND ARE NOT MAINTAINED BY THE CITY OF OKLAHOMA CITY.
5. A SIGN MUST BE POSTED AT THE ENTRANCE TO THE SUBDIVISION INDICATING THAT THE STREETS ARE PRIVATE AND ARE NOT MAINTAINED BY THE CITY OF OKLAHOMA CITY.
6. TWO TREES OR ONE 3-INCH CALIPER TREE SHALL BE PLANTED IN THE FRONT YARD OF EACH LOT WHERE THE GARAGE EXTENDS FORWARD FROM THE FRONT WALL OF A RESIDENCE.

REGISTERED SURVEYOR'S CERTIFICATE

I, Jimmy O. Stacy, do hereby certify that I am by profession a Land Surveyor and the annexed plat of VILLAS AT THE MEADOWS, an addition to the City of Oklahoma City, Oklahoma, consisting of 1 sheet represents a survey made under my supervision on the 11th day of MARCH, 2005.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and 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.

STATE OF OKLAHOMA)
) SS
COUNTY OF SEMINOLE)
Jimmy O. Stacy
Jimmy O. Stacy
Professional Land Surveyor #1063

Before me, the undersigned, a Notary Public in and for said County and State on this 11th day of MARCH, 2005, personally appeared Jimmy O. Stacy, 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: 12-12-2006
Jay L. McCraw
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, Kevin B. George, Chairman of the Planning Commission of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of VILLAS AT THE MEADOWS, an addition to the City of Oklahoma City, Oklahoma, at a meeting of the 10th day of June, 2005.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City, that the annexed plat of VILLAS AT THE MEADOWS, an addition to the City of Oklahoma City, Canadian 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, Oklahoma this 22 day of March, 2005.
APPROVED by the Mayor of the City of Oklahoma City, Oklahoma this 22 day of March, 2005.

Frances Kersey
City Clerk
Michelle Ince
Mayor

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NW/4 OF SECTION 27, T-13-N, R-5-W, I.M.,

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the Northwest corner of the NW/4 of said Section 27; thence N89°43'17"E along the North line of said Section a distance of 866.86 feet; thence S00°16'43"E a distance of 600.81 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING Northwesterly along a curve to the left, said curve having a radius of 1068.76 feet, a central angle of 11°08'35", a chord bearing of N68°23'13"E, and a chord distance of 207.53 feet; thence along said curve an arc distance of 207.53 feet; thence along said curve an arc distance of 207.53 feet to a point on a curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing of S75°21'32"E, and a chord distance of 35.36 feet; thence along said curve an arc distance of 35.36 feet to a point of curvature to the right, said curve having a radius of 1538.49 feet, a central angle of 08°45'00", a chord bearing of S25°59'02"E, and a chord distance of 234.73 feet; thence along said curve an arc distance of 234.73 feet; thence along said curve an arc distance of 234.73 feet to a point of curvature to the right, said curve having a radius of 1068.76 feet, a central angle of 11°08'35", a chord bearing of N68°23'13"E, and a chord distance of 207.53 feet; thence along said curve an arc distance of 207.53 feet to a point of curvature to the right, said curve having a radius of 1538.49 feet, a central angle of 08°45'00", a chord bearing of S25°59'02"E, and a chord distance of 234.73 feet; thence along said curve an arc distance of 234.73 feet; thence along said curve an arc distance of 234.73 feet to a point of curvature to the right, said curve having a radius of 1068.76 feet, a central angle of 11°08'35", a chord bearing of N68°23'13"E, and a chord distance of 207.53 feet; thence along said curve an arc distance of 207.53 feet to the POINT OF BEGINNING, and containing 6.92 acres, more or less, and subject to any Easements or Rights-of-Way of Record.

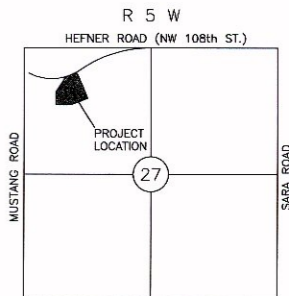
Number	Radius	Delta Angle	Chord Bearing	Chord Length	Arc Length
BC1	1068.76	11°08'35"	N 68°23'13" E	207.53	207.86
BC2	25.00	90°00'00"	S 75°21'32" E	35.36	39.27
BC3	1538.49	08°45'00"	S 25°59'02" E	234.73	234.95
C1	40.00	33°10'48"	S 38°15'56" E	22.84	23.16
C2	40.00	33°10'48"	S 85°12'46" W	22.84	23.16
C3	52.00	156°35'29"	N 23°30'25" E	101.84	142.12
C4	40.00	33°10'48"	S 73°23'19" W	22.84	23.16
C5	40.00	23°07'28"	N 32°32'03" E	16.03	16.14
C6	52.00	167°17'52"	S 39°33'09" E	103.36	151.83
C7	40.00	18°44'03"	S 22°10'20" E	13.02	13.08
C8	40.00	26°57'45"	N 89°24'19" E	18.65	18.82
C9	52.00	161°16'14"	S 88°33'34" W	102.61	146.36
C10	100.00	35°30'16"	N 39°21'40" W	60.98	61.97
C11	100.00	32°54'28"	S 16°25'57" W	56.65	57.44
C12	210.00	21°21'21"	N 79°18'02" E	77.82	78.27
C13	235.00	21°21'21"	N 79°18'02" E	87.09	87.56
C14	125.00	09°55'50"	N 26°34'27" W	21.64	21.66
C15	75.00	04°48'29"	N 24°00'47" W	6.29	6.29
C16	125.00	11°54'53"	S 28°53'45" W	25.99	26.99
C17	75.00	07°32'40"	S 29°06'52" W	9.85	9.88
C18	185.00	21°21'21"	N 79°18'03" E	68.56	68.95

LEGEND

L.O.N.A. = LIMITS OF NO ACCESS

- = SET IRON PIN
- = FOUND IRON PIN

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Bk 439; Pl 9 52
Filed: 03-31-2005 TMS
01:41:58 PM TMS
Canadian County, OK



VICINITY MAP
1" = 2000'

VILLAS AT THE MEADOWS
PLAT BY: ANCHOR ENGINEERING, L.L.C.
CA 4161 EXP 6-30-06
10804 QUAIL PLAZA DR., SUITE 200
OKLAHOMA CITY, OKLAHOMA
405-749-8988
LOV03051

