

OWNER'S CERTIFICATE AND DEDICATION

The undersigned, WALDEN ESTATES, L.L.C. does hereby certify that it is the owner and only person, firm or corporation having any right, title or interest in the land shown on the annexed plat of WALDEN ESTATES 2nd ADDITION...

1. That the owner to the title to said land, hereby dedicates the Streets and Easements shown on said plat for the use of the public and its successors and assigns.

2. That the area indicated on said plat as Utility Easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi public utility function or service above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, operation and removal of any such public or quasi public utility.

3. That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications.

WALDEN ESTATES, L.L.C.

J. L. (Bud) Bartley
Manager

State of Oklahoma )
County of Oklahoma ) ss

Before me the undersigned, a Notary Public in and for said County and State on this 14th day of APRIL, 2005 personally appeared J. L. (Bud) Bartley to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as manager and acknowledged to me that he executed the same as the free and voluntary act and deed of said company for the uses and purposes thereon set forth.

My Commission Expires: 10-6-07

#03012553
Commission No.

Carla J. Edwards
Notary Public

SURVEYOR'S CERTIFICATE

I, Carlos Davila, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of WALDEN ESTATES 2ND ADDITION represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. 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.

Carlos Davila, R.L.S. #37

State of Oklahoma )
County of Oklahoma ) ss

Before me the undersigned, a Notary Public in and for said County and State on this 14th day of April, 2005 personally appeared Carlos Davila 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.

My Commission Expires: 10-6-07

#03012553
Commission No.

Carla J. Edwards
Notary Public

NOTES:

- 1. The maintenance of Common Areas B & C and the private easements as shown shall be the responsibility of the Property Owners Association...
2. Sidewalks will be required along the collector and local streets for each lot at the Building Permit Stage and installed prior to the issuance of a Certificate of Occupancy for the affected lot.
3. Limits of No Access = LONA.

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstractor of Titles in and for Canadian County, State of Oklahoma, hereby certifies that the records of proper officials of said County show that title to the land included in the annexed plat of WALDEN ESTATES 2nd ADDITION, a subdivision of a part of the NW 1/4 of Section 13, T11N, R5W, Indian Meridian, an addition to the City of Oklahoma City, Canadian County, Oklahoma, is vested in WALDEN ESTATES, L.L.C. and that on this 14th day of April, 2005, there are no actions pending or judgments of any nature in any court or on file 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 2004 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat.

EXCEPT:
Easements, Rights of Way & Mortgages of Record

Warranty Title & Abstract, Inc.

Joy J. Scheller
Vice President

State of Oklahoma )
County of Canadian ) ss

Before me, the undersigned, a Notary Public in and for said County and State on this 14th day of April, 2005 personally appeared Joy J. Scheller, Vice President of Warranty Title & Abstract, Inc., to me known to be the person who subscribed the within and foregoing instrument and acknowledged to me that she executed the same as a free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires:
2-23-2007
Commission No. 03001482

Dorothy Schmalz
Notary Public

LEGAL DESCRIPTION

A parcel or tract of land lying in the Northwest Quarter (NW 1/4) of Section 13, Township 11 North (T 11 N), Range 5 West (R 5 W) of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows:

BEGINNING at the NW corner of the said NW 1/4; THENCE South 00°00'02" East along the West line thereof a distance of 2309.14 feet to the POINT OF BEGINNING, said point being the SW corner of WALDEN ESTATES 1st ADDITION, according to the recorded plat thereof; THENCE along the Southerly most line of the said plat of WALDEN ESTATES 1st ADDITION the following courses and distances:

THENCE North 89°59'58" East a distance of 185.00 feet; THENCE South 00°00'02" East a distance of 29.67 feet; THENCE North 89°59'58" East a distance of 185.00 feet; THENCE North 00°00'02" West a distance of 35.36 feet; THENCE North 89°18'41" East a distance of 299.91 feet; THENCE South 55°31'51" East a distance of 237.99 feet; THENCE along a curve to the left having a radius of 100.00 feet a distance of 71.34 feet along said curve having a chord direction of North 54°54'22" East; THENCE North 34°28'08" East a distance of 49.56 feet; THENCE North 10°31'51" West a distance of 35.36 feet; THENCE South 55°31'51" East a distance of 42.52 feet; THENCE North 34°28'08" East a distance of 36.37 feet; THENCE South 00°02'06" East a distance of 236.63 feet; THENCE North 00°41'19" West a distance of 74.14 feet; THENCE South 81°58'05" East a distance of 15.99 feet; THENCE departing from said South line and continuing along the South line of WALDEN CREEK, SECTION 1, according to the recorded plat thereof the following courses and distances: THENCE South 60°41'52" East a distance of 112.38 feet; THENCE North 89°11'31" East a distance of 111.85 feet; THENCE South 89°12'07" East a distance of 15.71 feet; THENCE North 42°21'19" East a distance of 115.04 feet; THENCE North 72°09'35" East a distance of 91.39 feet; THENCE South 70°06'10" East a distance of 111.67 feet; THENCE North 60°15'18" East a distance of 80.63 feet; THENCE North 80°32'16" East a distance of 60.83 feet; THENCE South 73°48'39" East a distance of 161.40 feet; THENCE South 89°56'58" East a distance of 318.14 feet; THENCE North 00°03'02" East a distance of 5.40 feet; THENCE South 89°56'58" East a distance of 134.96 feet to a point on the East line of said NW 1/4 and the Southeast Corner of the said WALDEN CREEK SECTION 1 plat; THENCE departing from the South line of the said WALDEN CREEK, SECTION 1 and continuing South 00°02'59" West along the East line of said NW 1/4 a distance of 546.69 feet to the Southeast Corner of said NW 1/4; THENCE South 89°18'51" West along the South line of the said NW 1/4 a distance of 2648.06 feet to the Southwest Corner of said NW 1/4; THENCE North 00°00'02" West along the West line of said NW 1/4 a distance of 329.23 feet to the POINT OR PLACE OF BEGINNING containing 1169596.70 square feet or 26.85 acres more or less.

Table with columns: NUMBER, RADIUS, ARC LENGTH, DELTA ANGLE, TANGENT, CHORD, DIRECTION, CHORD LENGTH. Contains 22 rows of survey data.

Table with columns: NUMBER, DIRECTION, DISTANCE. Contains 22 rows of survey data.

WALDEN ESTATES 2nd ADDITION

A PART OF THE NW 1/4, SECTION 13, T11N, R5W, IM OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

Doc# P 2005 23
Book# PL 9 65
Filed: 06-10-2005
03:19:16 PM
Canadian County, OK

CITY PLANNING COMMISSION APPROVAL

I, John M. Dugan, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 23rd day of February, 2005.

John M. Dugan
Planning Director

CITY CLERK'S CERTIFICATE

I, Frances Hersey, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City of Oklahoma City and find that all deferred payments or unmaturing installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of WALDEN ESTATES 2nd ADDITION an addition to Oklahoma City on this 14th day of June, 2005.

Frances Hersey
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY the Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the annexed plat of WALDEN ESTATES 2nd ADDITION an addition to the City of Oklahoma City, Oklahoma is hereby accepted.

ADOPTED by the Council of the City of Oklahoma City, Oklahoma this 7th day of June, 2005.

APPROVED by the Mayor of the City of Oklahoma City, Oklahoma this 7th day of June, 2005.

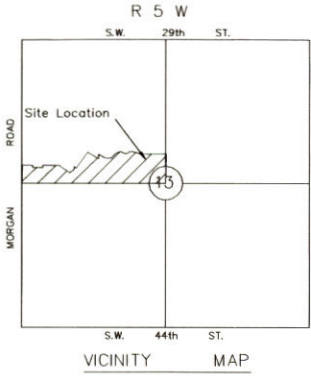
All: Frances Hersey, City Clerk; John M. Dugan, Planning Director; Mick Luttrell, Mayor.

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff, do hereby certify that I am the duly elected qualified and acting County Treasurer of Canadian County, Oklahoma and that the tax records of said County show that all taxes are paid for the year 2004 and prior years on the land shown on the annexed plat of WALDEN ESTATES 2nd ADDITION, an addition to the City of Oklahoma City, Canadian County, Oklahoma, and that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of current years taxes.

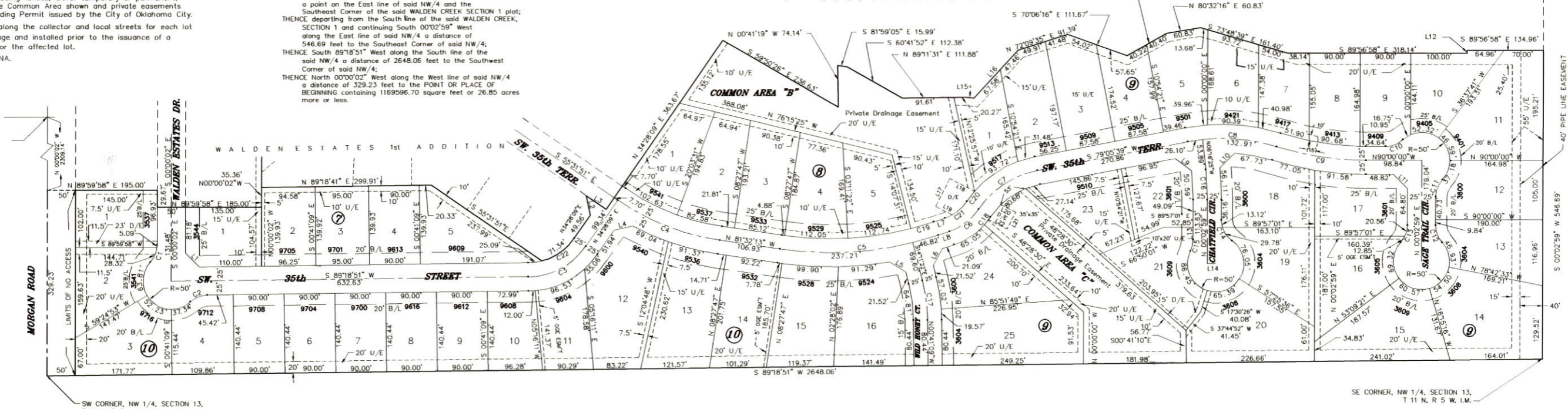
IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 10th day of June, 2005.

David T. Radcliff
County Treasurer



SCALE 1" = 100'
BASIS OF BEARING = N 00°00'02" W
WEST LINE OF NW 1/4, SECT. 13, T11N, R5W, IM

WALDEN CREEK SECTION 1



NW COR., NW 1/4, SECT. 13, T11N, R5W, IM.

SE CORNER, NW 1/4, SECTION 13, T 11 N, R 5 W, I.M.

Professional seals for Notary Public (Carla J. Edwards), Surveyor (Carlos Davila), and City of Oklahoma City (John M. Dugan).

RED PLAINS PROFESSIONAL, INC.
ENGINEERING • SURVEYING
2833 S. Grand Avenue, Oklahoma City, Oklahoma 73103
Phone: (405) 341-4031
Fax: (405) 341-4037
CERTIFICATE OF AUTHORIZATION NO. 2826 EXPIRES JUNE 30, 2005