

CITY PLANNING COMMISSION APPROVAL  
John M. Dragan, Planning Director of the City of Oklahoma City, do hereby certify that the Oklahoma City Planning Commission duly approved this plan on the 13th day of January, 2005.

# WESTBROOKE ESTATES

## Section 9

A Part of the SE 1/4, Section 12, T 11 N, R 5 W, I.M.  
Oklahoma City, Canadian County, Oklahoma

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 WESTBROOKE ESTATES, SECTION 9, an addition to the City of Oklahoma City, Oklahoma is hereby accepted.

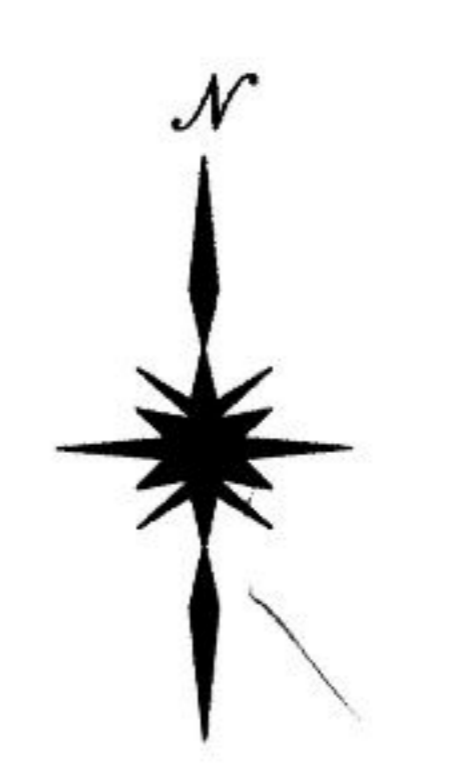
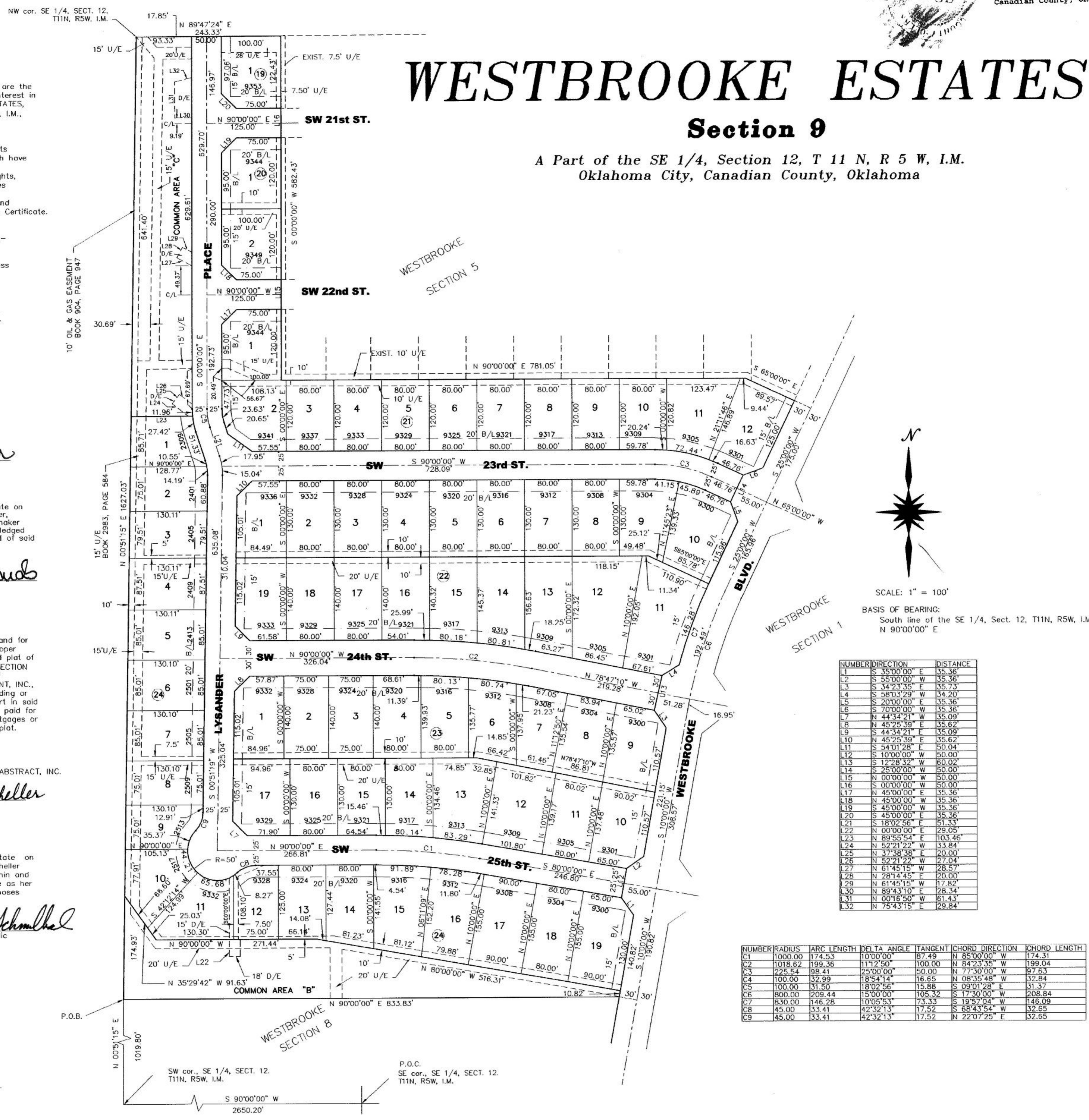
ADOPTED by the Council of the City of Oklahoma City, Oklahoma this 14th day of Aug 2005.  
APPROVED by the Mayor of the City of Oklahoma City, Oklahoma this 14th day of Aug 2005.  
Charmie Kerny, City Clerk  
Mark Sweet, Mayor

CITY CLERK'S CERTIFICATE  
I, Frances Hanson, 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 unamortized 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 WESTBROOKE ESTATES, SECTION 9, an addition to Oklahoma City, Oklahoma, on this 14th day of Aug 2005.  
Charmie Kerny, City Clerk

COUNTY TREASURER'S CERTIFICATE  
I, David T. Radcliff, do hereby certify that I am the duly elected qualified and acting County Treasurer of Oklahoma 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 WESTBROOKE ESTATES, SECTION 9, 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 year taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 24th day of September, 2005.  
David T. Radcliff, County Treasurer

LEGAL DESCRIPTION:  
A part of the SE 1/4 of Section 12, T11N, R5W, I.M., Canadian County, Oklahoma, more particularly described as follows:  
COMMENCING at the SE corner of the said SE 1/4, THENCE South 90°00'00" West along the South line thereof a distance of 2650.20 feet to the SW corner of the said SE 1/4;  
THENCE North 00°51'15" East along the West line of the said SE 1/4, also being the West line of WESTBROOKE ESTATES, SECTION 8, according to the recorded plat thereof, a distance of 1019.80 feet to the POINT OF BEGINNING;  
THENCE North 00°51'15" East along the West line of the said SE 1/4 a distance of 1627.03 feet to the NW corner thereof;  
THENCE North 89°47'24" East along the North line of the said SE 1/4 a distance of 243.33 feet to the NW corner of WESTBROOKE ESTATES, SECTION 5, according to the recorded plat thereof;  
THENCE South 00°00'00" West along the West line of the said WESTBROOKE ESTATES, SECTION 5 a distance of 582.43 feet to the SW corner thereof;  
THENCE North 90°00'00" East along the South line of Block 14, of the said WESTBROOKE ESTATES, Section 5 a distance of 781.05 feet;  
THENCE South 65°00'00" East along said South line a distance of 89.57 feet;  
THENCE South 25°00'00" West a distance of 125.00 feet;  
THENCE South 70°00'00" West a distance of 35.36 feet;  
THENCE South 25°00'00" West a distance of 50.00 feet;  
THENCE South 20°00'00" East a distance of 35.36 feet;  
THENCE South 25°00'00" West a distance of 119.96 feet;  
THENCE along a curve to the left having a radius of 830.00 feet a distance of 146.28 feet along said curve having a chord direction of South 19°57'04" West;  
THENCE South 58°03'29" West a distance of 34.20 feet;  
THENCE South 12°28'32" West a distance of 60.02 feet;  
THENCE South 34°23'15" East a distance of 35.73 feet;  
THENCE South 10°00'00" West a distance of 221.15 feet;  
THENCE South 55°00'00" West a distance of 35.36 feet;  
THENCE South 10°00'00" West a distance of 50.00 feet;  
THENCE South 35°00'00" East a distance of 35.36 feet;  
THENCE South 10°00'00" West a distance of 140.82 feet to the NE corner of Common Area "A", of the said WESTBROOKE ESTATES, SECTION 8;  
THENCE South 90°00'00" West along the North line of the said Common Area "A" a distance of 833.83 feet to the POINT OF BEGINNING, containing 1125626.62 square feet or 25.84 acres more or less.



SCALE: 1" = 100'  
BASIS OF BEARING:  
South line of the SE 1/4, Sect. 12, T11N, R5W, I.M.  
N 90°00'00" E

NUMBER	DIRECTION	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD	DIRECTION	CHORD LENGTH
1	S 55°00'00" W	35.36					
2	S 70°00'00" W	35.36					
3	S 25°00'00" W	50.00					
4	S 20°00'00" E	35.36					
5	S 25°00'00" W	35.36					
6	N 44°34'21" E	35.09					
7	N 44°34'21" E	35.09					
8	S 44°34'21" E	35.09					
9	S 44°34'21" E	35.09					
10	S 44°34'21" E	35.09					
11	S 44°34'21" E	35.09					
12	S 44°34'21" E	35.09					
13	S 44°34'21" E	35.09					
14	S 44°34'21" E	35.09					
15	S 44°34'21" E	35.09					
16	S 44°34'21" E	35.09					
17	S 44°34'21" E	35.09					
18	S 44°34'21" E	35.09					
19	S 44°34'21" E	35.09					
20	S 44°34'21" E	35.09					
21	S 44°34'21" E	35.09					
22	S 44°34'21" E	35.09					
23	S 44°34'21" E	35.09					
24	S 44°34'21" E	35.09					
25	S 44°34'21" E	35.09					
26	S 44°34'21" E	35.09					
27	S 44°34'21" E	35.09					
28	S 44°34'21" E	35.09					
29	S 44°34'21" E	35.09					
30	S 44°34'21" E	35.09					
31	S 44°34'21" E	35.09					
32	S 44°34'21" E	35.09					

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD	DIRECTION	CHORD LENGTH
C1	1000.00	174.53	103°00'00"	87.49	N 85°00'00" W	174.31	
C2	1018.62	199.36	111°25'00"	100.00	N 84°23'35" W	199.04	
C3	225.54	98.41	25°00'00"	50.00	N 77°30'00" W	97.63	
C4	100.00	32.99	18°54'14"	16.65	N 08°59'48" W	32.84	
C5	100.00	31.50	18°02'56"	15.88	S 09°01'28" E	31.37	
C6	800.00	209.44	15°00'00"	105.32	S 17°30'00" W	208.84	
C7	830.00	146.28	10°05'53"	73.33	S 09°57'04" W	146.09	
C8	45.00	33.41	42°32'13"	17.52	S 68°43'54" W	32.65	
C9	45.00	33.41	42°32'13"	17.52	N 22°07'25" E	32.65	

OWNER'S CERTIFICATE AND DEDICATION  
The undersigned, DEVON DEVELOPMENT, INC., does hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the surface rights to the land shown on the final plat of WESTBROOKE ESTATES, SECTION 9, a subdivision of a part of the SE 1/4, Section 12, T11N, R5W, I.M., Canadian County, Oklahoma, and does further certify:

- That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to, oil, gas and mineral rights which have been, or are hereby reserved in their entirety, rights of oil, gas and mineral lessees, present and future, which may include, among other rights, the right to lay pipe lines and build various appurtenances and structures necessary to remove oil, gas and minerals per terms of their lease agreements; easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstractor's Certificate.
- 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.
- 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.
- That Common Area B & C as shown hereon are common areas to be owned by HOMEOWNERS ASSOCIATION comprised of all lot owners owning Lots within WESTBROOKE ESTATES, SECTION 9 and other sections of WESTBROOKE ESTATES. Said Common Area shall be reserved for the private use of said HOMEOWNERS ASSOCIATION and their members and for drainage facilities. Said HOMEOWNERS ASSOCIATION shall be responsible for the maintenance of all common areas.

DEVON DEVELOPMENT, INC.  
Cheryle Smacher  
Cheryl Fincher, President

State of Oklahoma }  
County of Oklahoma } ss  
Before me the undersigned, a Notary Public in and for said County and State on this 19th day of July, 2005, personally appeared Cheryl Fincher, to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as its President and acknowledged to me that she 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  
Commission No. 03012553  
Carla Edwards  
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE  
The undersigned, duly qualified and lawfully Bonded Abstractor of Titles in and for Canadian County, State of Oklahoma, hereby certify that the records of proper officials of said County show that title to the land included in the annexed plat of WESTBROOKE ESTATES, SECTION 9, a subdivision of a part of the SE 1/4, SECTION 12, T11N, R5W, I.M., Canadian County, Oklahoma, an addition to the City of Oklahoma City, Canadian County, Oklahoma is vested in DEVON DEVELOPMENT, INC., and that on the 18th day of July, 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 within the annexed plat.

EXCEPT: Easements, Rights-of-way and Mortgages of record  
Dated at El Reno, Oklahoma July 23, 2005.  
WARRANTY TITLE & ABSTRACT, INC.  
Estelle Cochran, Secretary  
Joy 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 22nd day of July, 2005, personally appeared Joy J. Scheller Vice President to me known as the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed of said corporation for the uses and purposes therein set forth.  
My Commission Expires: 2-23-2007  
Commission No. 03001482  
Doreen Schmitter  
Notary Public

SURVEYOR'S CERTIFICATE  
I, Carlos Davila, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat WESTBROOKE ESTATES, SECTION 9, 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 10, 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 19th day of July, 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  
Commission No. 03012553  
Carla Edwards  
Notary Public

- NOTES:
- A sidewalk shall be constructed by the developer along streets and across 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.
  - The Property Owner's Association shall be responsible for maintenance of Common Area "B" & "C".

Professional seals for: Carla J. Edwards, Notary Public; Devon Development, Inc.; Notary Public; Surveyor's Seal; Oklahoma City Seal; Grady County Seal; Oklahoma City Seal; County Treasurer's Seal; and Red Plains Professional Inc. (2933 S. Bryant Avenue, Edmond, Oklahoma 73033).