

WESTBURY BLOCKS 301-305

A PART OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 11 NORTH, RANGE 5 WEST OF THE I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:
That WESTBURY DEVELOPMENT, L.L.C., an Oklahoma limited liability company, hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest, in and to the land shown on the annexed plat of WESTBURY BLOCKS 301 - 305, an addition to the City of Oklahoma City, Oklahoma. That it has caused the same to be surveyed and plotted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of WESTBURY BLOCKS 301 - 305, 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 WESTBURY BLOCKS 301 - 305, 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. The private streets shall remain open to all emergency personnel and all personnel from a federal, state, county, or city agency.

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

In witness whereof the undersigned has caused this instrument to be executed on this 13th day of September, 1995.
WESTBURY DEVELOPMENT, L.L.C., an Oklahoma limited liability company
[Signature]
C.W. Douglas Beatty, General Manager

Province of Alberta, Canada)
STATE OF OKLAHOMA)
Canada) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned Notary Public in and for said County and State, on the 13th day of September, 1995, personally appeared *[Signature]*, to me known to be the identical person who subscribed, as General Manager of WESTBURY DEVELOPMENT, L.L.C., and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and said corporation.

Given under my hand and seal the day and year last above written.
My Commission Expires: no expiry date - at the pleasure of Her Majesty
Notary Public *[Signature]* EMANUEL VOMERS
Barrister & Solicitor

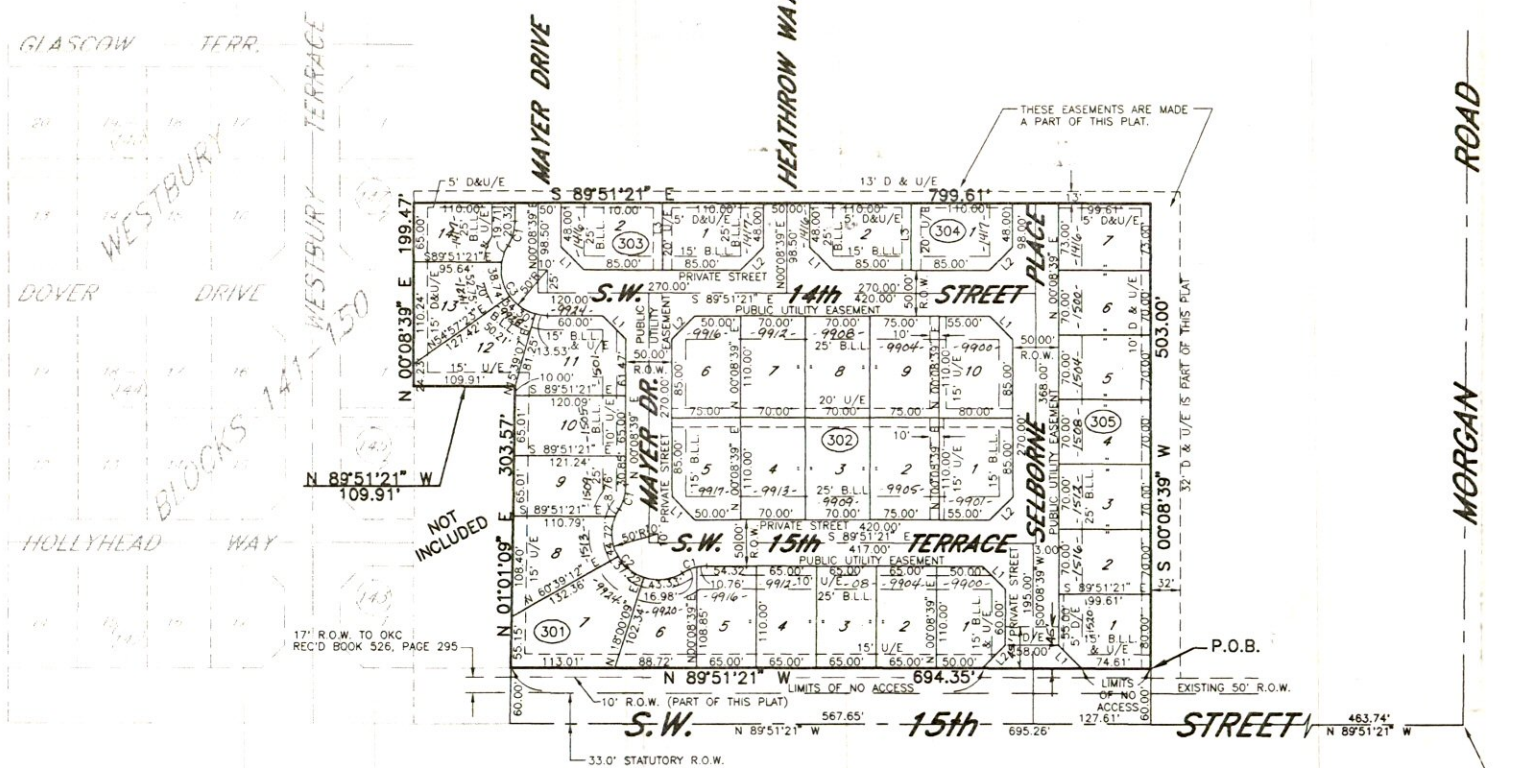
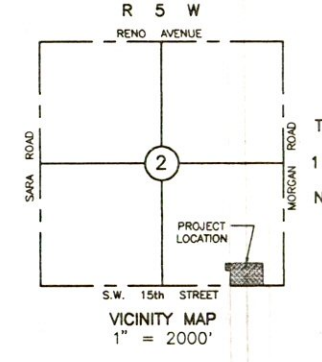
BONDED ABSTRACTOR'S CERTIFICATE
The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of WESTBURY BLOCKS 301-305, an addition to the City of Oklahoma City, Oklahoma, is vested in WESTBURY DEVELOPMENT, L.L.C., an Oklahoma limited liability company, and on the 5th day of September, 1995 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 of 1994 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 13th day of September, 1995.
ATTEST: WARRANTY TITLE AND ABSTRACT, INC.
[Signature] *[Signature]*
Assistant Secretary Vice President

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS

Before me, the undersigned Notary Public in and for said County and State, on the 12th day of September, 1995, personally appeared *[Signature]*, to me known to be the identical Vice President, 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 said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.
My Commission expires: 11-25-95
[Signature]
Notary Public



LINE DATA		
LINE	DISTANCE	DIRECTION
L1	35.36'	S 44°51'21" E
L2	35.36'	N 45°08'39" E
L3	73.00'	N 07°08'39" E

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
C1	28°43'04"	50.00'	12.80'	25.06'	24.80'	N 72°42'53" E
C2	153°34'36"	50.00'	212.98'	134.02'	97.35'	N 44°51'21" W
C3	121°47'18"	50.00'	89.81'	106.28'	87.37'	N 28°57'42" E

CERTIFICATE OF CITY CLERK
I, *[Signature]*, City Clerk of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmaturing 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 WESTBURY BLOCKS 301-305, an addition to the City of Oklahoma City, Oklahoma.
Signed by the City Clerk on this 10th day of October, 1995.
[Signature]
City Clerk

COUNTY TREASURER'S CERTIFICATE
I, *[Signature]*, 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 1994 and prior years are paid on the annexed plat of WESTBURY BLOCKS 301-305, 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 10th day of October, 1995.
[Signature]
County Treasurer

REGISTERED SURVEYOR'S CERTIFICATE
I, Bryan E. Coon, do hereby certify that I am by profession a Land Surveyor, and the annexed plat of WESTBURY BLOCKS 301-305, an addition to the City of Oklahoma City, Oklahoma, consisting of 1 sheet, represents a survey made under my supervision on the 12th day of September, 1995.
I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended.
[Signature]
Bryan E. Coon
Professional Land Surveyor #1276

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on the 11th day of September, 1995, personally appeared Bryan E. Coon, 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: 08/22/97
[Signature]
Notary Public

CERTIFICATE OF PLANNING COMMISSION
I, *[Signature]*, 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 WESTBURY BLOCKS 301-305, an addition to the City of Oklahoma City, Oklahoma, at a meeting on the 8th day of December, 1994.
[Signature]
Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL
BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City, Oklahoma, that the annexed plat of WESTBURY BLOCKS 301-305, 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, this 10th day of October, 1995.
APPROVED by the Mayor of the City of Oklahoma City, this 10th day of October, 1995.
ATTEST: *[Signature]* *[Signature]*
City Clerk Mayor

- PLAT NOTES:
- ALL LOTS SHOWN ON THIS PLAT MUST BE USED ONLY FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
 - A SIDEWALK IS REQUIRED FOR EACH LOT AT THE BUILDING PERMIT STAGE.
 - EVERY DEED MUST CLEARLY ACKNOWLEDGE THAT THE ROADS ARE PRIVATE AND NOT MAINTAINED BY THE CITY OF OKLAHOMA CITY.
 - A SIGN MUST BE POSTED AT THE ENTRANCE TO THE SUBDIVISION INDICATING THAT THE STREETS ARE PRIVATE AND NOT MAINTAINED BY THE CITY OF OKLAHOMA CITY.
 - PRIVATE STREETS, ISLANDS IN THE RIGHT-OF-WAY, AND COMMON LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.

