

# FINAL PLAT OF WESTGATE GARDENS SECTION 2 A PART OF THE NE/4, SECTION 5, T-11-N, R-5-W, I.M. OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

P.O.C.  
 N.E. CORNER, NE/4  
 SEC. 5, T11N R5W  
 I.M. CANADIAN COUNTY,  
 OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT HIGH STRIVE CONSTRUCTION L.P., AN OKLAHOMA CORPORATION DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS, OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND THAT THEY HEREBY DEDICATE ALL THE STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC, FOR THE PURPOSES OF STREETS, UTILITIES AND DRAINAGE, FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE. IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 29th DAY OF August, 2005. COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

High Strive Construction L.P.  
 By: [Signature]  
 GENERAL PARTNER

STATE OF OKLAHOMA )  
 ) SS:  
 COUNTY OF Oklahoma

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 29th DAY OF August, 2005, PERSONALLY APPEARED JALAL FARZANEH, A GENERAL PARTNER AND REPRESENTATIVE OF HIGH STRIVE CONSTRUCTION L.P. TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: 5/18/07  
Ken Rabala  
 NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE  
 THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES, IN AND FOR THE COUNTY OF CANADIAN, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND ON THE ANNEXED PLAT IS VESTED IN HIGH STRIVE CONSTRUCTION L.P., AN OKLAHOMA CORPORATION, THAT ON THE 29th DAY OF August, 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 THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR 2005, AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEED ARE ISSUED TO ANY ONE PERSON, THAT THERE ARE NO LIENS, MORTGAGES, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE ANNEXED PLAT, EXCEPT MORTGAGES, MINERALS, WATER RIGHTS AND EASEMENTS OF RECORD PREVIOUSLY RESERVED, EXCEPTED OR GRANTED.

IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 26th DAY OF August, 2005.

WARRANTY TITLE & ABSTRACT INC.  
Jay D. Scheller  
 VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE  
 I, David T. Radeliff, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED OR ACTING COUNTY TREASURER OF CANADIAN COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 2005, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT CITY OF OKLAHOMA CITY, THIS 29th DAY OF August, 2005.

David T. Radeliff  
 COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL  
 I, John M. Dugan, PLANNING DIRECTOR FOR THE CITY OF OKLAHOMA CITY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE OKLAHOMA CITY PLANNING COMMISSION DULY APPROVED THE ANNEXED PLAT ON THE 19th DAY OF October, 2004.

John M. Dugan  
 Planning Director

ACCEPTANCE OF DEDICATION OF CITY COUNCIL  
 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY, OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED, ADOPTED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY, OKLAHOMA THIS 16th DAY OF August, 2005.

ATTEST:  
Oran Kerney  
 CITY CLERK

CERTIFICATE OF CITY CLERK  
 I, Frances Kersey, CITY CLERK OF THE CITY OF OKLAHOMA CITY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED PLAT ON THIS 16th DAY OF August, 2005.

Oran Kerney  
 CITY CLERK

LEGAL DESCRIPTION  
 A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 5; THENCE SOUTH 89°59'39" WEST, ALONG THE NORTH LINE OF SECTION 5, A DISTANCE OF 1461.83 FEET; THENCE SOUTH 00°00'21" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 44°59'39" WEST, A DISTANCE OF 35.36 FEET; THENCE SOUTH 00°00'21" EAST, A DISTANCE OF 248.44 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 80°56'43" EAST, A DISTANCE OF 588.39 FEET; THENCE SOUTH 54°20'56" EAST, A DISTANCE OF 58.15 FEET; THENCE SOUTH 80°59'36" EAST, A DISTANCE OF 103.74 FEET; THENCE SOUTH 08°30'00" EAST, A DISTANCE OF 476.27 FEET, TO THE NORTHEAST CORNER OF WESTGATE GARDENS, SECTION 1, AN ADDITION TO THE CITY OF OKLAHOMA CITY, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 83°30'00" WEST, ALONG THE NORTH LINE OF SAID WESTGATE GARDENS, SECTION 1, A DISTANCE OF 142.58 FEET; THENCE NORTH 06°30'00" WEST, ALONG THE NORTH LINE OF SAID WESTGATE GARDENS, SECTION 1, A DISTANCE OF 20.56 FEET; THENCE SOUTH 83°30'00" WEST, ALONG THE NORTH LINE OF SAID WESTGATE GARDENS, SECTION 1, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°45'28" WEST, ALONG THE NORTH LINE OF SAID WESTGATE GARDENS, SECTION 1, A DISTANCE OF 190.95 FEET; THENCE NORTH 00°00'21" WEST, ALONG THE NORTH LINE OF SAID WESTGATE GARDENS, SECTION 1, A DISTANCE OF 6.95 FEET; THENCE SOUTH 89°59'39" WEST, ALONG THE NORTH LINE OF SAID WESTGATE GARDENS, SECTION 1, A DISTANCE OF 300.00 FEET; THENCE NORTH 00°00'21" WEST, ALONG THE NORTH LINE OF SAID WESTGATE GARDENS, SECTION 1, A DISTANCE OF 12.76 FEET; THENCE SOUTH 89°59'39" WEST, ALONG THE NORTH LINE OF SAID WESTGATE GARDENS, SECTION 1, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°00'21" WEST, A DISTANCE OF 596.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 9.51 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATE  
 I, ROSS C. MORRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR, AND THAT THE ANNEXED PLAT CORRECTLY REPRESENTS A CAREFUL SURVEY MADE UNDER MY DIRECTION, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

Ross C. Morris  
 ROSS C. MORRIS, P.L.S. 1457

STATE OF OKLAHOMA )  
 ) SS:  
 COUNTY OF Oklahoma

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED. GIVEN UNDER MY HAND AND SEAL THE 25th DAY OF August, 2005.

MY COMMISSION EXPIRES: 5/18/07  
Ken Rabala  
 NOTARY PUBLIC

NOTE  
 1. 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, AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

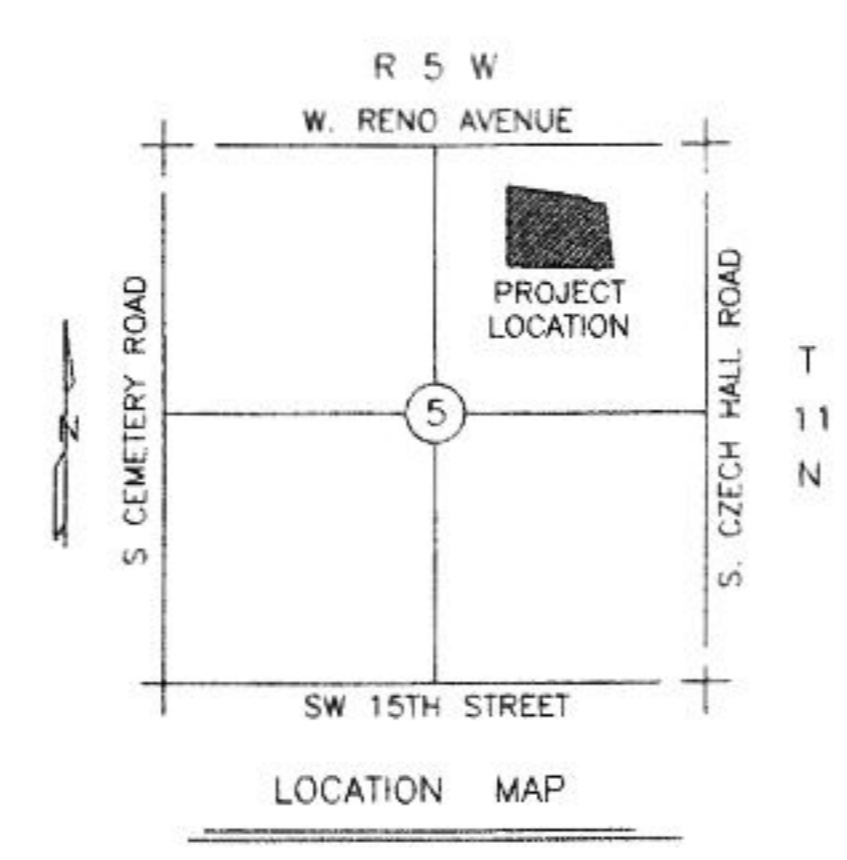
NOTE  
 2. MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS ON THE PLAT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE COMMON AREAS SHOWN.

NOTE  
 3. TWO (2) TREES SHALL BE PLANTED IN EACH LOT WHERE THE GARAGE EXTENDS BEYOND THE FRONT WALL OF A RESIDENCE & FACES THE STREET.

NOTE  
 4. SIDEWALKS CONSTRUCTED TO CITY OF OKLAHOMA CITY STANDARDS SHALL BE CONSTRUCTED ON EACH LOT AT THE BUILDING PERMIT STAGE, WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. A SIDEWALK IS REQUIRED ALONG S. WESTGATE DRIVE.

NOTE  
 5. ALL UTILITIES SHALL BE LOCATED IN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.

### TYPICAL BLOCK CORNER

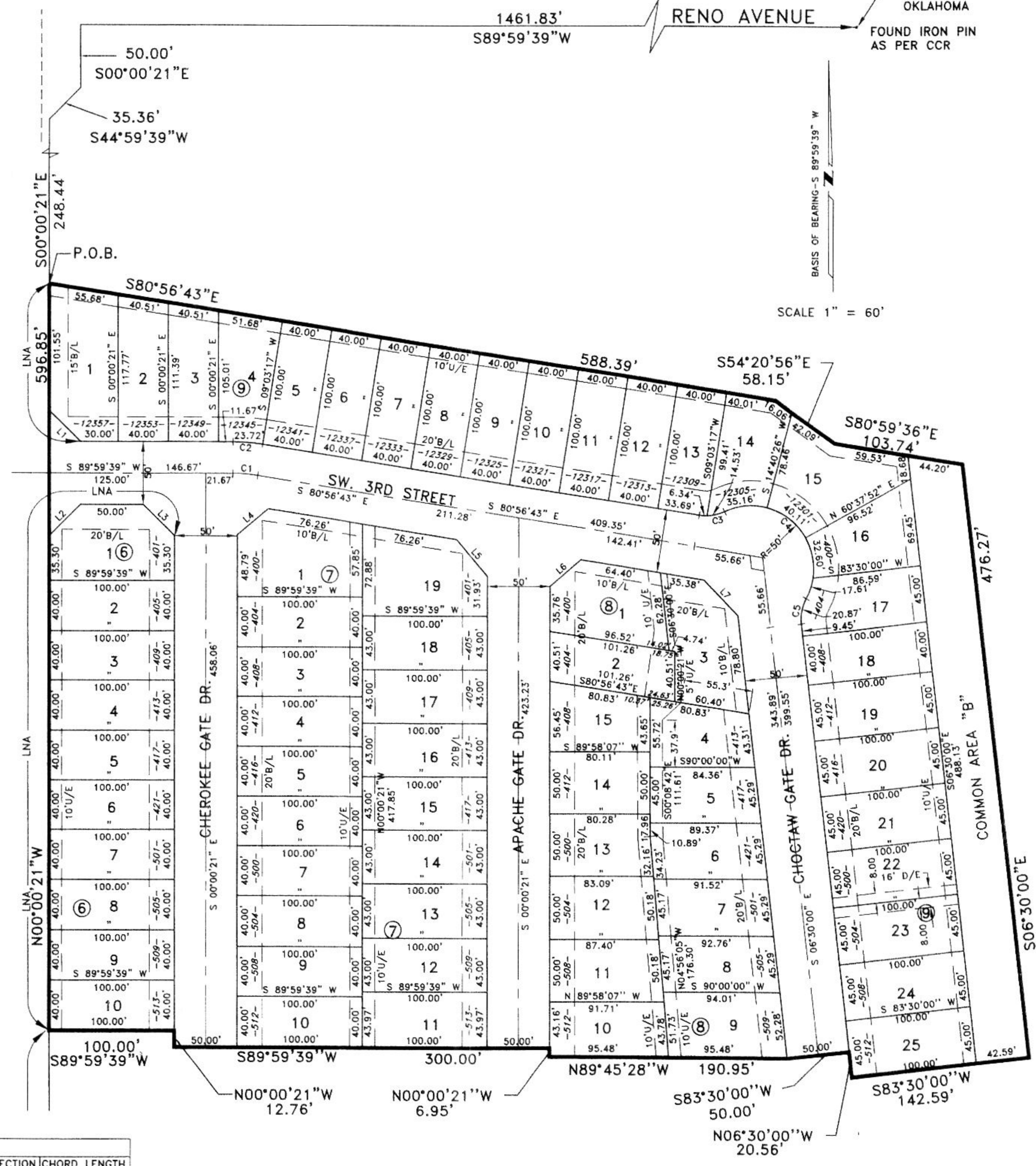


LINE	LENGTH	BEARING
L1	35.36	S45°00'21"E
L2	35.36	S44°59'39"W
L3	35.36	S45°00'21"E
L4	32.45	S49°31'28"W
L5	38.04	S40°26'32"E
L6	32.45	N49°31'28"E
L7	39.81	S43°43'21"E

### LEGEND

- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- B/L = BUILDING LINE
- LNA = LIMITS OF NO ACCESS
- P/E = PEDESTRIAN ACCESS
- IP = SET IRON PIN

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	DIRECTION	CHORD LENGTH
C1	19.77	125.00	9°03'38"	9.90	N85°28'32"W		19.75
C2	23.72	150.00	9°03'38"	11.89	N85°28'32"W		23.70
C3	20.87	34.50	34°39'56"	10.77	N81°43'19"E		20.56
C4	125.47	50.00	143°46'35"	152.87	N43°43'21"W		95.05
C5	20.87	34.50	34°39'56"	10.77	S10°49'58"W		20.56



FINAL PLAT  
 WESTGATE GARDENS, SEC. 2

**MORRIS** ENGINEERING AND SURVEYING  
 617 N.W. 27TH STREET  
 MOORE, OK 73160  
 (405) 912-2775  
 (405) 912-2322 FAX  
 CA 3549, EXP. 6-30-07