

FINAL PLAT of WESTGATE SOUTH A PART OF THE SE/4, SEC. 5, T11N, R5W, I.M. CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA PUD-1079

Doc# P 2007 26 Bk429: PL 9 194 Filed: 07-23-2007 02:11:47 PM LA PL Canadian County, OK

OWNER'S CERTIFICATE AND DEDICATION KNOW ALL MEN BY THESE PRESENTS: THAT SHAZ INVESTMENT GROUP, INC., AN OKLAHOMA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF AND THE ONLY PERSON, FIRM, 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...

SHAZ INVESTMENT GROUP, INC. JALAL FARZANEH, VICE-PRESIDENT

STATE OF OKLAHOMA COUNTY OF Oklahoma BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 20th DAY OF June, 2007, PERSONALLY APPEARED JALAL FARZANEH OF SHAZ INVESTMENT GROUP, INC., TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE 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 AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES HEREIN SET FORTH.

LEGAL DESCRIPTION A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER 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 SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 5 WEST, THENCE N00°20'35"W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1400.85 FEET, TO THE POINT OF BEGINNING.

THENCE, ALONG THE CENTERLINE OF A CREEK THE FOLLOWING: S58°52'29"W, A DISTANCE OF 154.76 FEET; THENCE S26°00'43"W A DISTANCE OF 29.34 FEET; THENCE S37°43'02"W A DISTANCE OF 37.28 FEET; THENCE S34°35'40"W A DISTANCE OF 54.32 FEET; THENCE S61°09'12"W A DISTANCE OF 11.28 FEET; THENCE S65°24'41"W A DISTANCE OF 59.17 FEET; THENCE N67°01'20"W A DISTANCE OF 18.86 FEET; THENCE S76°48'59"W A DISTANCE OF 49.46 FEET; THENCE N51°53'47"W A DISTANCE OF 37.68 FEET; THENCE S63°49'44"W A DISTANCE OF 46.53 FEET, TO THE SOUTHEAST P.I. ON LOT 7, BLOCK 1, OF PATCO VILLAGE SECTION I AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N35°07'04"W, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION I, A DISTANCE OF 101.32 FEET; THENCE N40°59'45"W ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION I, A DISTANCE OF 270.66 FEET, TO THE NORTHEAST CORNER OF LOT 22, BLOCK 1 OF SAID PATCO VILLAGE SECTION I SAID POINT ALSO BEING THE EAST CORNER OF LOT 37, BLOCK 1, PATCO VILLAGE SECTION IV, AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N35°07'04"W, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION IV, A DISTANCE OF 380.00 FEET; THENCE N88°00'00"W, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION IV, A DISTANCE OF 180.00 FEET; THENCE N45°00'00"W, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION IV, A DISTANCE OF 60.00 FEET; THENCE N00°00'00"E, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION IV, A DISTANCE OF 220.00 FEET; THENCE S90°00'00"W, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION IV, A DISTANCE OF 125.06 FEET; THENCE N30°52'49"W, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION IV, A DISTANCE OF 278.41 FEET, TO THE NORTHEAST CORNER OF LOT 78, BLOCK 1, OF SAID PATCO VILLAGE SECTION IV, ALSO BEING THE NORTH CORNER OF LOT 78, BLOCK 1, OF SAID PATCO VILLAGE SECTION IV, AND BEING THE SOUTHEAST CORNER OF LOT 37, BLOCK 10 OF WESTCREEK ESTATES PHASE III AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N00°04'07"W A DISTANCE OF 329.39 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE N89°52'56"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1337.38 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00°20'35"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1225.98 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 31.70 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

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.

STATE OF OKLAHOMA COUNTY OF Oklahoma BEFORE ME, THE UNDERSIGNED, A 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 20th DAY OF June, 2007.

GENERAL NOTES 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.

ALL CENTERLINE CONTROL WILL BE PK NAIL IF ASPHALT PAVING OR CUT "X" IF CONCRETE PAVING. ALL PROPERTY CORNERS WILL BE 3/8" REBAR WITH L.S. CAP.

THE MAINTENANCE OF ALL COMMON AREAS, DRAINAGE EASEMENTS, MEDIANS, AND ARTERIAL LANDSCAPING WITH ITS IRRIGATION SYSTEM WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE-RELATED COMMON AREAS SHOWN.

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. ALSO, A 6" WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ALONG CZECH HALL ROAD AND A 4" WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ALONG ALL COMMON AREAS BY THE DEVELOPER PRIOR TO ISSUANCE OF OCCUPANCY PERMITS.

ON LOTS WHERE THE GARAGE WILL EXTEND IN FRONT OF THE HOUSE, THEN TWO TREES WILL BE PLANTED TO BREAKUP THE ELEVATION OF THE HOUSE.

CLASS C OR BETTER ROOFING MATERIALS WILL BE INSTALLED ON ALL STRUCTURES.

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 SHAZ INVESTMENT GROUP, INC., AN OKLAHOMA CORPORATION, THAT ON THE 20th DAY OF June, 2007, 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 2006, 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 20th DAY OF June, 2007.

ATTEST: WARRANTY TITLE & ABSTRACT COMPANY Joe J. Struchle VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE I, David Reddick, 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 2006, 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 20th DAY OF June, 2007.

CITY PLANNING COMMISSION APPROVAL I, John M. Dugan, PLANNING DIRECTOR FOR THE CITY OF OKLAHOMA CITY, DO CERTIFY THAT THE OKLAHOMA CITY PLANNING COMMISSION DULY APPROVED THIS PLAT ON THE 20th DAY OF June, 2007.

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 17th DAY OF July, 2007.

ATTEST: Jimmie Long, Mayor; Mindy Curtis, City Clerk

CERTIFICATE OF CITY CLERK I, Frances Keisly, 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 20th DAY OF July, 2007.

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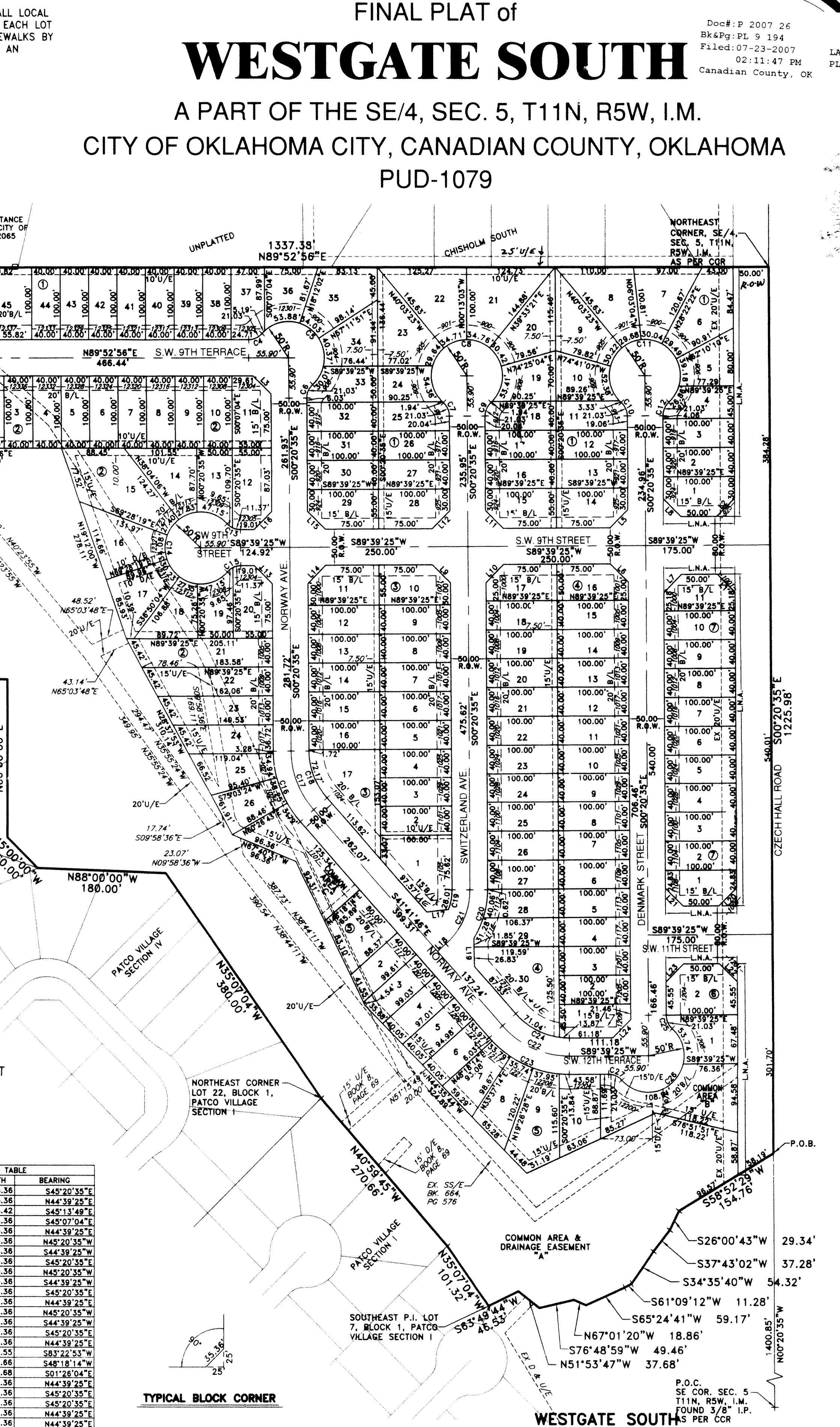
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Diagram showing location map with RENO AVENUE, CZECH HALL ROAD, and PATCO VILLAGE SECTION IV. Includes a legend for U/E = UTILITY EASEMENT, D/E = DRAINAGE EASEMENT, B/L = BUILDING LINE, NR = NON RADIAL LINE.

CURVE TABLE and LINE TABLE. CURVE TABLE lists CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD BEARING, CHORD LENGTH. LINE TABLE lists LINE, LENGTH, BEARING.



Professional seals for Ross C. Morris (Professional Land Surveyor, No. 1457), Ken Roberts (Notary Public, No. 4000700), and various corporate seals for the City of Oklahoma City, County of Canadian, and State of Oklahoma. Includes contact information for MORRIS ENGINEERING AND SURVEYING.