

**FINAL PLAT
OF
WESTMARK OFFICE PARK
A PART OF THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 12 NORTH, RANGE 5 WEST, I.M.
CANADIAN COUNTY, OKLAHOMA**

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Canadian County, OK

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW/4) of Section 34, Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being described as follows:
COMMENCING at the southwest corner of the Southwest Quarter said Section 34;
THENCE South 89°56'46" East, along the south line of said Southwest Quarter, a distance of 810.02 feet to the POINT OF BEGINNING;
THENCE North 00°03'14" East a distance of 529.47 feet to a point on a non-tangent curve, said point being on the southerly right-of-way line for Interstate Highway 40;
THENCE Southeastery along said right-of-way line the following three (3) courses:
1. Southeastery on a curve to the right having a radius of 42,731.84 feet (subtended by a chord bearing South 54°32'29" East and a chord distance of 199.94 feet) an arc distance of 199.94 feet;
2. South 54°24'26" East a distance of 160.31 feet;
3. South 53°26'17" East a distance of 538.63 feet to a point on the south line of Section 34;
THENCE North 89°56'46" West, along the south line of said Section 34, a distance of 726.35 feet to the POINT OF BEGINNING.

OWNERS CERTIFICATE AND DEDICATION

Know All Men By These Presents:

That, WESTGATE RETAIL I, L.L.C., an Oklahoma limited liability company, hereby certifies that it is the owner of, and the only person, firm, corporation or entity having any right, title or interest in, and to the land shown on the Final Plat of WESTMARK OFFICE PARK, an addition to the City of Oklahoma City, Oklahoma and that it has caused the same to be platted into lots, blocks, streets and easements as shown on said Final Plat of WESTMARK OFFICE PARK.

WESTGATE RETAIL I, L.L.C., does hereby dedicate all right-of-way, and easements, as shown on said Final Plat to the public for streets, fire protection, utility and easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements, and encumbrances so that title to same is clear, except as shown in the Bonded Abstractor's Certificate.

WESTGATE RETAIL I, L.L.C., further certifies the Private Driveway/Access Easement designated on said plat are not dedicated to the public as public streets and will be maintained by the private property owners within the subdivision. However, said easements shall always remain accessible to police, fire, and other official vehicles of all states, federal, county, and city agencies. Every deed conveying property within this plat shall clearly acknowledge said easement is private and not maintained by the City of Oklahoma City.

Covenants, Conditions and Restrictions for the Final Plat of WESTMARK OFFICE PARK may be filed under separate instrument.

In witness whereof the undersigned having caused this instrument to be executed this 31st day of January, 2005.

WESTGATE RETAIL I, L.L.C.,
an Oklahoma limited liability company
By: Stratford Property Company
An Oklahoma corporation, Manager
By: F. David Harper
F. David Harper, President

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on the 31st day of January, 2005, personally appeared F. DAVID HARPER, President of Stratford Property Company, an Oklahoma Corporation, as Manager of WESTGATE RETAIL I, L.L.C. to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly 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 limited liability company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Joe A. Covey
Notary Public

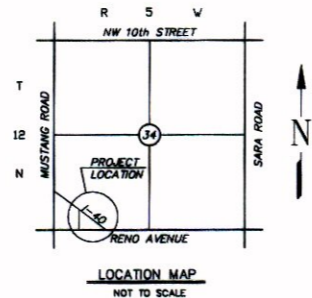
My Commission Expires: 7-30-2005
My Commission Number: 01012752

NOTES:

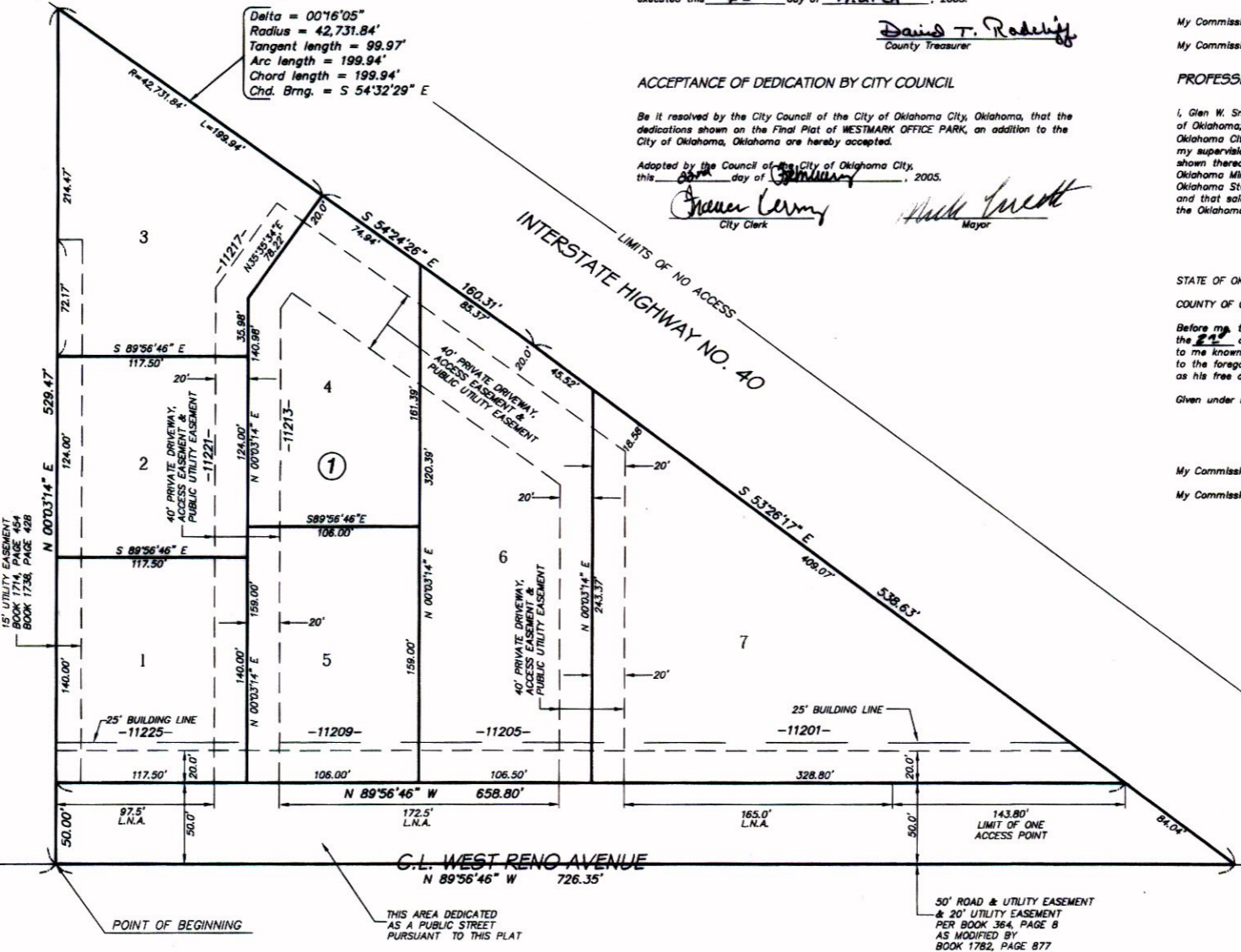
- The Bearing of South 89°56'46" East as shown on the south line of the Southwest Quarter of Section 34, T. 12 N., R. 5 W., I.M., was used as the basis of bearings for this final plat.
- Instruments shown and noted hereon with Book and Page recording data, except for the 50' right-of-way along Reno Avenue, are shown for reference purposes only and are not dedicated as a part of this plat.
- A public sidewalk shall be required to be constructed, within the Reno Avenue right-of-way, in conjunction with the development of each lot that abuts Reno Avenue. This requirement shall be enforced at building permit stage on an individual lot basis.
- All lots shown within the limits of this plat have legal frontage on and take access from the private driveway/access easement and public utility easement as shown.
- Property owners within the plat of Westmark Office Park shall be responsible for maintenance of the private driveway/access easement shown on said plat.

SOUTH LINE, S.W. QUARTER
SECTION 34, T. 12 N., R. 5 W., I.M.

POINT OF COMMENCEMENT
SW COR. S.W. 1/4 SEC. 34
T. 12 N., R. 5 W., I.M.
CANADIAN COUNTY, OKLA.



Delta = 00°16'05"
Radius = 42,731.84'
Tangent length = 99.97'
Arc length = 199.94'
Chord length = 199.94'
Chd. Brng. = S 54°32'29" E



CITY CLERK'S CERTIFICATE

I, FRANCES KERSEY, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured instalments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of WESTMARK OFFICE PARK, an addition to the City of Oklahoma City.

Signed by the City Clerk this 30th day of February, 2005.
Frances Kersey
City Clerk

PLANNING COMMISSION'S CERTIFICATE

I, Kevin B. George, Chairperson of the Planning Commission, of the City of Oklahoma City, Oklahoma, hereby certify that said Planning Commission duly approved the Final Plat of WESTMARK OFFICE PARK, an addition to the City of Oklahoma City, Oklahoma, at a meeting on the 14th day of October, 2004.

Kevin B. George
Chairperson

COUNTY TREASURER'S CERTIFICATE

I, David T. Redcliff, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 2004, and prior years are paid on the Final Plat of WESTMARK OFFICE PARK, an addition to the City of Oklahoma City, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed this 23rd day of March, 2005.

David T. Redcliff
County Treasurer

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the City Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the Final Plat of WESTMARK OFFICE PARK, an addition to the City of Oklahoma, Oklahoma are hereby accepted.

Adopted by the Council of the City of Oklahoma City, this 30th day of February, 2005.

Frances Kersey City Clerk
Mark Smith Mayor

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and State of Oklahoma, hereby certifies the records of said county show that title to the land shown on the Final Plat of WESTMARK OFFICE PARK, an addition to the City of Oklahoma City, Oklahoma is vested in WESTGATE RETAIL I, L.L.C., an Oklahoma limited liability company on the 14th day of February, 2005; and 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 taxes are paid for the year of 2004, and prior years; and there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person; and there are no liens, or other encumbrances of any kind against the land included in the Final Plat except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 4th day of February, 2005.

ATTEST: Leslie Cook Assistant Secretary
By: Joey Schell (Vice) President

STATE OF OKLAHOMA SS
COUNTY OF CANADIAN

Before me, the undersigned, a notary public in and for said county and state on the 4th day of February, 2005, personally appeared Joey Schell to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its (Vice) president, and duly acknowledged to me that he/she executed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Joey Schell
Notary Public

My Commission Expires: 2-23-2007
My Commission Number: 03001432

PROFESSIONAL SURVEYOR'S CERTIFICATE

I, Glen W. Smith, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma; and the Final Plat of WESTMARK OFFICE PARK, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 20th day of February, 2005; and the monuments shown thereon exist and their positions are correctly shown; and 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 II Section 41-108 of the Oklahoma State Statutes.

Glen W. Smith
Glen W. Smith, PLS, 993

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on the 23rd day of February, 2005, personally appeared GLEN W. SMITH to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly 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.

Joe A. Covey
Notary Public

My Commission Expires: July 30 2005
My Commission Number: 01012752

JOE A. COVEY
McClain County
Notary Public in and for
State of Oklahoma
My Commission Expires July 30, 2005

LEGEND
L.N.A. = LIMITS OF NO ACCESS

ENGINEERS SURVEYORS PLANNERS
SMITH ROBERTS BALDISCHWILER, L.L.C.
100 N.E. 5TH STREET - OKLAHOMA CITY, OK 73102, PH. (405)840-7094
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 3849 EXPIRES JUNE 30, 2005

JOE A. COVEY
McClain County
Notary Public in and for
State of Oklahoma
My Commission Expires July 30, 2005

CITY CLERK

COUNTY CLERK
OF OKLAHOMA
SEAL
CANADIAN COUNTY

COUNTY TREASURER

CITY COUNCIL

JOE A. COVEY
McClain County
Notary Public in and for
State of Oklahoma
My Commission Expires July 30, 2005

JOE A. COVEY
McClain County
Notary Public in and for
State of Oklahoma
My Commission Expires July 30, 2005