

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY :

That Claud Cyert and Betty Cyert, Husband and Wife, Interurban of Yukon, a limited Partnership, and Westpointe Parkway Offices, L.L.C., certify that they are the owners of all the land included in the annexed plat and they are the only entities having any right, title or interest to the land shown and known as "Westpointe Parkway Phase II", a subdivision of a part of the Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma and that the plat of Westpointe Parkway Phase II, represents a survey of the above described property made with our consent, and that we hereby dedicate to the public use all the streets, shown on said annexed plat, that the easements shown on the annexed plat are created for the installation and maintenance of the public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs 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. Covenants, restrictions, and reservations for the addition are contained on a separate instrument and will be filed subsequently.

Witnessed by our hand(s) this 25th day of Nov. 1998.

ATTEST: INTERURBAN OF YUKON, BY KRRM INC., GEN. PARTNER
 Secretary: *Elizabeth*
 Robert Ross, President

ATTEST: WESTPOINTE PARKWAY OFFICES, L.L.C.
 Secretary: *Claud Cyert*
 Claud Cyert, Manager

ATTEST: *Betty Cyert*
 Betty Cyert
Claud Cyert
 Claud Cyert

STATE OF OKLAHOMA)
 COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of Nov., 1998, personally appeared **CLAUD CYERT AND BETTY CYERT (H/W)** to me known to be the identical persons who executed the within and foregoing instrument executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

Phillip E. Hays
 Notary Public

My Commission Expires the 31st day of July, 2002.

STATE OF OKLAHOMA)
 COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of Nov., 1998, personally appeared **ROBERT ROSS** who subscribed the name of the maker thereof to the identical person who subscribed the name of the maker thereof to the foregoing instrument as its **PRESIDENT** and acknowledged to me that he executed the same as his free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written,

Phillip E. Hays
 Notary Public

My Commission Expires the 31st day of July, 2002.

STATE OF OKLAHOMA)
 COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of Nov., 1998, personally appeared **CLAUD CYERT** of Westpointe Parkway Offices, L.L.C. to me known to be the identical person who subscribed the name of the maker thereof to the identical person who subscribed the name of the maker thereof to the foregoing instrument as its **MANAGER** and acknowledged to me that he executed the same as his free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written,

Phillip E. Hays
 Notary Public

My Commission Expires the 31st day of July, 2002.

CERTIFICATE OF COUNTY TREASURER

I, **DAVID T. RADCLIFF**, do hereby certify that I am duly elected, qualified and acting County Treasurer of Canadian County, State of Oklahoma; that the tax records of said County show all taxes are paid for the year 1997 and prior years on the land shown on the annexed plat of WESTPOINTE PARKWAY PHASE II an addition to the City of Oklahoma City in Canadian County, State of Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

IN WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at **EL RENO** in Canadian County State of Oklahoma, this 24th day of November, 1998.

David T. Radcliff
 County Treasurer

FINAL PLAT
**WESTPOINTE PARKWAY
 PHASE II**

A PART OF THE NW/4 OF SEC. 3,
 T 11 N, R 5 W, CANADIAN COUNTY, OKLAHOMA

STATE OF OKLAHOMA
 CANADIAN COUNTY
 FILED OR RECORDED
 1998 DEC 11 A @ 49
 MARK HISHOE
 COUNTY CLERK
 Book Page
 8 250

CITY PLANNING COMMISSION APPROVAL

I, *Nick Oates*, Chairman of the City of Oklahoma City Planning Commission
 Certify that the Commission duly approved this plat on the 20th day of July 1998.

Nick Oates
 Chairman

CERTIFICATE OF CITY CLERK

I, **TAMARA P. SHREVEN**, 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 unmaturing installments upon special assessment have been paid in full and that there are no special assessments procedures now pending against the land shown on the Final Plat of WESTPOINTE PARKWAY PHASE II, to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk this 1 day of December, 1998.

Tamara P. Shreven
 City Clerk

BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA)
 COUNTY OF CANADIAN) SS

The Undersigned, duly qualified abstractor in and for the said County and State, hereby certifies that according to the records of said County, title to the land included in the annexed plat of WESTPOINTE PARKWAY PHASE II to the City of Oklahoma City, Canadian County, Oklahoma, appears to be vested in Claud and Betty Cyert, Husband and Wife, Interurban of Yukon, and Westpointe Parkway Offices L.L.C., and that on the 18th day of Nov., 1998, all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances, except mortgages of record, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person. EXECUTED AT **EL RENO**, Canadian County, Oklahoma, on this 18th day of Nov., 1998.

ATTEST:

Diana Kittermair
 Assistant Secretary

WARRANTY TITLE AND ABSTRACT, INC.

Mad Anthony
 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 18th day of Nov., 1998, personally appeared **MARK A. DEAL** to me known to be the identical person who executed the within and foregoing instrument and he executed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

WITNESS my hand and notary seal the day and year last above written,

My Commission Expires the 7 day of March 1999.

Estelle C. H.
 Notary Public

SURVEYOR'S CERTIFICATE

I, **MARK DEAL**, Registered Professional Land Surveyor No. 1393 in the State of Oklahoma, do hereby certify that this plat of Westpointe Parkway Phase II, in addition to the City of Oklahoma City, Canadian County, Oklahoma, represents a careful survey made under my supervision, and that this 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.

Mark Deal
 Mark Deal, PLS 1393

STATE OF OKLAHOMA)
 COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 24th day of Aug., 1998, personally appeared **MARK DEAL** to me known to be the identical person who executed the within and foregoing instrument executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

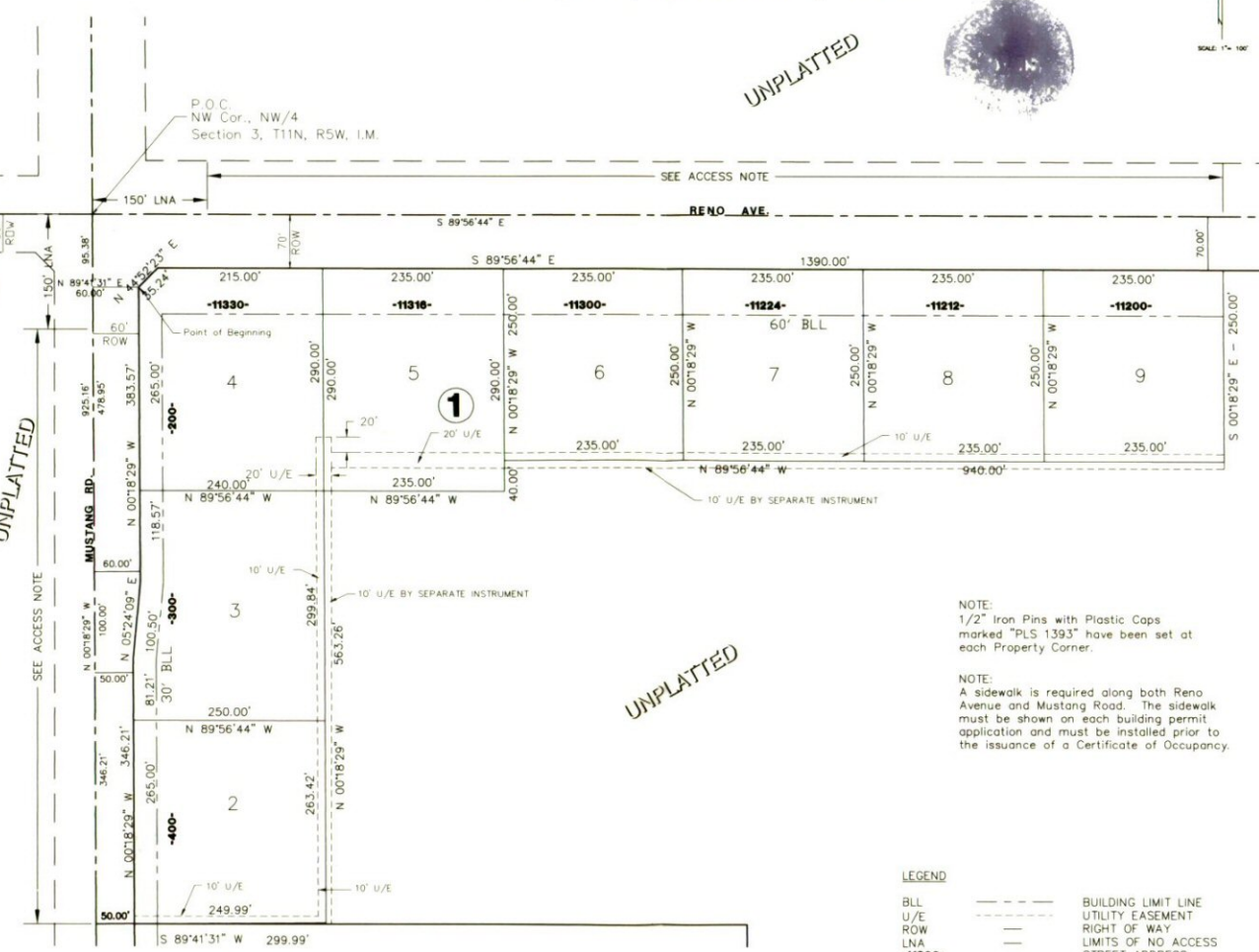
My Commission Expires the 20 day of Aug. 2002.

Michelle Wolles
 Notary Public

LEGAL DESCRIPTION

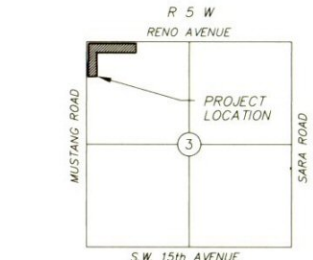
A part of the NW/4 of Section Three (3), Township Eleven (11) North, Range Five (5) West, I.M., Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section Three (3); THENCE S 00°18'29" E a distance of 95.38 feet; THENCE N 89°41'31" E a distance of 60.00 feet to the Point or Place of Beginning; THENCE N 44°52'23" E a distance of 35.24 feet; THENCE S 89°56'44" E a distance of 1390.00 feet; THENCE S 00°18'29" E a distance of 250.00 feet; THENCE N 89°56'44" W a distance of 940.00 feet; THENCE S 00°18'29" E a distance of 40.00 feet; THENCE N 89°56'44" W a distance of 235.00 feet; THENCE S 00°18'29" E a distance of 563.26 feet; THENCE N 89°41'31" W a distance of 249.99 feet; THENCE N 00°18'29" W a distance of 346.21 feet; THENCE N 05°24'09" E a distance of 100.50 feet; THENCE N 00°18'29" E a distance of 383.57 feet to the Point or Place of Beginning; containing 11.75 acres more or less.



LEGEND
 --- BUILDING LIMIT LINE
 - - - UTILITY EASEMENT
 --- RIGHT OF WAY
 --- LIMITS OF NO ACCESS
 --- STREET ADDRESS

ACCESS NOTE:
 ACCESS RESTRICTED TO NO MORE THAN TWO ACCESS POINTS ALONG MUSTANG ROAD AND FOUR ALONG RENO AVENUE WITH THE MINIMUM SEPARATION OUTLINED IN THE GOVERNING PUD; ONLY ONE OF WHICH MUST SERVE AS THE PRIMARY ACCESS TO THE UNPLATTED PROPERTY TO THE EAST AND SOUTH.



ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the annexed plat of WESTPOINTE PARKWAY PHASE II are hereby accepted. Approved by the Council of the City of Oklahoma City, Oklahoma, this 7 day of August, 1998.

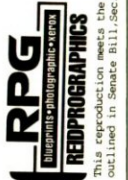
ATTEST: CITY OF OKLAHOMA CITY, OKLAHOMA

Honor P. Shreven Mayor
Krista Humphrey Attest City Clerk



MARK DEAL, PLS
 PROFESSIONAL CORPORATION
 730 W. WILSHIRE, SUITE 112
 OKLAHOMA CITY, OK 73116
 (405)-843-3325
 CERTIFICATE OF AUTHORIZATION NUMBER 3045
 EXPIRATION DATE: JUNE 30, 1999

W.R. Peacock & Assoc.
 Consulting Engineers
 4045 N.W. 64th, Suite 315 Oklahoma City, Ok. 73116
 (405)843-3116 • (800)270-3116 • Fax (405)843-7524
 Certificate of Authorization Number 2280
 Expiration Date: June 30, 1999



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