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Canadian County, OK

FINAL PLAT OF WESTPOINTE PARKWAY PHASE VIII A PART OF THE NW/4 QUARTER OF SECTION 3 T-11-N, R-5-W, I.M., CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That Rockwell, L.L.C., an Oklahoma Limited Liability Company and Woodward Group, Inc. are the owners of all the property contained and included in the Final Plat of WESTPOINTE PARKWAY PHASE VIII, an addition to the City of Oklahoma City, being a part of Section Three (3), Township Eleven (11) North, Range Five (5) West, of the Indian Meridian, in Canadian County, Oklahoma and has caused the said premises to be surveyed and platted into Lots, Blocks, Streets and Easements as shown on said plat, which said plat (consisting of one sheet) represents a careful survey of all property contained and included therein and is hereby adopted as the Final Plat of said land under the name of WESTPOINTE PARKWAY PHASE VIII, an addition to the City of Oklahoma City, Canadian County, Oklahoma.

The undersigned does hereby further certify that they are the owners 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 Final Plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said Final Plat to the public for use as public streets, and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear.

The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed separately.
In witness whereof the undersigned has caused this instrument to be executed on this 23 day of June, 2005.

Woodward Group, Inc.
an Oklahoma Limited Liability Company
as to Lot 2
Walter D. Woodward
President

Rockwell, L.L.C.
an Oklahoma Limited Liability Company
as to Lot 1
Joe Love
Mapager
Cloud Cyfert
Manager

STATE OF OKLAHOMA)
COUNTY OF Canadian) SS
Before me, the undersigned, a Notary Public in and for said County and State, on this 27th day of June, 2005, personally appeared Joe Love & Cloud Cyfert to me known to be the identical persons who subscribed, as Managers of Rockwell, L.L.C., an Oklahoma Limited Liability Company, and duly acknowledged to me that they executed the same as the free and voluntary act and deed of themselves and as the free and voluntary act and deed of said company.

My Commission Expires: August 25th 2008
Richard C. Knight
Notary Public

STATE OF OKLAHOMA)
COUNTY OF Canadian) SS
Before me, the undersigned, a Notary Public in and for said County and State, on this 23 day of June, 2005, personally appeared Walter D. Woodward to me known to be the identical person who subscribed, as President of Woodward Group, Inc., an Oklahoma Limited Liability Company, and duly acknowledged to me that they executed the same as the free and voluntary act and deed of themselves and as the free and voluntary act and deed of said company.

My Commission Expires: 5/10/09
Janice Brown
Notary Public

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 Final Plat of WESTPOINTE PARKWAY PHASE VIII, an addition to the City of Oklahoma City, Oklahoma, is vested in Rockwell, L.L.C., an Oklahoma Limited Liability Company, and Woodward Group, Inc., on this 27th day of June, 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 owners thereof, that the taxes are paid for the year of 2004 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 plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 27th day of June, 2005.

WARRANTY TITLE & ABSTRACT, INC.
Jay J. Scheller
Vice President

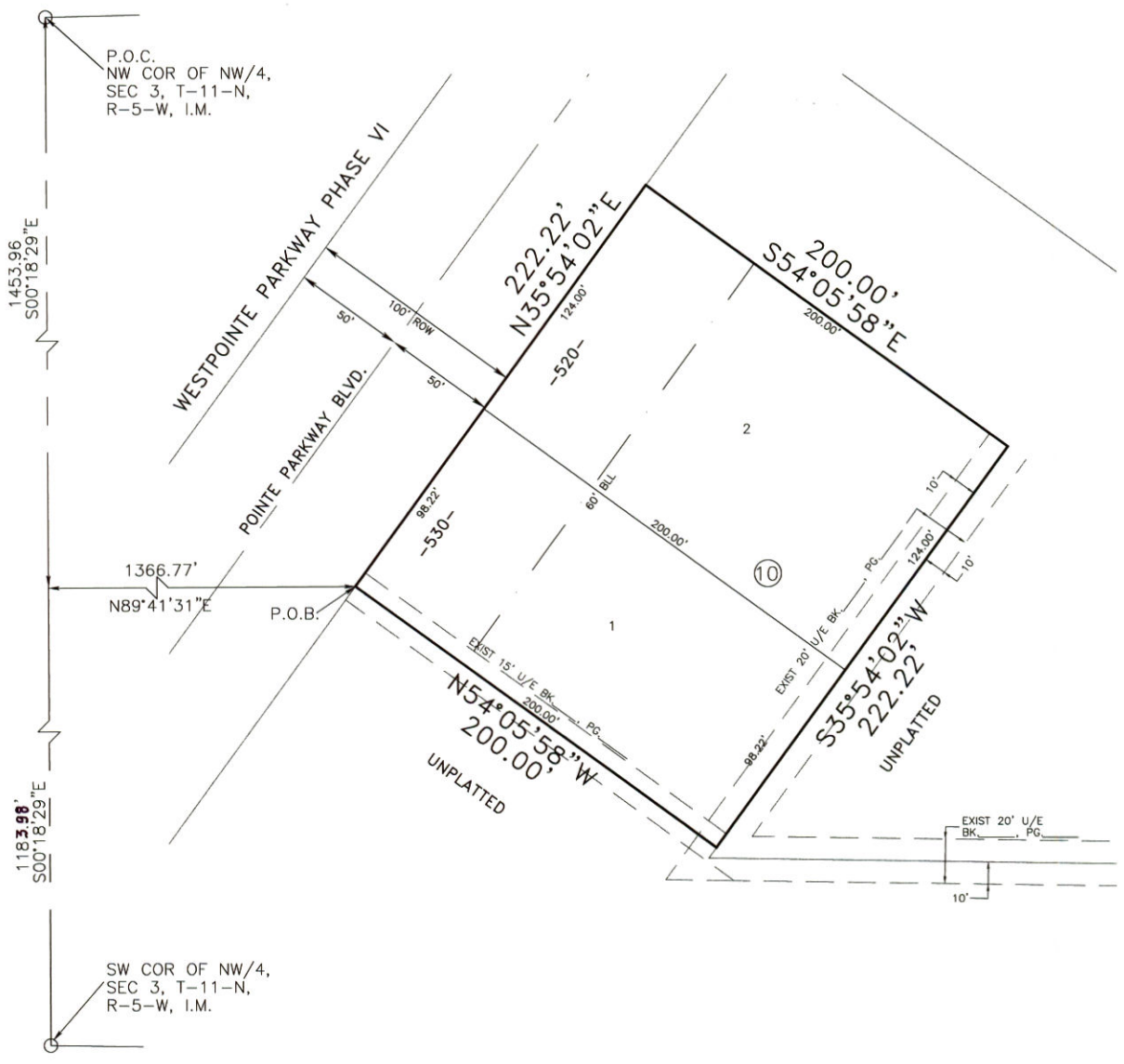
STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS
Before me, the undersigned, a Notary Public in and for said County and State, on this 27th day of June, 2005, personally appeared Jay J. Scheller to me known to be the identical person who subscribed, as Vice President of WARRANTY TITLE & ABSTRACT, INC., and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company.

My Commission Expires: 2-23-2007
Heann R. Schulhaas
Notary Public

CERTIFICATE OF CITY CLERK
I, Frances Kersen, City Clerk of Oklahoma City, 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 are no special assessment procedures now pending against the land shown on the Final Plat of WESTPOINTE PARKWAY PHASE VIII, an addition to the City of Oklahoma City, Oklahoma.
Signed by the City Clerk on this 14 day of July, 2005.
Frances Kersen
City Clerk

COUNTY TREASURER'S CERTIFICATE
I, David T. Radcliff, 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 2004 and prior years are paid on the Final Plat of WESTPOINTE PARKWAY PHASE VIII, 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 21st day of July, 2005.
David T. Radcliff
County Treasurer

PLAT NOTES
1. SIDEWALKS ARE REQUIRED ALONG POINTE PARKWAY BOULEVARD. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY.
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 11 Section 41-108 of the Oklahoma State Statutes.



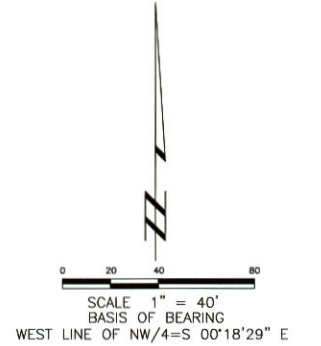
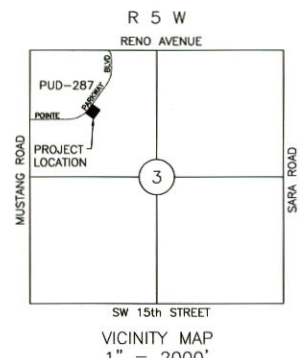
REGISTERED SURVEYOR'S CERTIFICATE
I, Jimmy O. Stacy, do hereby certify that I am by profession a Land Surveyor and the plat of WESTPOINTE PARKWAY PHASE VIII, an addition to the City of Oklahoma City, Oklahoma, consisting of 1 sheet, represents a survey made under my supervision on the 27th day of June, 2005.
I further certify that said plat complies with Requirements of Senate Bill 377, Section 518 as amended and that 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.
STATE OF OKLAHOMA)
COUNTY OF SEMINOLE) SS
Jimmy O. Stacy
Professional Land Surveyor #1063

Before me, the undersigned, a Notary Public in and for said County and State on this 27th day of June, 2005, personally appeared Jimmy O. Stacy, 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: 12-12-2006
James L. McCraw
Notary Public

CERTIFICATE OF PLANNING COMMISSION
I, John M. Dugan, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved the Final Plat of WESTPOINTE PARKWAY PHASE VIII, an addition to the City of Oklahoma City, Oklahoma, at a meeting on the 28th day of October, 2004.
John M. Dugan
Planning Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL
BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City, that the Final Plat of WESTPOINTE PARKWAY PHASE VIII, 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, Oklahoma this 19 day of July, 2005.
APPROVED by the Mayor of the City of Oklahoma City, Oklahoma this 19 day of July, 2005.
Oran Kery City Clerk
Mark Crest Mayor

LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN THE NW/4, SECTION 3, T-11-N, R-5-W, OF THE I.M., CANADIAN COUNTY, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the Northwest corner of the NW/4; Thence S00°18'29"E a distance of 1,453.96 feet being 118.398 feet North of the SW Corner of the NW/4; Thence N89°41'31"E a distance of 1,366.77 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING N35°54'02"E a distance of 222.22 feet; Thence S54°05'58"E a distance of 200.00 feet; Thence S35°54'02"W a distance of 222.22 feet; Thence N54°05'58"W a distance of 200.00 feet to the POINT OF BEGINNING and containing 1.02 acres more or less, and subject to any Easements or Rights-of-Way of record.



LEGEND
L.O.N.A = LIMITS OF NO ACCESS
• = SET IRON PIN
○ = FOUND IRON PIN

WESTPOINTE PARKWAY PHASE VIII
PLAT BY: ANCHOR ENGINEERING, L.L.C.
CA 4161 EXP. 06-30-06
10804 QUAIL PLAZA DR., SUITE 200
OKLAHOMA CITY, OKLAHOMA
405-749-9998
L0V04028

