

WINDMILL PARK SECTION III
LEGAL DESCRIPTION

A part of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Twenty-Nine (29), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

TRACT I

COMMENCING at the Southeast Corner of said Southeast Quarter; thence North 00°00'00" West along the East line of said Southeast Quarter a distance of 1,320.13 feet to the Southeast Corner of said North Half; thence continuing North 00°00'00" West along said East line a distance of 718.01 feet; thence South 90°00'00" West a distance of 50.00 feet to the Northeast Corner of Common Lot "C", shown on the recorded plat of WINDMILL PARK SECTION I, and to the point of beginning; thence from said POINT OF BEGINNING, along the boundary of said WINDMILL PARK SECTION I for all calls, South 74°02'47" West a distance of 156.01 feet; thence North 00°00'00" West a distance of 50.00 feet; thence North 45°00'00" East a distance of 35.36 feet; thence North 00°00'00" East a distance of 100.00 feet; thence South 45°00'00" East a distance of 35.36 feet; thence South 00°00'00" East a distance of 52.12 feet to the point of beginning beginning containing 0.32 acres more or less.

AND

TRACT II

COMMENCING at the Southeast Corner of said Southeast Quarter; thence North 00°00'00" West along the East line of said Southeast Quarter a distance of 1,320.13 feet to the Southeast Corner of said North Half; thence North 00°00'00" West along said East line a distance of 397.11 feet; thence South 90°00'00" West a distance of 50.00 feet to the Southwest Corner of the Piedmont Road right-of-way shown on the recorded plat of WINDMILL PARK SECTION I, and to the point of beginning; thence from said POINT OF BEGINNING South 89°29'06" West a distance of 388.28 feet; thence South 00°00'00" West a distance of 297.56 feet to a point on the South line of said North Half; thence South 89°29'06" West along said South line a distance of 189.93 feet to the Southeast Corner of Lot 11, Block 2 of said WINDMILL PARK SECTION I; thence, along the boundary of said WINDMILL PARK SECTION I for the remaining calls, North 00°30'54" West a distance of 124.84 feet to a point on a curve to the left, said curve having a central angle of 140°44'12", a radius of 50.00 feet, a chord bearing of North 44°31'38" East and a chord distance of 94.19 feet; thence along the arc of said curve a distance of 122.82 feet to a point on a curve to the right, said curve having a central angle of 29°50'31", a radius of 50.00 feet, a chord bearing of North 12°55'12" West and a chord distance of 22.36 feet; thence along the arc of said curve a distance of 122.55 feet; thence North 00°00'00" East a distance of 289.33 feet; thence North 44°44'35" East a distance of 35.51 feet; thence North 89°29'06" East a distance of 260.04 feet to a point on a curve to the right, said curve having a central angle of 25°50'31", a radius of 50.00 feet, a chord bearing of South 77°35'39" East and a chord distance of 22.36 feet; thence along the arc of said curve a distance of 123.19 feet to a point on a curve to the right, said curve having a central angle of 25°50'31", a radius of 50.00 feet, a chord bearing of North 12°55'12" West and a chord distance of 22.36 feet; thence along the arc of said curve a distance of 123.19 feet to a point on a curve to the right, said curve having a central angle of 25°50'31", a radius of 50.00 feet, a chord bearing of North 12°55'12" West and a chord distance of 22.36 feet; thence along the arc of said curve a distance of 22.55 feet; thence North 74°02'47" East a distance of 156.01 feet; thence South 00°00'00" East a distance of 254.77 feet to the point of beginning containing 3.23 acres more or less.

AND

TRACT III

COMMENCING at the Southeast Corner of said Southeast Quarter; thence North 00°00'00" West along the East line of said Southeast Quarter a distance of 1,320.13 feet to the Southeast Corner of said North Half; thence South 89°29'06" West along the South line of said North Half a distance of 758.29 feet; thence North 00°00'00" East a distance of 347.56 feet to a corner of Common Lot "D", shown on the recorded plat of WINDMILL PARK SECTION I, and to the point of beginning; thence from said POINT OF BEGINNING, along the boundary of said WINDMILL PARK SECTION I for all calls, North 00°00'00" East a distance of 240.01 feet; thence North 89°29'06" East a distance of 169.56 feet to a point on a curve to the left, said curve having a central angle of 115°19'33", a radius of 50.00 feet, a chord bearing of South 31°49'20" West and a chord distance of 84.49 feet; thence along the arc of said curve a distance of 100.64 feet to a point on a curve to the right, said curve having a central angle of 29°50'30", a radius of 50.00 feet, a chord bearing of South 12°55'12" East and a chord distance of 22.36 feet; thence along the arc of said curve a distance of 22.55 feet; thence South 00°00'00" West a distance of 146.69 feet; thence South 89°29'06" West a distance of 130.01 feet to the point of beginning containing 0.72 acres more or less.

OWNER'S CERTIFICATE AND DEDICATION:

That WINDMILL PARK L.L.C., being the sole owner in fee simple of the following described real property to wit:

(See legal description this sheet.)

We hereby offer for dedication to the public use all streets and avenues, parks and public facilities, and easements as shown on the annexed plat of WINDMILL PARK SECTION III to the City of Piedmont. The irrevocable offer of dedication shall be consummated upon the execution of the Certificate of Acceptance of Dedication. For the purposes of providing an orderly development of WINDMILL PARK SECTION III to the City of Piedmont, we do hereby provide restrictive covenants filed in Book 38352, Page 217, of the records of and in the office of the County Clerk, Canadian County, Oklahoma.

In witness whereof, Bryan E. Coon, President of Windmill Park L.L.C. has caused these presents to be signed this 20th day of May, 2002.

ATTEST: [Signature] WINDMILL PARK L.L.C.
Secretary 716 in B.L.C. President 716 in B.L.C.

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS:
Subscribed and sworn to before me this 20th day of May, 2002.

NOTARY PUBLIC
My commission expires: December 14, 2004

RELEASE OF MORTGAGE:
In consideration of the plotting of property shown on the plat of WINDMILL PARK SECTION III, City of Piedmont, Oklahoma, and receipt of goods and valuable consideration, receipt of which is hereby acknowledged, FARMERS AND MERCHANT BANK OF PIEDMONT does hereby release, relinquish and forever discharge a certain mortgage made by WINDMILL PARK L.L.C., and dated the 15th day of April, 2002, to FARMERS AND MERCHANTS BANK OF PIEDMONT, which is recorded in Book No. 32429, Page 180 of the records of Canadian County, Oklahoma, insofar as the same covers all property dedicated for streets, alleys, parks, boulevards, easements, or other public use, as shown on said plat.

Witness my hand and seal this 17th day of May, 2002.

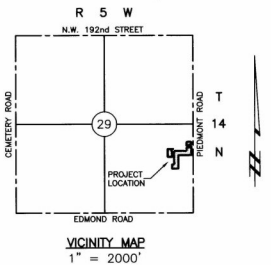
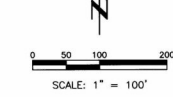
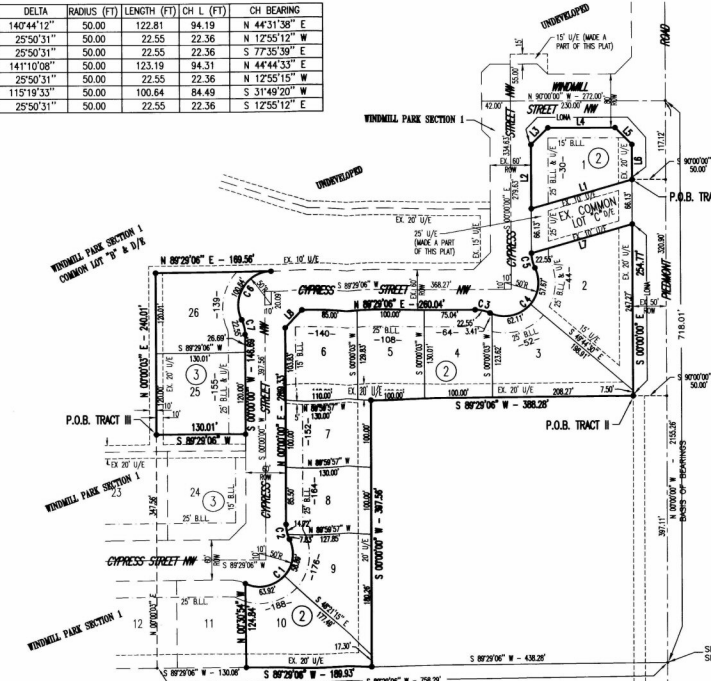
FARMERS AND MERCHANTS BANK OF PIEDMONT
* Date Book Page
3/19/02 2087 735-735
3/19/02 2087 736-738
3/19/02 2087 739-741
Vice-President

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS:
Subscribed and sworn before me this 17th day of May, 2002.

ATTEST: [Signature]
NOTARY PUBLIC
My commission expires: 7/24/05

FINAL PLAT OF
WINDMILL PARK SECTION III
A SUBDIVISION OF A PART OF THE SE/4 OF SECTION 29, T 14 N-R 5 W, I.M.
CITY OF PIEDMONT, CANADIAN COUNTY, OKLAHOMA

NUMBER	DELTA	RADIUS (FT)	LENGTH (FT)	CH L (FT)	CH BEARING
C1	140°44'12"	50.00	122.81	94.19	N 44°31'38" E
C2	29°50'31"	50.00	22.55	22.36	N 12°55'12" W
C3	29°50'31"	50.00	22.55	22.36	S 17°35'39" E
C4	141°10'08"	50.00	123.19	94.31	N 44°44'33" E
C5	29°50'31"	50.00	22.55	22.36	N 12°55'12" W
C6	115°19'33"	50.00	100.64	84.49	S 31°49'20" W
C7	29°50'31"	50.00	22.55	22.36	S 12°55'12" E



LEGEND
LONA = LIMITS OF NO ACCESS
• S.I.P. = SET IRON PIN
• = FOUND IRON PIN

PLAT NOTES
1. ALL LOTS SHOWN ON THIS PLAT MUST BE USED ONLY FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
2. SIDEWALKS TO BE CONSTRUCTED BY BUILDER.

LINE	DIRECTION	DISTANCE
L1	S 74°02'47" W	156.01'
L2	N 00°00'00" W	95.00'
L3	N 45°00'00" E	35.36'
L4	N 90°00'00" E	100.00'
L5	S 45°00'00" E	35.36'
L6	S 00°00'00" E	52.12'
L7	N 74°02'47" E	156.01'
L8	N 44°44'35" E	35.51'



LICENSED LAND SURVEYOR'S CERTIFICATE:
I hereby certify that I am a licensed land surveyor in the state of Oklahoma and that I have made a careful and accurate survey of the foregoing property described as WINDMILL PARK SECTION III, City of Piedmont, Canadian County, Oklahoma, and that the Final Plat is a correct representation of said survey and that iron pins have been placed as designated on the plat.
Witness my hand and seal this 16th day of May, 2002.

I further certify that said annexed 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.

[Signature]
Bryan E. Coon
Professional Land Surveyor #1276

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS:
Subscribed and sworn before me this 16th day of May, 2002.
Notary Public
My commission expires: 12/03/2002

COUNTY TREASURER'S CERTIFICATE:
I do hereby certify that I am the duly elected, qualified and acting County Treasurer of Canadian County, Oklahoma, and that the tax records show all taxes are paid for the year 2001 and prior years on the land shown on the annexed plat of WINDMILL PARK SECTION III, City of Piedmont, Canadian County, Oklahoma.
Witness my hand and seal this 23rd day of May, 2002.
County Treasurer

PLANNING COMMISSION CERTIFICATE:
Approved as to form and legality this 12th day of June, 2002.
Attorney
Approved by the Piedmont Planning Commission this 12th day of June, 2002.

CHAIRMAN
ATTEST: [Signature]

ACCEPTANCE OF DEDICATION BY THE CITY OF PIEDMONT:
BE IT HEREBY RESOLVED by the City Council of the City of Piedmont that the dedications shown on the plat of WINDMILL PARK SECTION III, City of Piedmont, Canadian County, Oklahoma, are hereby accepted and approved by the Mayor and City Council this 20th day of June, 2002.

ATTEST: [Signature]
CITY CLERK

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 annexed plat of WINDMILL PARK SECTION III, an addition to the City of Piedmont, Oklahoma, is vested in WINDMILL PARK L.L.C., and on the 20th day of May, 2002, 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 2001 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 annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 22nd day of May, 2002.

ATTEST: [Signature] CANADIAN VALLEY ABSTRACT COMPANY
Assistant Secretary [Signature] Vice President

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS:
Subscribed and sworn before me this 22nd day of May, 2002.

Notary Public
My commission expires: 9-30-03
Comm. # 99016193

WINDMILL PARK SECTION III
PLAT BY: COON ENGINEERING, INC.
CA 1170 EXP. 6-30-03
2832 W. WILSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-842-0363
MML12282921

