FINAL PLAT OF

OLDE ROCKWELL ESTATES SEC. 1

BEING A PART OF THE N.W./4 OF SEC. 4, T-10-N, R-4-W, I.M.

OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That WOODS ENTERPRISE LLC., AN OKLAHOMA LIMITED LIABILITY COMPANY, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, 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, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encunbrances so that the title is clear, except as shown in the abstractor's certificate.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this _____ day of _____, _____.
Convenants, reservations, and restrictions for this addition are contained in a separate instrument.

WOODS ENTERPRISE LLC.
AN OKLAHOMA LIMITED LIABILITY COMPANY

By_____
JOHN N. WOODS, GENERAL MANAGER

STATE OF OKLAHOMA)
)SS:
COUNTY OF _____)

Before me, the undersigned Notary Public, in and for said County and State on this _____ day of _____, _____, personnally appeared JOHN N. WOODS, GENERAL MANAGER
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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

_____ _____
NOTARY PUBLIC
#_____

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION FOUR (4), TOWNSHIP TEN NORTH (T-10-N), RANGE FOUR WEST (R-4-W), OF THE INDIAN MERIDIAN (I.M.), OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA, SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4;
THENCE N89°59'59"E ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 1,516.28 FEET TO THE **POINT OF BEGINNING**;
THENCE N89°59'59"E ALONG SAID NORTH LINE, A DISTANCE OF 1,007.79 FEET;
THENCE S00°00'01"E A DISTANCE OF 50.00 FEET;
THENCE S45°03'56"E A DISTANCE OF 35.40 FEET;
THENCE S00°07'50"E A DISTANCE OF 475.07 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 911.47 FEET, A CHORD BEARING OF S12°58'07"E, A CHORD DISTANCE OF 405.05 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 408.46 FEET TO A POINT ON THE EAST LINE OF SAID N.W./4;
THENCE S00°07'50"E ALONG SAID EAST LINE A DISTANCE OF 316.24 FEET;
THENCE N89°20'30"W A DISTANCE OF 977.42 FEET;
THENCE N14°09'35"W A DISTANCE OF 283.07 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 57.00 FEET, A CHORD BEARING OF N79°10'57"W, A CHORD DISTANCE OF 48.14 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 49.70 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 33.00 FEET, A CHORD BEARING OF N72°06'09"W, A CHORD DISTANCE OF 20.28 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 20.62 FEET;
THENCE S89°59'59"W A DISTANCE OF 10.00 FEET;
THENCE N00°00'01"W A DISTANCE OF 60.00 FEET;
THENCE N89°59'59"E A DISTANCE OF 17.64 FEET;
THENCE N44°59'59"E A DISTANCE OF 35.36 FEET;
THENCE N00°00'01"W A DISTANCE OF 470.00 FEET;
THENCE N45°00'01"W A DISTANCE OF 35.36 FEET;
THENCE S89°59'59"W A DISTANCE OF 20.00 FEET;
THENCE N00°00'01"W A DISTANCE OF 60.00 FEET;
THENCE N44°59'59"E A DISTANCE OF 35.36 FEET;
THENCE N00°00'01"W A DISTANCE OF 220.00 FEET;
THENCE N45°00'01"W A DISTANCE OF 35.36 FEET;
THENCE N00°00'01"W A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**, SAID TRACT CONTAINING 29.26 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATE

I, WILLIAM SULLIVAN, do hereby certify that I am a REGISTERED PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments shown hereon actually exist and their positions are correctly shown.

_____
WILLIAM SULLIVAN, R.P.L.S. 1571

STATE OF OKLAHOMA)
)SS:
COUNTY OF CLEVELAND)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared WILLIAM SULLIVAN, 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 this _____ day of _____, _____.

MY COMMISSION EXPIRES:

December 19, 2007

_____
NOTARY PUBLIC
#03014559

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CLEVELAND, 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 WOODS ENTERPRISE LLC., AN OKLAHOMA LIMITED LIABILITY COMPANY, that on the _____ day of _____, _____, there are no actions pending or judgements 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 _____, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds 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, mineral rights, 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 _____ day of _____, _____.

CLEVELAND COUNTY ABSTRACT COMPANY

_____
EXEC. VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I,_____ , do hereby certify that I am the duly elected, qualified and acting County Treasurer of CLEVELAND COUNTY, STATE of OKLAHOMA, that the tax records of said county show all taxes are paid for the year _____, 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 the CITY of NORMAN, OKLAHOMA, this _____ day of _____, _____.

_____
COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I,_____ , Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the _____ day of _____, _____.

_____
PLANNING DIRECTOR

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 _____ day of _____, _____.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATE OF CITY CLERK

I,_____, City Clerk of the CITY of OKLAHOMA CITY, STATE of OKLAHOMA, hereby certify that I have examined the records of said city and fine that all deferred payments or unmatured installments upon special assessment 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 _____ day of _____, _____.

_____
CITY CLERK

CERTIFICATE OF DEPARTMENT OF ENVIRONMENTAL QUALITY

I certify that I have approved the application and plan for a plat of a residential development which is on file at _____ of the department of environmental quality, and hereby approve this plat for the use of private water systems and private sewage systems."
Note: Once plat approval has been obtained from the department of environmental quality, no major soil modification may occur in a area designated for septic system disposal.

RESTRICTIONS TO APPROVAL:

DATE:_____ _____
DEPARTMENT OF ENVIRONMENTAL QUALITY

NOTES:

1. MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS ON THE PLAT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN.

2. ALL RESIDENCES SHALL BE CONSTRUCTED WITH CLASS "C" OR BETTER ROOFS.

3. EACH LOT SHALL HAVE A MINIMUM 30 FEET SIDE YARD BUILDING LINE IN ORDER TO MAINTAIN A MINIMUM OF 60 FEET SEPARATION BETWEEN BUILDINGS. A 25 FEET SIDE YARD BUILDING LINE IS REQUIRED ON THE STREET SIDE OF ALL CORNER LOTS.

4. RECREATIONAL AMENITIES WILL BE PROVIDED IN COMMON AREAS.

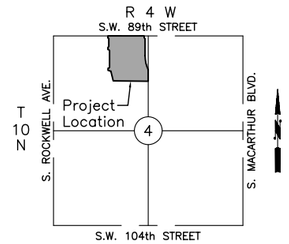
5. A 15,000 GALLON STORAGE TANK WITH FIRE HYDRANTS LOCATED NO FURTHER THAN 1,500 LINE FEET FROM THE FURTHEST STRUCTURE SHALL BE PROVIDED IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS OR EACH RESIDENCE WILL BE REQUIRED TO INSTALL A SPRINKLER SYSTEM IN ACCORDANCE WITH THE NFPA-13D STANDARD.

6. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:

MAG NAILS WITH WASHER FOR ASPHALT PAVING
CUT "X" FOR CONCRETE PAVING

7. PROPERTY CORNER MONUMENTS SHALL BE:

3/8" IRON RODS WITH A PLASTIC CAP



LOCATION MAP

TYPICAL BLOCK CORNER

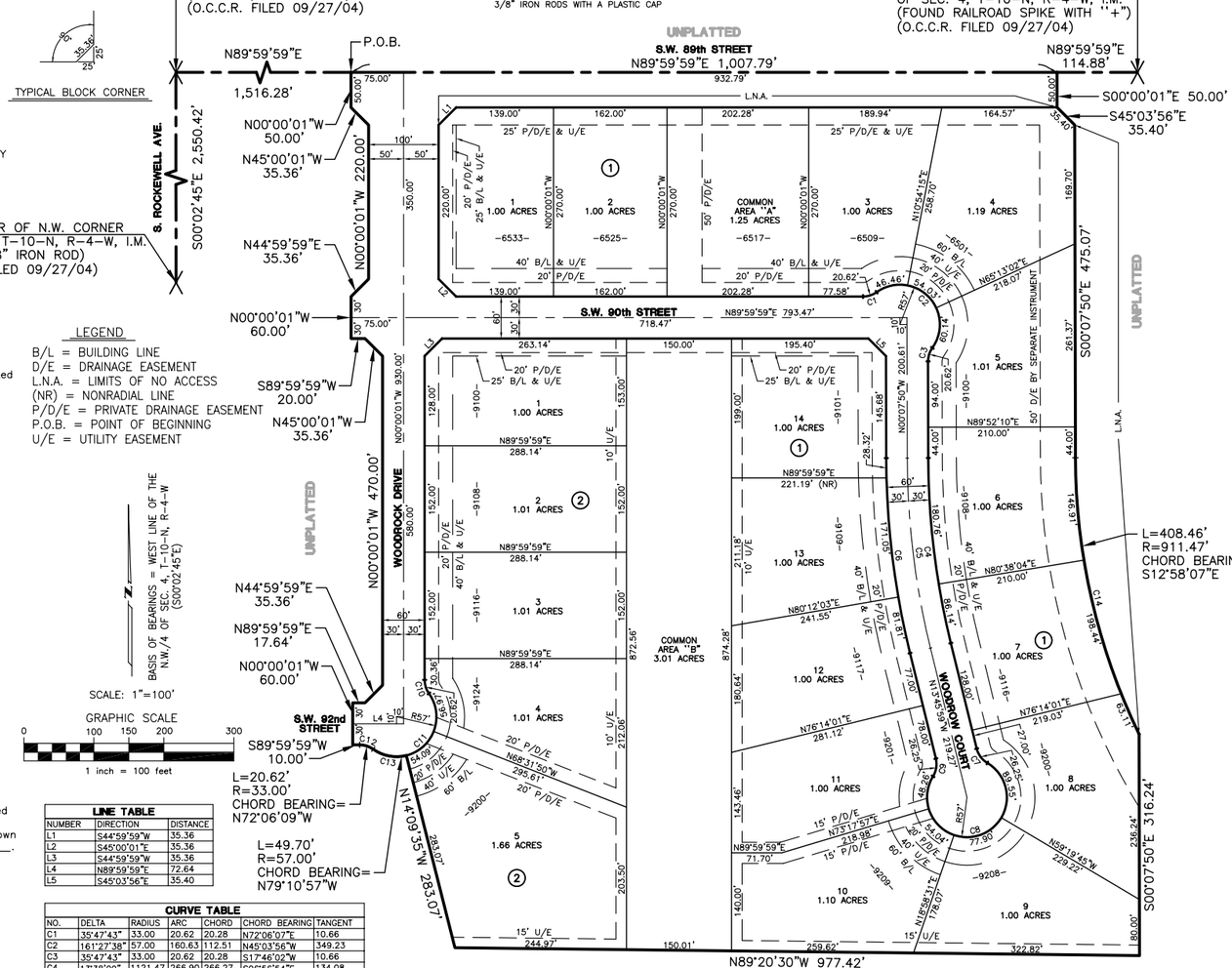
POINT OF COMMENCEMENT
N.W. CORNER OF N.W./4 OF SEC. 4, T-10-N, R-4-W, I.M.
(FOUND 3/8" IRON ROD)
(O.C.C.R. FILED 09/27/04)

S.W. CORNER OF N.W. CORNER OF SEC. 4, T-10-N, R-4-W, I.M.
(FOUND 3/8" IRON ROD)
(O.C.C.R. FILED 09/27/04)

N.E. CORNER OF N.W. CORNER OF SEC. 4, T-10-N, R-4-W, I.M.
(FOUND RAILROAD SPIKE WITH "+")
(O.C.C.R. FILED 09/27/04)

LEGEND

B/L = BUILDING LINE
D/E = DRAINAGE EASEMENT
L.N.A. = LIMITS OF NO ACCESS
(NR) = NONRADIAL LINE
P/D/E = PRIVATE DRAINAGE EASEMENT
P.O.B. = POINT OF BEGINNING
U/E = UTILITY EASEMENT



BASIS OF BEARINGS = WEST LINE OF THE N.W./4 OF SEC. 4, T-10-N, R-4-W (S00°02'45"E)

SCALE: 1"=100'

GRAPHIC SCALE
0 100 150 200 300
1 inch = 100 feet

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S44°59'59"W	35.36
L2	S45°00'01"E	35.36
L3	S44°59'59"W	35.36
L4	N89°59'59"E	72.64
L5	S45°03'56"E	35.40

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	35°47'43"	33.00	20.62	20.28	N72°06'07"E	10.66
C2	161°27'38"	57.00	160.63	112.51	N45°03'56"W	349.23
C3	35°47'43"	33.00	20.62	20.28	S17°46'02"W	10.66
C4	13°38'09"	1121.47	266.90	266.27	S06°56'54"E	134.08
C5	13°38'09"	1151.47	274.04	273.39	S06°56'54"E	137.67
C6	13°38'09"	1181.47	281.18	280.51	S06°56'54"E	141.26
C7	45°34'23"	33.00	26.25	25.56	S36°33'10"E	13.86
C8	271°08'46"	57.00	269.75	79.80	N76°14'01"E	55.87
C9	45°34'23"	33.00	26.25	25.56	N09°01'13"E	13.86
C10	35°47'43"	33.00	20.62	20.28	S17°53'53"E	10.66
C11	161°35'27"	57.00	160.76	112.53	N44°59'59"E	351.75
C12	35°47'43"	33.00	20.62	20.28	N72°06'09"W	10.66
C13	49°57'18"	57.00	49.70	48.14	S79°10'57"E	26.55
C14	25°40'34"	911.47	408.46	405.05	S12°58'07"E	207.72

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 THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

OWNERS NOTARY SEAL | LAND SURVEYORS SEAL | SURVEYORS NOTARY SEAL | BONDED ABSTRACTOR'S SEAL | ABSTRACTOR'S NOTARY SEAL | COUNTY TREASURER'S SEAL | CITY CORPORATE SEAL

FINAL PLAT OF OLDE ROCKWELL ESTATES SEC. 1

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CA 1020, EXP. 6-30-06

JOB NO.
5503-A