

# COUNTRY PLACE ADDITION SECTION 4

## A PART OF THE N.E. 1/4, SECTION 19, T10N, R3W, I.M.

### OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA

#### LEGAL DESCRIPTION

A part of the Northeast Quarter (NE 1/4) of Section Nineteen (19), Township Ten North (T10N), Range Three West (R3W), of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows:

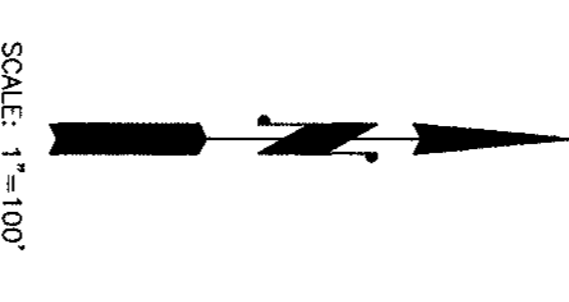
COMMENCING at the Northeast corner (N.E.) of said NE 1/4, THENCE South 00°13'39" East along the East section line a distance of 2106.19 feet; THENCE South 88°56'33" West a distance of 1430.30 feet to a point on the Southwesternmost corner of Lot 10, Block 7 of the filed Final plat of Country Place Addition Section 3 (Book 18, Page 187) and the POINT OF BEGINNING;

THENCE continuing South 88°56'33" West a distance of 495.84 feet; THENCE North 00°20'18" West a distance of 131.90 feet; THENCE South 89°39'42" West a distance of 270.00 feet; THENCE South 89°39'42" West a distance of 8.00 feet; THENCE North 00°20'18" West a distance of 160.00 feet; THENCE North 89°39'42" East a distance of 70.18 feet; THENCE North, 38°22'33" West a distance of 15.33 feet; THENCE North 15°58'29" East a distance of 60.00 feet to a point on a curve; THENCE around a curve to the left having a radius of 240.00 feet (said curve subtended by a chord which bears South 79°47'30" East a distance of 48.23 feet) with an arc length of 48.31 feet; THENCE North 00°20'18" West a distance of 205.19 feet; THENCE South 89°39'42" West a distance of 30.00 feet; THENCE North 00°20'18" West a distance of 160.00 feet; THENCE North 89°39'42" East a distance of 162.10 feet; THENCE North 74°03'24" East a distance of 80.88 feet; THENCE North 89°39'42" East a distance of 50.00 feet to a point, said point being the N.W. corner of Lot 21 Block 6 of the filed Final plat of Country Place Addition Section 3; THENCE along the west property line of Country Place Addition Section 3 the following 5 segments: THENCE South 00°20'18" East a distance of 387.18 feet; THENCE North 89°39'42" East a distance of 94.73 feet; THENCE South 00°20'18" East a distance of 60.00 feet; THENCE North 89°39'42" East a distance of 35.27 feet; THENCE South 00°20'18" East a distance of 555.67 feet to the POINT OF BEGINNING.

Said tract of land containing 9.413 acres more or less.

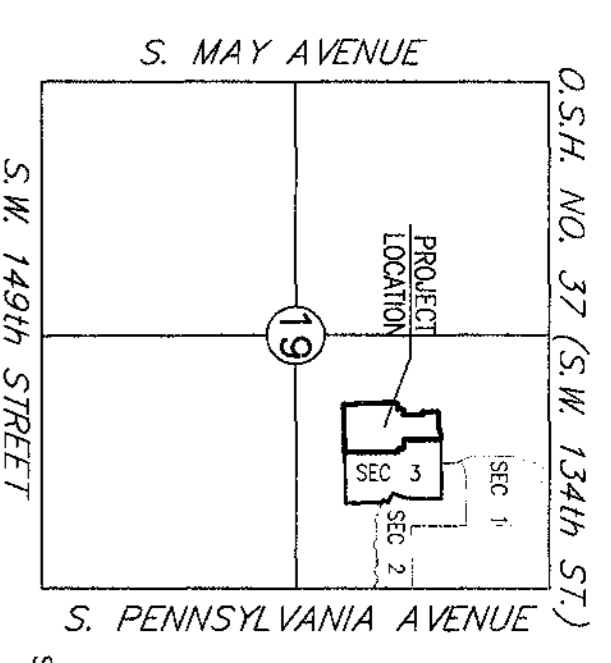
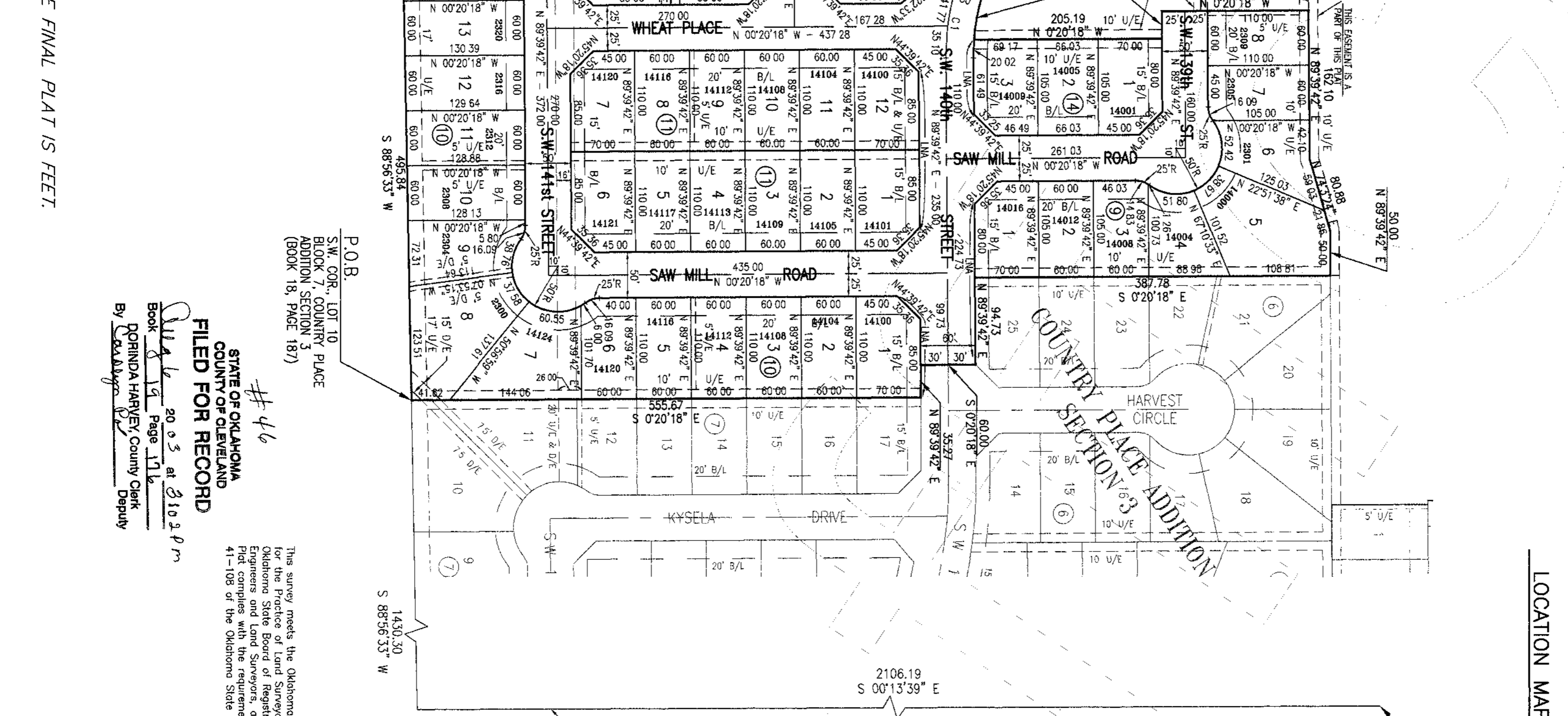
#### CURVE TABLE

NUMBER	BEARING	DIRECTION	INSTRUMENT	ROADS	ARC LENGTH	CHORD LENGTH
1	161°54'47"	N	82°05'4"	W	38.70	270.00
2	161°54'47"	N	82°05'4"	W	38.70	76.61



TOTAL LOTS = 40

NOTES:  
A SIDEWALK IN ACCORDANCE WITH CITY SPECIFICATIONS SHALL BE REQUIRED ON EACH LOT AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALK WILL BE REQUIRED ALONG THE COLLECTOR, AND LOCAL STREET FRONTAGES ONLY.  
ALL ISLANDS AND/OR MEDIANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF COUNTRY PLACE ADDITION SECTION 4.  
MAINTENANCE OF THE COMMON AREAS 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 SHOWN.  
3100 = ADDRESS  
LMA = LIMITS OF NO ACCESS  
U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.



STATE OF OKLAHOMA  
COUNTY OF CLEVELAND  
FILED FOR RECORD  
2003 JUN 11 2 03 PM  
By Dorinda Harley, County Clerk  
#46

OWNER'S CERTIFICATE AND DEDICATION  
KNOW ALL MEN BY THESE PRESENTS:  
That we, the undersigned, VERO INVESTMENTS, L.L.C., a Limited Liability Company, do hereby certify that we are the owners of and the only person or persons, corporation or copartners having any right, title or interest in the land shown on the annexed plat of COUNTRY PLACE ADDITION SECTION 4, a subdivision of a part of the NE 1/4, Section 19, T10N, R3W, of the Indian Meridian to Oklahoma City, Cleveland County, Oklahoma, and have caused the said premises to be surveyed and plotted into lots, blocks, streets and easements, as shown on said annexed plat, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of COUNTRY PLACE ADDITION SECTION 4, VERO INVESTMENTS, L.L.C., dedicated to streets and easements shown on said annexed plat to the public for public highways, streets and easements for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstracter's Certificate.  
In Witness Whereof the undersigned have caused this instrument to be executed this 12 day of June, 2003.

STATE OF OKLAHOMA, S.S.  
COUNTY OF CLEVELAND  
Before me, the undersigned, a Notary Public in and for said County and State, on this 12 day of June, 2003, personally appeared Richard McKown as manager of VERO INVESTMENTS, L.L.C., 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 VERO INVESTMENTS, L.L.C., for the uses and purposes therein set forth.  
Given under my hand and seal the day and year last above written.  
My Commission Expires: 9-1-04  
Henry R. Neidhart  
NOTARY PUBLIC C0010012

BONDED ABSTRACTER'S CERTIFICATE  
The undersigned, duly qualified abstracter in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of COUNTRY PLACE ADDITION SECTION 4, a subdivision of a part of the NE 1/4, Section 19, T10N, R3W, of the I.M. to Oklahoma City, Cleveland County, Oklahoma appears to be vested in VERO INVESTMENTS, L.L.C., a Limited Liability Company, on this 3rd day of June, 2003 unencumbered by pending actions, judgments, liens, taxes or other encumbrances except inwards previously conveyed and mortgages of record.  
Executed this 3rd day of June, 2003.  
FIRST AMERICAN TITLE & TRUST COMPANY  
Lyle A. Carter  
VICE PRESIDENT, Stephen Carter

CERTIFICATE OF APPROVAL  
I, Betsy Brunsfeld, Chairman of the Planning Commission of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission approved the final plat of COUNTRY PLACE ADDITION SECTION 4, to Oklahoma City Oklahoma, this 4th day of June, 2003.  
Betsy Brunsfeld  
CHAIRMAN

ACCEPTANCE OF DEDICATIONS  
Be it resolved by the City Council of the City of Oklahoma City, Oklahoma that the dedications shown on the annexed plat of COUNTRY PLACE ADDITION SECTION 4, to Oklahoma City, Oklahoma are hereby accepted.  
Signed by the Mayor of the City of Oklahoma City, Oklahoma this 21 day of July, 2003.  
ATTEST: Frances Kersey  
CITY CLERK, Frances Kersey  
MAYOR, Kirk Humphreys

CERTIFICATE OF CITY CLERK  
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 delinquent payments on unamortized installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of COUNTRY PLACE ADDITION SECTION 4, to the City of Oklahoma City, Oklahoma.  
Signed by the City Clerk on this 21 day of July, 2003.  
Frances Kersey  
CITY CLERK, Frances Kersey

COUNTY TREASURER'S CERTIFICATE  
I, Sandra Desjars, hereby certify that I am the duly elected and acting County Treasurer of Cleveland County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 2002 and all prior years on the land shown on the annexed plat of COUNTRY PLACE ADDITION SECTION 4, in addition to the City of Oklahoma City, Cleveland County, Oklahoma that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of current years taxes.  
IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 2nd day of June, 2003.  
Sandra Desjars  
COUNTY TREASURER, Sandra Desjars

REGISTERED LAND SURVEYOR  
I, Carlos D. Cole, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat represents a survey made under my supervision on the 11 day of June, 2003, and that monuments shown thereon actually exist and their positions are correctly shown, that 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.  
REDLANDS SURVEYING, INC.  
2216 POLE ROAD  
MOORE, OKLAHOMA 73160  
(405) 793-8838  
Carlos D. Cole, REGISTERED LAND SURVEYOR No. 636  
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 3637(LS) EXPIRES: JUNE 30, 2003

STATE OF OKLAHOMA, S.S.  
COUNTY OF CLEVELAND  
Before me, the undersigned, a Notary Public in and for said County and State on this 11 day of June, 2003, personally appeared Carlos D. Cole, 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: 9-1-04  
Henry R. Neidhart  
NOTARY PUBLIC  
#00010012

