

COUNTRY PLACE ADDITION SECTION 7

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

OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA

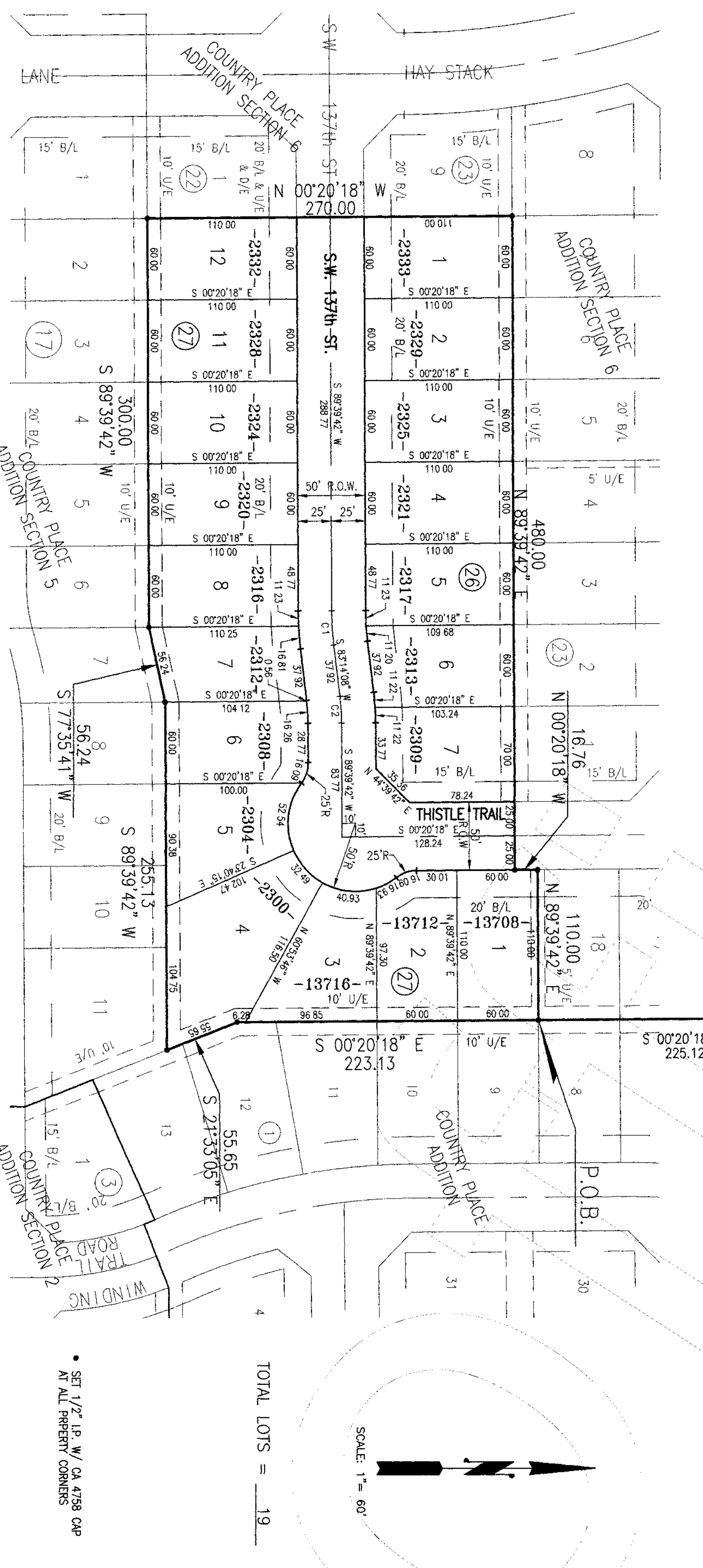
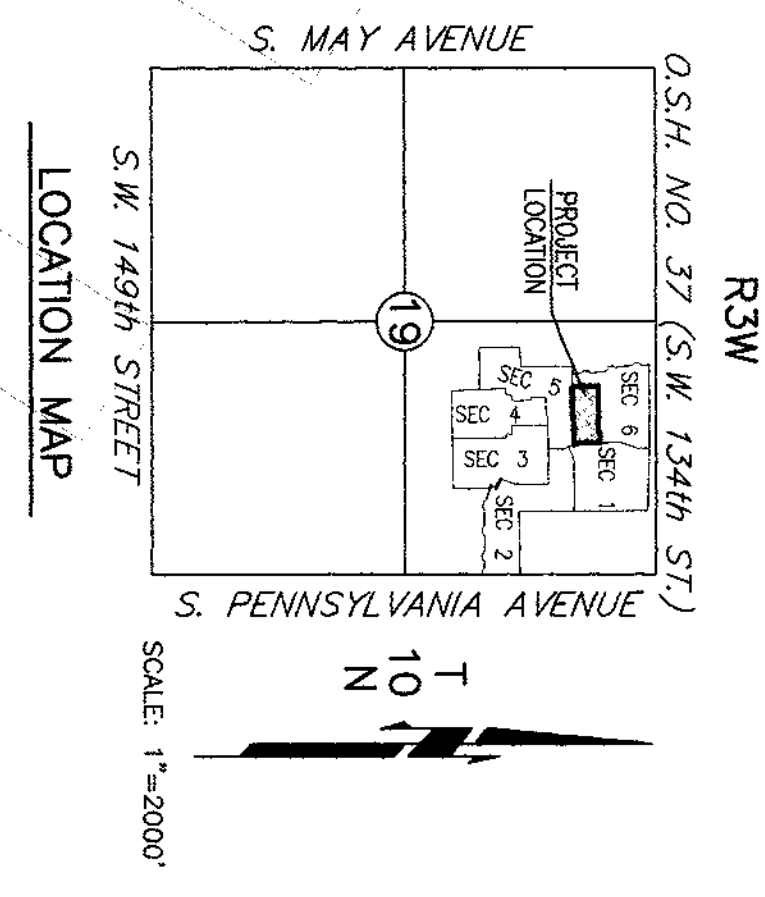
LEGAL DESCRIPTION

A tract of land being a part of the Northeast Quarter (NE/4) of Section Nineteen (19), Township Ten (10) North, Range Three (3) West, of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENTS: of the Northeast corner of said NE/4;
THENCE South 89°21'44" West along the North line of said NE/4 a distance of 1314.57 feet;
THENCE South 00°38'16" East a distance of 57.18 feet;
THENCE South 00°20'18" East a distance of 129.03 feet;
THENCE South 20°52'30" West a distance of 179.64 feet;
THENCE South 00°20'18" East a distance of 225.12 feet to the POINT OF BEGINNING;
THENCE continuing South 00°20'18" East a distance of 223.13 feet;
THENCE South 21°33'05" East a distance of 55.65 feet;
THENCE South 89°39'42" West a distance of 255.13 feet;
THENCE South 77°35'41" West a distance of 56.24 feet;
THENCE South 89°39'42" West a distance of 300.00 feet;
THENCE North 00°20'18" West a distance of 270.00 feet;
THENCE North 89°39'42" East a distance of 480.00 feet;
THENCE North 00°20'18" West a distance of 16.76 feet;
THENCE North 89°39'42" East a distance of 16.76 feet;
THENCE North 00°20'18" West a distance of 110.00 feet to the POINT OF BEGINNING.
Said tract contains 3.64 acres more or less.

FILED FOR RECORD
STATE OF OKLAHOMA
COUNTY OF CLEVELAND
Book 21 Page 162
TAMMY HOWARD, County Clerk
By _____ Deputy

P.O.C.
NE CORNER OF THE N.E. 1/4
SEC. 19, T10N, R3W, I.M.
Book 21 Page 162
Filed: 10-11-2007 03:20:29 PM PL
Cleveland County, OK



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	69°23'55"	225.00	25.24	12.63	N 89°26'55" E	25.22
C2	69°23'55"	175.00	19.83	9.82	N 89°26'55" E	19.82

-3100' = ADDRESS
LMA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE

TRIANGLE ASS, Inc
P.O. Box 306 • Oklahoma City, OK 73106
NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS FEET.

NOTES:
A SIGNWALK 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. SIGNWALK WILL BE REQUIRED ALONG THE COLLECTOR, AND LOCAL STREET FRONTAGES ONLY.
ALL ISLANDS AND/OR MEDJANS WITHIN STREET RIGHTS-OF-WAY AND ALL COMMON AREAS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF COUNTRY PLACE ADDITION SECTION 7.
MAINTENANCE OF THE COMMON AREAS, ISLANDS WITHIN THE STREET RIGHTS OF WAY, AND ARTERIAL LANDSCAPING WITH IRRIGATION SYSTEMS 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 PRIVATE DRAINAGE EASEMENTS AND DRAINAGE RELATED COMMON AREAS SHOWN.
EITHER TWO (2) 1 1/2" CALIBER TREES, OR ONE (1) 3" CALIBER TREE SHALL BE PLANTED IN THE FRONT YARDS OF ALL LOTS WHERE THE GARAGE PROTRUDS BEYOND THE FRONT WALL OF A RESIDENCE.
GLASS "C" OR BETTER ROOFING MATERIALS WILL BE REQUIRED ON ALL PRIMARY STRUCTURES.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That we, the undersigned, TERRA VERDE DEVELOPMENT, L.L.C., a Limited Liability Company, do hereby certify that we are the owners of and the only persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of COUNTRY PLACE ADDITION SECTION 7, a subdivision of a part of the N.E. 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 platted 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 7, TERRA VERDE DEVELOPMENT, L.L.C. dedicates all 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 Abstractor's Certificate.
In Witness Whereof the undersigned have caused this instrument to be executed this 14th day of September, 2007.

TERRA VERDE DEVELOPMENT, L.L.C., a Limited Liability Company
Richard McKown, MANAGER

STATE OF OKLAHOMA, s.s.
COUNTY OF CLEVELAND
Before me, the undersigned, a Notary Public in and for said County and State, on this 14th day of September, 2007 personally appeared Richard McKown as manager of TERRA VERDE DEVELOPMENT, 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 instrument and deed of TERRA VERDE DEVELOPMENT, 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: 3/11/2010
John S. H. #02001823
NOTARY PUBLIC

BONDED ABSTRACTOR'S CERTIFICATE
The undersigned, duly qualified abstractor 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 7, a subdivision of a part of the N.E. 1/4, Section 19, T10N, R3W, of the I.M. to Oklahoma City, Cleveland County, Oklahoma appears to be vested in TERRA VERDE DEVELOPMENT, L.L.C., a limited liability company, on this 14th day of September, 2007 unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record. Executed this 14th day of September, 2007.
FIRST AMERICAN TITLE & TRUST COMPANY
M.F. Conner
VICE PRESIDENT, STEPHEN GILBERT
M.F.'Z, C.M.S.D.S.

CERTIFICATE OF APPROVAL
I, Tom M. Dumas Planning Director for the City of Oklahoma City, Oklahoma, do certify that the Oklahoma City Planning Commission duly approved this plat on the 14th day of December, 2006.
Tom M. Dumas
Planning Director

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 7, to Oklahoma City, Oklahoma are hereby accepted.
Signed by the Mayor of the City of Oklahoma City, Oklahoma this 14th day of September, 2007.
ATTEST:
Michelle Lewis
CITY CLERK, Frances Kersey
Michelle Lewis
MAYOR

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 unmatricured 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 7, to the City of Oklahoma City, Oklahoma.
Signed by the City Clerk on this 14th day of September, 2007.
Frances Kersey
CITY CLERK, Frances Kersey

COUNTY TREASURER'S CERTIFICATE
I, Sandra Desjains, 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 2006 and all prior years on the land shown on the annexed plat of COUNTRY PLACE ADDITION SECTION 7, on 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 14th day of September, 2007.
Sandra Desjains
COUNTY TREASURER, Sandra Desjains

REGISTERED LAND SURVEYOR
I, John Powers, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of COUNTRY PLACE ADDITION SECTION 7, on addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 18th day of September, 2007, 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.
John Powers
REGISTERED LAND SURVEYOR No. 1369
2224 N. Ann Arbor
Oklahoma City, OK 73127
(405) 948-0486
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 4758 EXPIRES June 30, 2009

POWERS-ROBERTS & ASSOCIATES, INC.
John Powers, REGISTERED LAND SURVEYOR No. 1369
2224 N. Ann Arbor
Oklahoma City, OK 73127
(405) 948-0486
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 4758 EXPIRES June 30, 2009

STATE OF OKLAHOMA, s.s.
COUNTY OF CLEVELAND
Before me, the undersigned, a Notary Public in and for said County and State on this 14th day of September, 2007, personally appeared John Powers, 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.
John S. H. #02001823
NOTARY PUBLIC

SNC Consulting Engineers,
815 W. Main Street,
Oklahoma City, OK 73106
Date: JULY 30, 2007
COUNTRY PLACE ADDITION SECTION 7
FINAL PLAT SHEET 1 of 1