SHEET NO. 1 OF 1

FINAL PLAT OF
MAGNOLIA TRACE PHASE 2
BEING A PART OF THE N.E./4 OF SEC. 29, T-11-N, R-5-W, I.M.
MUSTANG, CANADIAN COUNTY, OKLAHOMA

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12:59:24 PM PL
Canadian County, OK

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That CURY DEVELOPMENT L.P., 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 easements shown hereon to the public, for the purposes of utilities and drainage, for their heirs, executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

The private streets shall not be maintained by the CITY OF MUSTANG but must remain open or accessible for emergency vehicles and public utility vehicles.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 4 day of February, 2006.
Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

CURY DEVELOPMENT L.P.
ROBERT L. CROUT, PRESIDENT
CROUT DEVELOPMENT COMPANY
GENERAL PARTNER

STATE OF OKLAHOMA }
COUNTY OF Canadian } SS:

Before me, the undersigned Notary Public, in and for said County and State on this 4th day of February, 2006, personally appeared ROBERT L. CROUT, PRESIDENT OF CROUT DEVELOPMENT COMPANY, GENERAL PARTNER OF CURY DEVELOPMENT L.P., 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 L.P., for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
3/29/07
Jennifer Jo Murray
NOTARY PUBLIC
#03005129

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN NORTH (T-11-N), RANGE FIVE WEST (R-5-W), OF THE INDIAN MERIDIAN (I.M.), CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4;
THENCE S00°13'40"E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 964.13 FEET TO THE **POINT OF BEGINNING;**
THENCE S00°13'40"E ALONG SAID EAST LINE A DISTANCE OF 364.12 FEET;
THENCE S89°57'02"W A DISTANCE OF 1,323.32 FEET;
THENCE S89°46'20"W A DISTANCE OF 147.31 FEET;
THENCE N85°12'33"W A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 476.20 FEET, A CHORD BEARING OF N02°16'53"E, A CHORD DISTANCE OF 41.70 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 41.71 FEET;
THENCE N00°13'40"W A DISTANCE OF 40.34 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF N22°34'35"W, A CHORD DISTANCE OF 30.42 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 31.20 FEET;
THENCE N44°55'30"W A DISTANCE OF 32.01 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF N67°34'35"W, A CHORD DISTANCE OF 30.81 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 31.63 FEET;
THENCE S89°46'20"W A DISTANCE OF 2.48 FEET;
THENCE N00°13'40"W A DISTANCE OF 60.00 FEET;
THENCE N89°46'20"E A DISTANCE OF 2.36 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF N67°16'20"E, A CHORD DISTANCE OF 30.61 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 31.42 FEET;
THENCE N44°46'20"E A DISTANCE OF 26.64 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 52.95 FEET, A CHORD BEARING OF N22°16'20"E, A CHORD DISTANCE OF 40.53 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 41.59 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS 120.00 FEET, A CHORD BEARING OF N20°08'06"W, A CHORD DISTANCE OF 81.72 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 83.39 FEET;
THENCE N49°57'28"E A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 180.00 FEET, A CHORD BEARING OF N39°22'27"W, A CHORD DISTANCE OF 4.20 FEET;
THENCE ALONG SAID CURVE A DISTANCE OF 4.20 FEET;
THENCE N89°46'20"E A DISTANCE OF 173.99 FEET;
THENCE S85°46'07"E A DISTANCE OF 257.24 FEET;
THENCE N58°11'24"E A DISTANCE OF 135.54 FEET;
THENCE N26°32'33"E A DISTANCE OF 186.09 FEET;
THENCE S63°27'27"E A DISTANCE OF 60.00 FEET;
THENCE N26°32'33"E A DISTANCE OF 5.41 FEET;
THENCE S63°27'27"E A DISTANCE OF 60.00 FEET;
THENCE S63°27'27"E A DISTANCE OF 91.63 FEET;
THENCE N89°46'20"E A DISTANCE OF 653.56 FEET TO THE **POINT OF BEGINNING,** SAID TRACT CONTAINING 14.36 ACRES, MORE OR LESS.

CITY PLANNING COMMISSION APPROVAL

I, Jay Adams, Chairman of the City Planning Commission for the CITY OF MUSTANG, STATE OF OKLAHOMA, hereby certify that the said commission duly approved the annexed plat on this 14 day of June, 2005.

CHAIRMAN

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, 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 CURY DEVELOPMENT L.P., that on the 6th day of February, 2006 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 the owners thereof, and that the taxes are paid for the year 2005, 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 9th day of February, 2006.

ATTEST:

WARRANTY TITLE & ABSTRACT COMPANY
VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, DAVID T RADCLIFF do hereby certify that I am the duly elected, qualified and acting County Treasurer of CANADIAN COUNTY, STATE of OKLAHOMA, that the tax records of said county show all taxes are paid for the year 2005, and prior years on the land shown on the annexed plat.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of EL RENO, OKLAHOMA, this 9 day of Feb, 2006.

COUNTY TREASURER
by Lisa G Bolan

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the CITY of MUSTANG, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted. Adopted by the Council of the CITY of MUSTANG, OKLAHOMA, this 7th day of February, 2006.

ATTEST:
Trisha Wickham
CITY CLERK
Chad McDowell
MAYOR

CERTIFICATE OF CITY CLERK

I, TRISHA WICKHAM City Clerk of the CITY of MUSTANG, 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 7th day of February, 2006.

Trisha Wickham
CITY CLERK

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 }
COUNTY OF CLEVELAND } SS:

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 2nd day of January, 2006.

MY COMMISSION EXPIRES:
December 19, 2007

NOTARY PUBLIC
#03014559

TYPICAL BLOCK CORNER

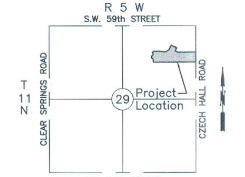
LEGEND
B/L = BUILDING LINE
EX. = EXISTING
L.N.A. = LIMITS OF NO ACCESS
(NR) = NONRADIAL LINE
P/D/E = PRIVATE DRAINAGE EASEMENT
P.O.B. = POINT OF BEGINNING
PS&PUE = PRIVATE STREET AND PUBLIC UTILITY EASEMENT
U/E = UTILITY EASEMENT

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N85°12'33"W	60.00
L2	N00°13'40"W	40.34
L3	N44°55'30"W	32.01
L4	S89°46'20"W	2.48
L5	N00°13'40"W	60.00
L6	N89°46'20"E	2.36
L7	N44°46'20"E	26.64
L8	N49°57'28"E	60.00
L9	N45°13'40"W	26.64
L10	N45°04'39"E	32.01
L11	S86°27'56"E	38.26
L12	N46°00'29"W	55.00
L13	S05°33'03"E	38.26

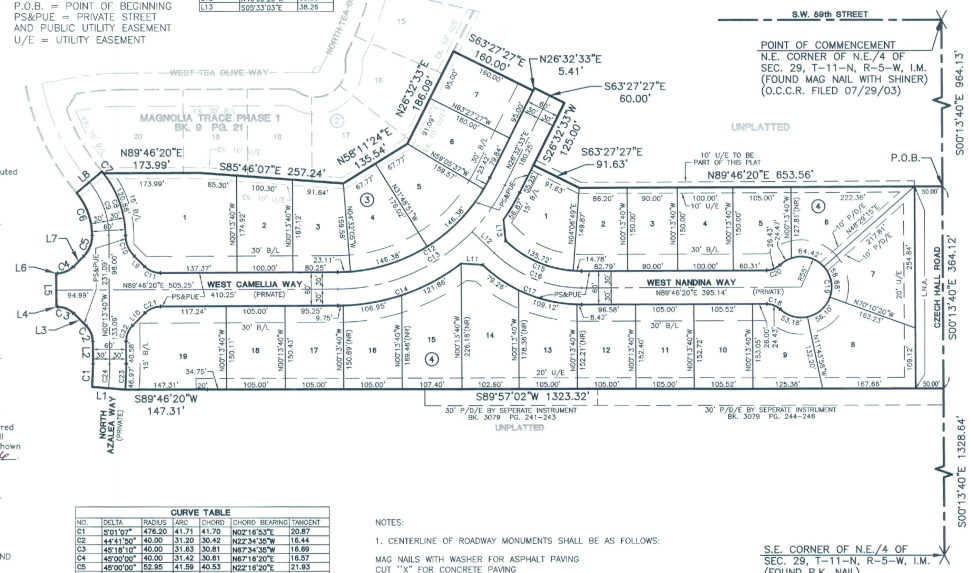
BASIS OF BEARINGS = EAST LINE OF THE N.E./4 OF SEC. 29, T-11-N, R-5-W, I.M. (S00°13'40"E)

SCALE: 1"=100'

GRAPHIC SCALE
0 100 150 300
1 inch = 100 feet



LOCATION MAP



CURVE TABLE						
NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	5°01'07"	476.20	41.71	41.70	N02°16'53"E	20.87
C2	44°41'50"	40.00	31.20	30.42	N22°34'35"W	16.44
C3	45°18'10"	40.00	31.63	30.81	N67°34'35"W	16.69
C4	45°00'00"	40.00	31.42	30.61	N67°16'20"E	16.57
C5	45°00'00"	52.95	41.59	40.53	N22°16'20"E	21.93
C6	39°48'52"	120.00	83.39	81.72	N20°08'06"W	43.46
C7	1°20'09"	180.00	4.20	4.20	N39°22'27"W	2.10
C8	38°28'43"	180.00	120.88	118.63	N18°28'01"W	62.82
C9	39°48'52"	150.00	104.23	102.15	N20°08'06"W	54.32
C10	45°00'00"	52.95	41.59	40.53	S22°43'40"E	21.83
C11	45°00'00"	40.00	31.42	30.61	S67°43'40"E	16.57
C12	63°13'47"	337.44	339.28	322.33	N58°09'26"E	189.25
C13	63°13'47"	337.44	372.39	353.78	N58°09'26"E	207.72
C14	37°11'56"	367.44	238.56	234.39	N71°10'22"E	123.65
C15	44°13'11"	195.00	150.50	146.79	S68°07'05"E	79.22
C16	44°13'11"	225.00	173.65	169.37	S68°07'05"E	91.41
C17	44°13'11"	255.00	196.80	191.96	S68°07'05"E	103.60
C18	43°53'25"	34.50	26.43	25.79	N68°16'58"W	13.90
C19	267°46'49"	55.00	257.05	79.27	N00°13'40"W	57.17
C20	43°53'25"	34.50	26.43	25.79	N67°49'38"E	13.90
C21	44°41'41"	40.00	31.20	30.42	S67°25'29"W	16.44
C22	45°18'19"	40.00	31.63	30.81	S22°25'29"W	16.69
C23	5°01'07"	536.20	46.97	46.95	N02°16'53"E	23.50
C24	5°01'07"	506.20	44.34	44.32	N02°16'53"E	22.18

NOTES:

1. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:

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

2. PROPERTY CORNER MONUMENTS SHALL BE:

3/8" IRON RODS WITH A PLASTIC CAP

3. MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THE PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNERS. NO STRUCTURES, STORAGE OF MATERIALS, GRADING, FILL OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE PRIVATE DRAINAGE EASEMENTS SHOWN.

4. MAINTENANCE OF ALL COMMON AREAS AND MEDIANS SHOWN ON THE PLAT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

5. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS.

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.

FINAL PLAT OF
MAGNOLIA TRACE PHASE 2

Design Engineers, Inc.
Civil and Environmental Engineering
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JOB NO.
5333-B