

OWNER'S CERTIFICATE AND DEDICATION

The undersigned, SAN YSIDRO, L.L.C., does hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the surface rights to the land shown on the final plat of BIRNAM WOODS, Section 2, a subdivision of a part of the NE 1/4, NE 1/4 of Section 24, T14N, R3W, I.M., Edmond, Oklahoma County, Oklahoma, and does further certify:

That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to; oil, gas and mineral rights which have been, or are hereby reserved in their entirety; easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstracter's Certificate.

That the area indicated on said plat as Drainage and/or Utility Easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi public utility function or service above or beneath the surface of the ground, with rights of ingress and egress at any time for the purpose of installation, repair, operation and removal of any such public or quasi public utility.

That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications.

SAN YSIDRO, L.L.C.

By: *[Signature]*
Manager

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this 23rd day of July, 2015, personally appeared Ryle Copeland to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as its Manager and acknowledged to me that he executed the same as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

My Commission Expires:

09/16/15 / No. 11008471

[Signature]
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter of Titles in and for Oklahoma County, State of Oklahoma, hereby certifies that the records of proper officials of said County show that title to the land included in the annexed plat of BIRNAM WOODS, Section 2, a subdivision of a part of the NE 1/4, NE 1/4, of Section 24, T14N, R3W, I.M., an addition to the City of Edmond, Oklahoma County, Oklahoma, is vested in SAN YSIDRO LLC, and that on this 3rd day of September, 2015, 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 2014 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat.

EXCEPT:

Easements, Rights-of-way and Mortgages of record

Attest:

The Oklahoma City Abstract & Title Co.

Secretary

[Signature]
Vice-President

State of Oklahoma)
County of Oklahoma) ss

Before me, the undersigned, a Notary Public in and for said County and State on this 3rd day of Sept., 2015, personally appeared Mitchell Reid to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice-President 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 therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires:

6-2-19

[Signature]
Notary Public

Commission No. 03001726

SURVEYOR'S CERTIFICATE

I, Gregory J. Massey, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of BIRNAM WOODS, Section 2, represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. 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 II Section 41-108 of the Oklahoma State Statutes.

[Signature]
Gregory J. Massey R.L.S.# 1313

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this 31st day of July, 2015 personally appeared Gregory J. Massey 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.

My Commission Expires:

4-20-2018

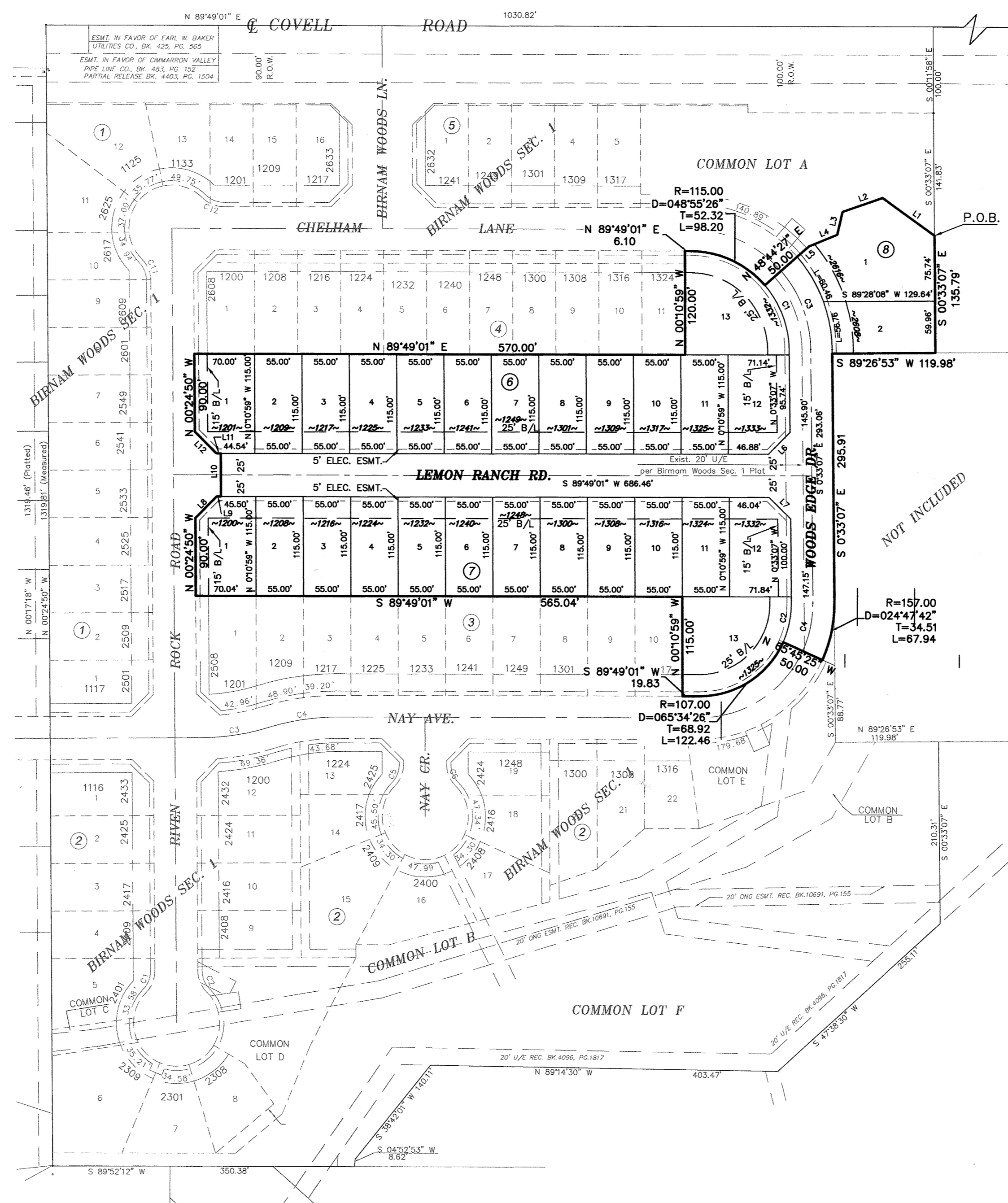
[Signature]
Notary Public

Commission No. 02005622

BIRNAM WOODS

Section 2

A Part of the NE 1/4, NE 1/4, Section 24, T 14 N, R 3 W, I.M.
Edmond, Oklahoma County, Oklahoma



SCALE: 1" = 100'

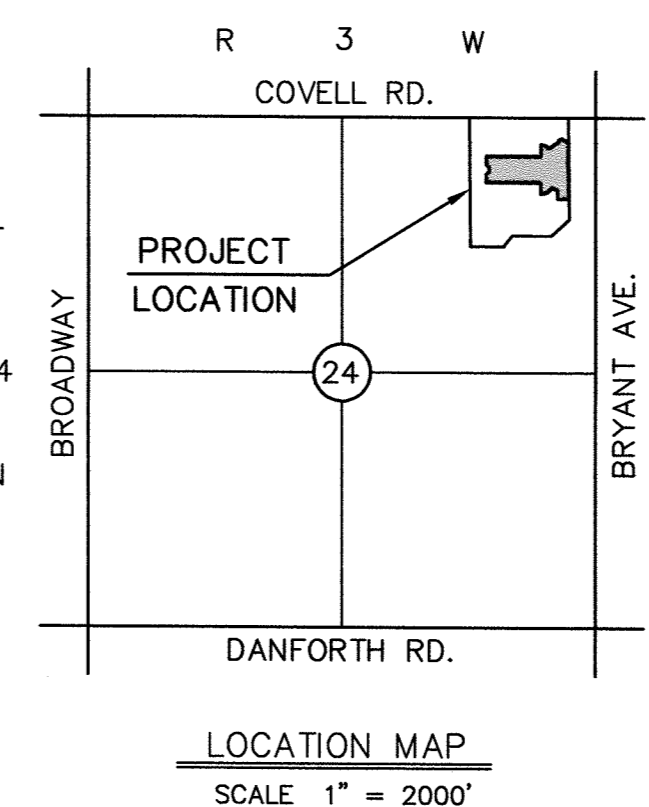
CURVE TABLE

CURVE #	Δ	T	L	R
C1	40°42'28"	42.86'	81.70'	115.00'
C2	24°47'42"	23.52'	46.30'	107.00'
C3	40°42'28"	51.94'	98.47'	140.00'
C4	24°47'42"	28.02'	57.12'	132.00'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S54°16'53"E	74.40'
L2	N70°44'19"E	49.25'
L3	N13°05'13"E	27.32'
L4	N67°15'31"E	35.54'
L5	N48°44'27"E	18.35'
L6	N44°37'57"E	35.24'
L7	S45°22'03"E	35.47'
L8	N44°42'05"E	35.28'
L9	N89°49'01"E	4.92'
L10	N01°0'59"W	50.00'
L11	S89°49'01"W	5.12'
L12	N45°17'55"W	35.43'

RELATIVE MONUMENT FOR THIS PLAT.
GPS MON. STA. 1176E
N= 248632.8153
E= 21226057.5835



SCALE 1" = 2000'

20150924011290070
09/24/2015 11:41:18 AM
84 PLS Pg 67 Pgs: 1 PLAT
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Gaudill

CITY PLANNING COMMISSION APPROVAL
[Signature]
Chairperson of the City Planning Commission of the City of Edmond, Oklahoma do hereby certify that the said Planning Commission duly approved the annexed plat of BIRNAM WOODS, Section 2, on addition to the City of Edmond, Oklahoma on this 17th day of December, 2013.
ChairPERSON

ACCEPTANCE OF DEDICATION BY CITY COUNCIL
BE IT HEREBY RESOLVED by the Council of the City of Edmond, Oklahoma, that the dedications shown on the annexed plat of BIRNAM WOODS, Section 2, an addition to the City of Edmond, Oklahoma is hereby accepted.
ADOPTED by the Council of the City of Edmond, Oklahoma this 23rd day of August, 2015
APPROVED by the Mayor of the City of Edmond, Oklahoma this 24th day of August, 2015
[Signature] Mayor
[Signature] City Clerk

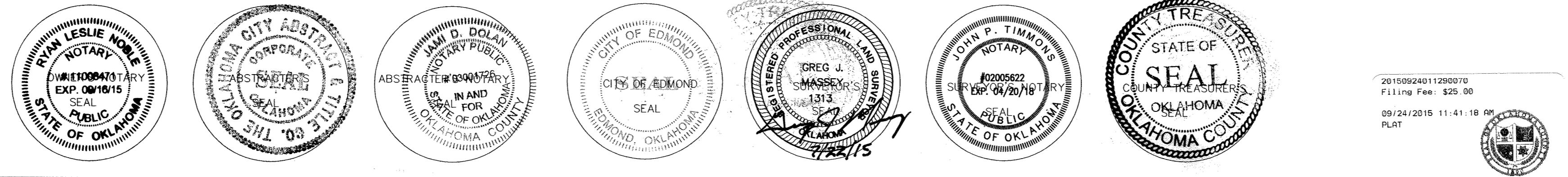
CITY CLERK'S CERTIFICATE
I, ROSS VANDERHAM, City Clerk of the City of Edmond, Oklahoma, hereby certify that I have examined the records of said City of Edmond, and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of BIRNAM WOODS, Section 2, an addition to the City of Edmond, Oklahoma, on this 24th day of August, 2015.
[Signature] City Clerk

COUNTY TREASURER'S CERTIFICATE
I, FOREST BATES FRAEMAN, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, Oklahoma, and that the tax records of said County show that all taxes are paid for the year 2015 and prior years on the land shown on the annexed plat of BIRNAM WOODS, Section 2, an addition to the City of Edmond, Oklahoma; and 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 19th day of Sept., 2015.
[Signature] County Treasurer
By: *[Signature]* Chief Deputy

A tract of land being a part of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:
COMMENCING at the Northeast corner (NE/c) of said Section Twenty-Four (24), Thence South 89°49'01" West along the North line thereof a distance of 284.42 feet;
Thence South 00°33'07" East a distance of 100.00 feet; Thence South 00°33'07" East a distance of 141.83 feet to the POINT OF BEGINNING;
Thence continuing South 00°33'07" East a distance of 135.79 feet;
Thence South 89°49'01" West a distance of 119.95 feet;
Thence South 00°33'07" East a distance of 295.91 feet;
Thence southerly, a distance of 67.94 feet along a curve to the right having a radius of 157.00 feet and a central angle of 24°47'42";
Thence North 65°45'25" West, a distance of 50.00 feet;
Thence southwesterly, a distance of 122.46 feet along a non tangent curve to the right which the radius point lies North 65°45'25" West a radius of 107.00 feet, and having a central angle of 65°34'26";
Thence South 89°49'01" West, a distance of 19.83 feet to the southeast corner of Lot 10, Block 3 of Birnam Woods Section 1;
Thence North 00°10'59" West, a distance of 115.00 feet to the northeast corner of said Lot 10, Block 3;
Thence South 89°49'01" West, a distance of 565.04 feet to the northwest corner of Lot 1, Block 3 of Birnam Woods Section 1 and the easterly right-of-way of Riven Rock Road;
Thence continuing northerly along said right-of-way the following 7 courses;
Thence North 00°24'50" West, a distance of 90.00 feet;
Thence North 44°42'05" East, a distance of 35.28 feet;
Thence North 89°49'01" East, a distance of 4.92 feet;
Thence North 00°10'59" West, a distance of 50.00 feet;
Thence South 89°49'01" West, a distance of 5.12 feet;
Thence North 45°17'35" West, a distance of 35.43 feet;
Thence North 00°24'50" West, a distance of 90.00 feet to the southwest corner of Lot 1, Block 4 of said Birnam Woods Section 1;
Thence North 89°49'01" East, a distance of 570.00 feet to the southeast corner of Lot 11, Block 4 of said Section 1;
Thence North 00°10'59" West, a distance of 120.00 feet;
Thence North 89°49'01" East, a distance of 6.10 feet;
Thence southeasterly, a distance of 98.20 feet along a curve to the right having a radius of 115.00 feet and a central angle of 48°55'28";
Thence North 48°44'27" East, a distance of 50.00 feet;
Thence North 48°44'27" East a distance of 18.35 feet;
Thence North 57°15'31" East a distance of 35.54 feet;
Thence North 13°05'13" East a distance of 27.32 feet;
Thence North 70°44'19" East a distance of 49.25 feet;
Thence South 54°16'53" East a distance of 74.40 feet to the Point of Beginning.

Said described tract containing 259,061.69 square feet or 5.9472 acres, more or less.

NOTES:
1. The Basis for Bearing is the East line of BROOKHAVEN NORTH North 00°24'50" West
2. All field work for boundary survey and placement of iron pins was performed by Ryan Doudican, PLS #1591, of Oklahoma Survey Company, for, and under the direction of Gregory J. Massey, PLS # 1313 of Red Plains Professional.
3. Common Lots A, B & C are set aside for and maintained by the Property Owners comprising all Lot owners owning property within the Plat of BIRNAM WOODS, Section 1 & 2, and subsequent Sections.
4. Common Lots D & E are Private Detention areas to be maintained by the Home Owners Association, maintenance shall include Drainage Structures, Pipes, Inlets, Concrete Flumes or Channels and related items, within said Common Areas, used to control and convey stormwater through or from said Detention Areas.
5. Common Lot F is set aside for and maintained by the Property owners comprising all Lot owners owning property within the Plat of BIRNAM WOODS, Section 1 & 2, and subsequent Sections. The City of Edmond reserves the right to construct, operate and maintain a Public Trail through, across and within Common Lot F. A Public Trail Easement granted to the City of Edmond, recorded in a separate instrument, may be recorded subsequent to the filing of the Plat of Birnam Woods, Section 1.



20150924011290070
Filing Fee: \$25.00
09/24/2015 11:41:18 AM
PLAT
OKLAHOMA CITY ABSTRACT & TITLE CO.
P.O. BOX 290
OKLAHOMA CITY, OK 73101
RED PLAINS PROFESSIONAL INC.
2933 S. Bryant Avenue, Edmond, Oklahoma 73013
Telephone: 405-341-4031, Fax: 405-341-4037
Certificate of Authorization No. 2026 June 30, 2017

73-67 1 of 1