

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That RAUSCH COLEMAN HOMES, OKC, LLC, A 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...

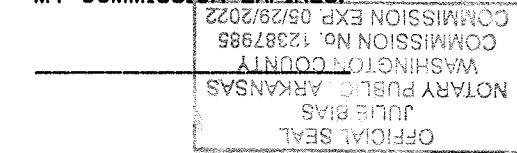
IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 6 day of March, 2015. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

Signature of David C. Frye, Manager of RAUSCH COLEMAN HOMES, OKC, LLC.

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

Before me, the undersigned Notary Public, in and for said County and State on this 6 day of March, 2015, personally appeared DAVID C. FRYE, MANAGER OF RAUSCH COLEMAN HOMES OKC, LLC, A LIMITED LIABILITY COMPANY, 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 as the free and voluntary act and deed of said corporation...

MY COMMISSION EXPIRES:



Signature of Julie Brien, Notary Public, #12387985.

LEGAL DESCRIPTION

A tract of land situate within the Northwest Quarter of Section Nineteen (19), Township Eleven North (T11N), Range Four West (R4W), Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma; being more particularly described as follows:

Commencing at the Northeast Corner of said NW/4; thence S00°12'49"E a distance of 1924.81 feet to the POINT OF BEGINNING; thence continuing S00°12'49"E a distance of 720.11 feet to the Southeast corner of said NW/4; thence S89°58'01"W along the South line of said NW/4 a distance of 689.83 feet; thence N00°01'59"W a distance of 248.81 feet; thence S89°47'11"W a distance of 510.00 feet; thence N61°12'00"W a distance of 138.28 feet; thence N00°14'02"W a distance of 469.05 feet to the Southwest corner of BRIGHTON POINTE PHASE III, according to the recorded plat thereof; thence along the Southerly boundary lines of said plat the following Twelve (12) courses:

- 1) S89°56'23"E a distance of 121.09 feet; thence
2) S00°12'49"E a distance of 29.80 feet; thence
3) N89°47'11"E a distance of 50.00 feet; thence
4) N00°12'49"W a distance of 9.76 feet; thence
5) S89°56'23"E a distance of 120.30 feet; thence
6) N00°12'49"W a distance of 39.79 feet; thence
7) S89°56'23"E a distance of 805.67 feet; thence
8) S59°15'56"E a distance of 50.00 feet to a point on a curve to the right; thence
9) 7.73 feet along the arc of said curve having a radius of 425.00 feet, subtended by a chord of 7.73 feet which bears S30°58'50"W; thence
10) S58°13'29"E a distance of 105.84 feet; thence
11) N54°28'56"E a distance of 11.96 feet; thence
12) N89°58'01"E a distance of 84.69 feet to the POINT OF BEGINNING.

Said tract contains 874,985 Square Feet or 20.087 Acres more or less.

LAND SURVEYOR'S CERTIFICATE

I, JENNIFER L. WHITEY, 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 noted hereon actually exist and their positions are correctly shown.

Signature of Jennifer L. Whitey, R.P.L.S. 1517.

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared JENNIFER L. WHITEY, to me known to be the identical person who executed the above instrument and acknowledged to me that she executed the same as her free and voluntary act and deed. Given under my hand and seal this 3rd day of March, 2015.

MY COMMISSION EXPIRES:

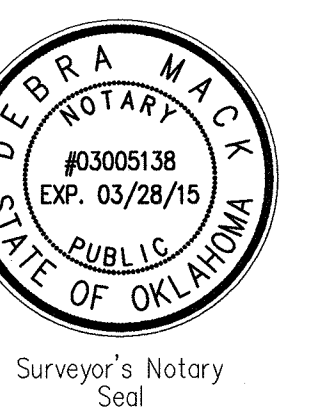
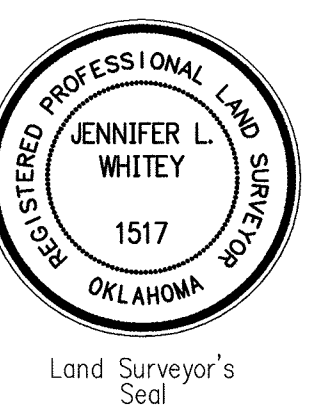
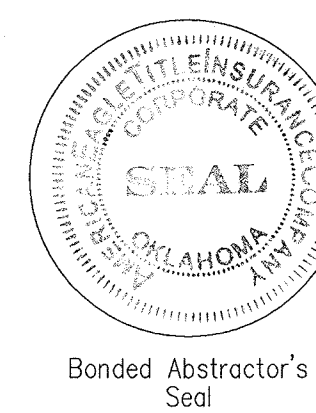
MARCH 28, 2015

Signature of Debra Mack, Notary Public, #03005138.

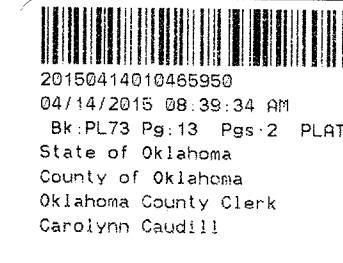
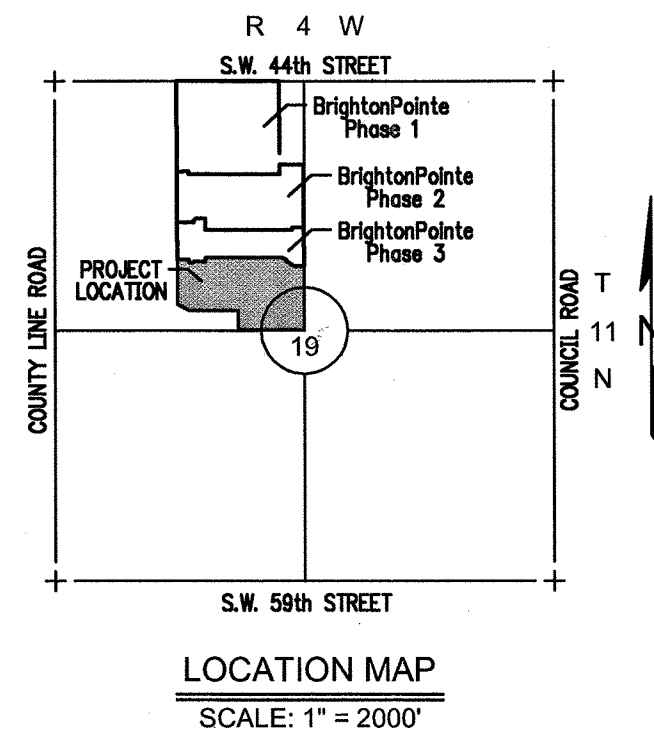
CITY PLANNING COMMISSION APPROVAL

I, Amber Hammanville, Planning Director of the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat on the 16th day of July, 2014.

Signature of Amber Hammanville, Planning Director.



FINAL PLAT OF BrightonPointe PHASE IV A PART OF THE NW/4 OF SECTION 19, T11N, R4W, I.M. OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of OKLAHOMA, 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 RAUSCH COLEMAN HOMES, OKC, LLC, A LIMITED LIABILITY COMPANY, that on the 12th day of March, 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 the owners thereof, and that the taxes are paid for the year 2014, 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 12th day of March, 2015.

American Eagle Title Insurance Company, Signature of Vice-President.

COUNTY TREASURER'S CERTIFICATE

I, Jerry Stone, do hereby certify that I am the duly elected, qualified and acting County Treasurer of OKLAHOMA COUNTY, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year 2014 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 OKLAHOMA CITY, OKLAHOMA, this 13 day of April, 2015.

Signature of Jerry Stone, County Treasurer.

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 14th day of April, 2015.

Attest: Signature of City Clerk, Signature of Mayor.

CERTIFICATE OF CITY CLERK

I, Frances Kersey, City Clerk of the CITY OF OKLAHOMA CITY, STATE OF OKLAHOMA, hereby certify that I have examined the records of said City and find 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 14th day of April, 2015.

Signature of Frances Kersey, City Clerk.

NOTES

- 1. 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.
2. CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS: MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973" FOR ALL PAVING
3. PROPERTY CORNER MONUMENTS SHALL BE: 3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
4. A SIDEWALK SHALL BE REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR COLLECTOR STREET AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
5. TWO 1 1/2 INCH CALIPER TREES, OR ONE 3-INCH CALIPER TREE, SHALL BE PLANTED IN THE FRONT YARD OF ALL LOTS WHERE THE GARAGE EXTENDS BEYOND THE FRONT WALL OF A RESIDENCE, TOWARDS THE STREET RIGHT-OF-WAY.
6. MAINTENANCE OF COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS WITHIN ALL PHASES OF BrightonPointe IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN ALL PHASES OF BrightonPointe. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN DRAINAGE RELATED COMMON AREAS OR DRAINAGE EASEMENTS.

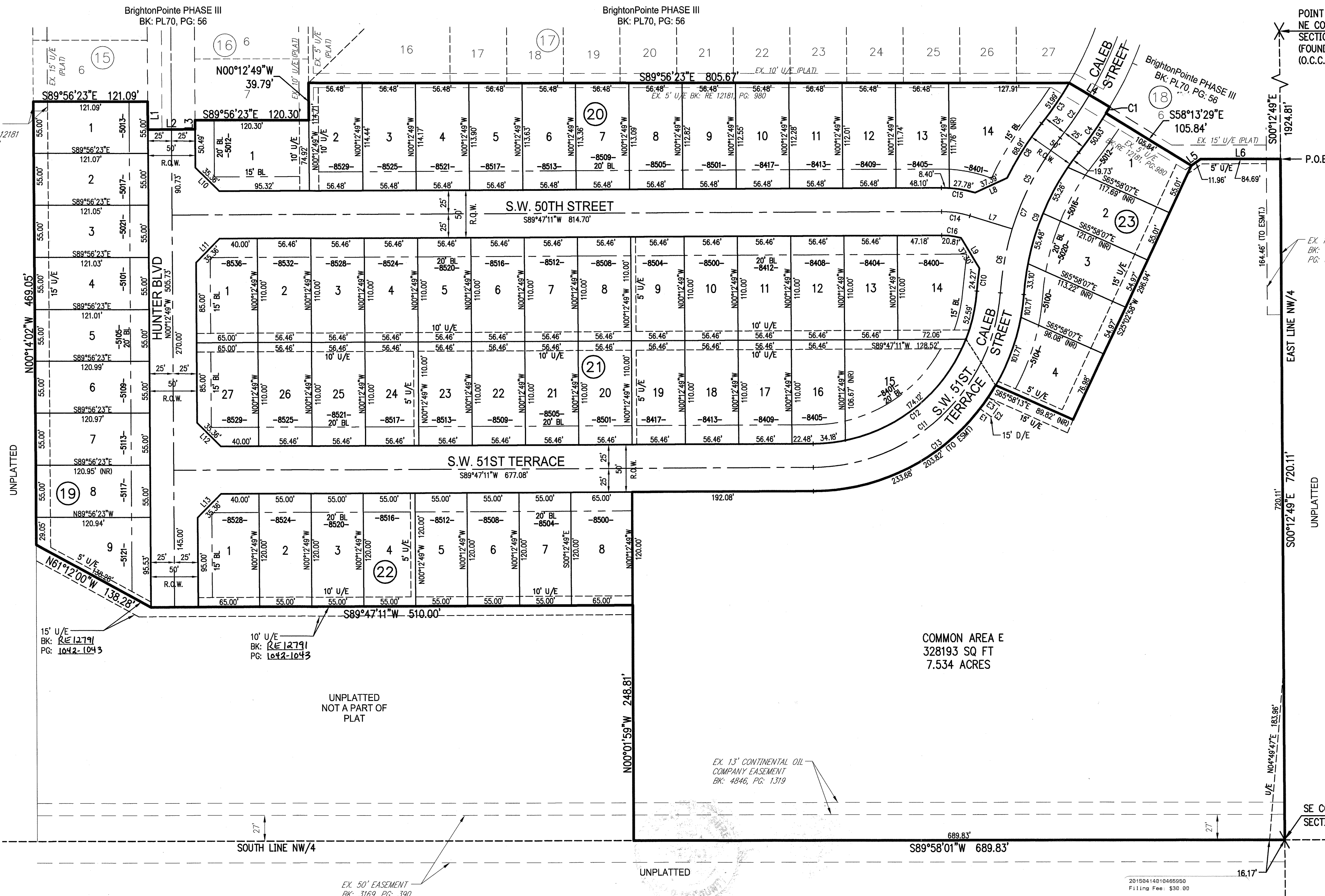
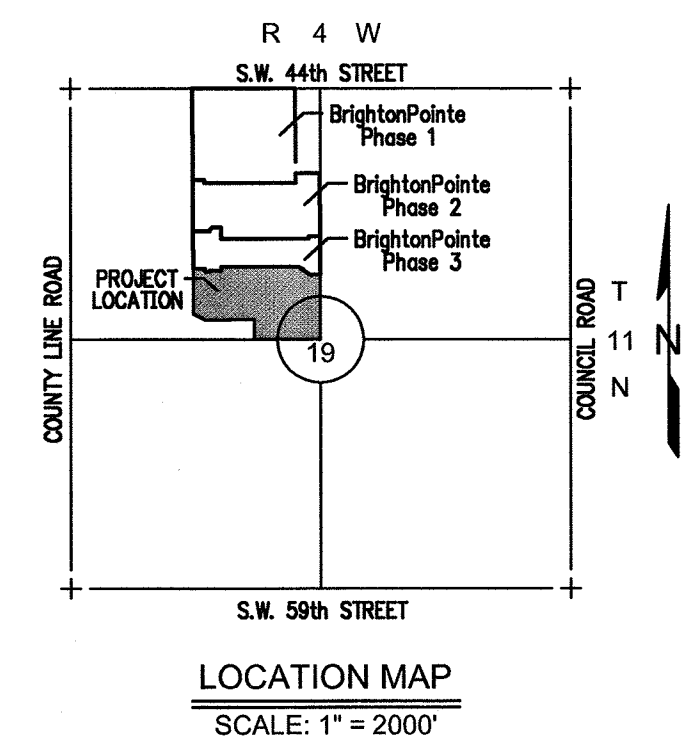
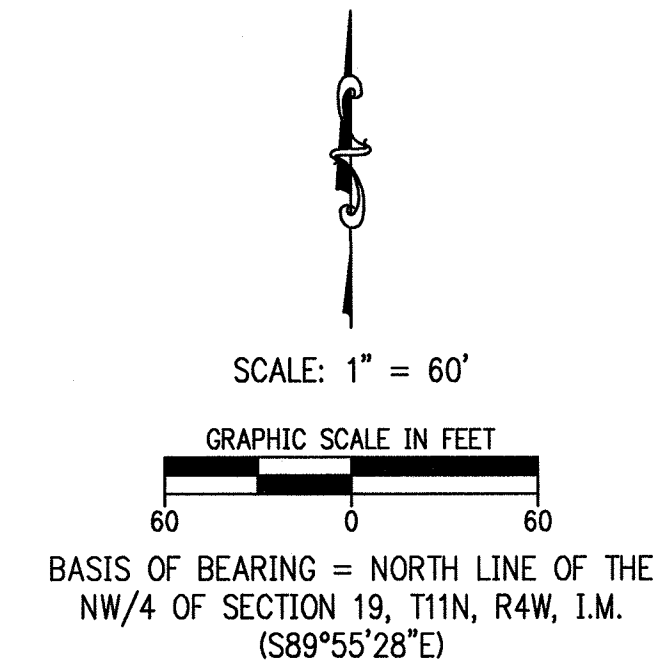
FINAL PLAT TO SERVE BrightonPointe PHASE IV. Crafton Tull architecture | engineering | surveying. SHEET NO.: 1 of 2, DATE: 03/03/15, PROJECT NO.: 14104300.

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FINAL PLAT OF BrightonPointe PHASE IV

A PART OF THE NW/4 OF SECTION 19, T11N, R4W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
(NR)	NONRADIAL LINE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT



POINT OF COMMENCEMENT
NE CORNER OF NW/4 OF
SECTION 19, T11N, R4W, I.M.
(FOUND CST NAIL)
(O.C.C.R. FILED 08/07/08)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	7.73'	425.00'	001°02'32"	N30°58'50"E	7.73'
C2	55.33'	400.00'	007°55'30"	N34°24'26"E	55.28'
C3	51.99'	375.00'	007°56'39"	N34°23'51"E	51.95'
C4	50.93'	425.00'	006°51'57"	N34°56'12"E	50.90'
C5	109.73'	300.00'	020°57'28"	S27°53'27"W	109.12'
C6	68.51'	300.00'	013°05'07"	S10°52'11"W	68.37'
C7	178.25'	300.00'	034°02'33"	S21°20'54"W	175.64'
C8	68.91'	325.00'	012°08'53"	S32°17'44"W	68.78'
C9	163.57'	275.00'	034°04'49"	S21°19'46"W	161.17'
C10	24.27'	325.00'	004°16'43"	S08°30'45"W	24.26'
C11	298.31'	200.00'	085°27'34"	N47°03'24"E	271.42'
C12	260.88'	175.00'	085°24'48"	S47°04'47"W	237.39'
C13	335.42'	225.00'	085°24'48"	N47°04'47"E	305.21'
C14	30.51'	100.00'	017°28'51"	N81°28'23"W	30.39'
C15	38.18'	125.00'	016°35'04"	N81°55'17"W	36.06'
C16	20.81'	75.00'	015°53'49"	N82°15'54"W	20.74'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	29.80'	S00°12'49"E
L2	50.00'	N89°47'11"E
L3	9.76'	N00°12'49"W
L4	50.00'	S59°15'56"E
L5	11.96'	N54°28'56"E
L6	84.69'	N89°58'01"E
L7	47.11'	S72°43'58"E
L8	37.39'	N65°37'29"E
L9	37.30'	N31°02'27"W
L10	35.36'	S45°12'49"E
L11	35.36'	S44°47'11"W
L12	35.36'	S45°12'49"E
L13	35.36'	S44°47'11"W

- NOTES**
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FINAL PLAT TO SERVE
BrightonPointe PHASE IV

214 E. Main
Oklahoma City, Oklahoma 73104

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6271
www.craftontull.com

SHEET NO.: 2 of 2
DATE: 03/03/15
PROJECT NO.: 14104300

CERTIFICATE OF AUTHORIZATION
CA 973 (P.E.) EXPIRES 06/30/2016
PD-2374

73-13 2 of 2