

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT

That Undersigned, Dulaney-Meyer Land Co., L.L.C., an Oklahoma Limited Liability Company, Mark Livingston, Manager, hereby certifies that they are the owner and the only owner who has any right title or interest in and to the land shown on the said annexed plat of CANYON LAKES 4th ADDITION to Oklahoma City, Oklahoma County, Oklahoma. That they have caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of CANYON LAKES 4th ADDITION. Further certify that they are the owners of and the only owner who has any right, title or interest to the land included in the above mentioned plat and it hereby dedicates all easements as shown on said annexed plat to the use of the public for drainage, and utility easements, for its successors and assigns forever and has caused the same to be released from all encumbrances so that the title is clear, except as shown in the bonded abstractor's certificate. The private streets shown hereon are not dedicated to the public. However, said streets shall remain open and/or accessible to all official vehicles of any city, county, state or federal agency. Said streets shall be maintained by the property owners of CANYON LAKES 4th ADDITION. Every Deed must clearly acknowledge that the streets within CANYON LAKES 4TH ADDITION are private and not maintained by the City of Oklahoma City.

In witness whereof the undersigned, has caused this instrument to be executed this 7 day of May, 2015.

Dulaney-Meyer Land Co., LLC.

BY: Mark Livingston  
MARK LIVINGSTON, Manager

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, §

Before me, the undersigned, a Notary Public in this state on this

7th day of May, 2015 personally appeared Mark Livingston to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as Manager and acknowledged to me that he executed the same as the free and voluntary act and deed of said Limited Liability Company for the uses and purposes therein set forth.

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

My commission expires: \_\_\_\_\_  
M. W.  
Notary Public

CERTIFICATE OF CITY CLERK

I, Frances Karsay, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unamortized installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of CANYON LAKES 4th ADDITION to the City of Oklahoma City, Oklahoma. Signed by the City Clerk on this

7th day of July, 2015.

Frances Karsay  
City Clerk



CITY PLANNING COMMISSION APPROVAL

I, Aubrey Hammon-ree, Planning Director for the City of Oklahoma City, do certify that the Oklahoma City Planning Commission duly approved this plat of CANYON LAKES 4th ADDITION on the

day of February, 2014

Signature: Aubrey Hammon-ree  
Planning Director

COUNTY TREASURER'S CERTIFICATE

I, Forest "Butch" Freeman, do hereby certify that I am duly qualified and acting County Treasurer of Oklahoma County, Oklahoma, and that the tax records of said county show that all taxes for the year 2015 and prior years are paid on said land shown on the annexed plat of CANYON LAKES 4th ADDITION to Oklahoma County, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current years taxes. In witness whereof, said County Treasurer has caused this instrument to be executed this 9 day of July, 2015.

BY: Forest "Butch" Freeman  
County Treasurer

BY: \_\_\_\_\_  
Chief Deputy

# Final Plat CANYON LAKES 4th ADDITION

Part of the Northwest Quarter (NW/4) Section 17,  
T-13-N, R-4-W, I.M. Oklahoma City, Oklahoma County, Oklahoma

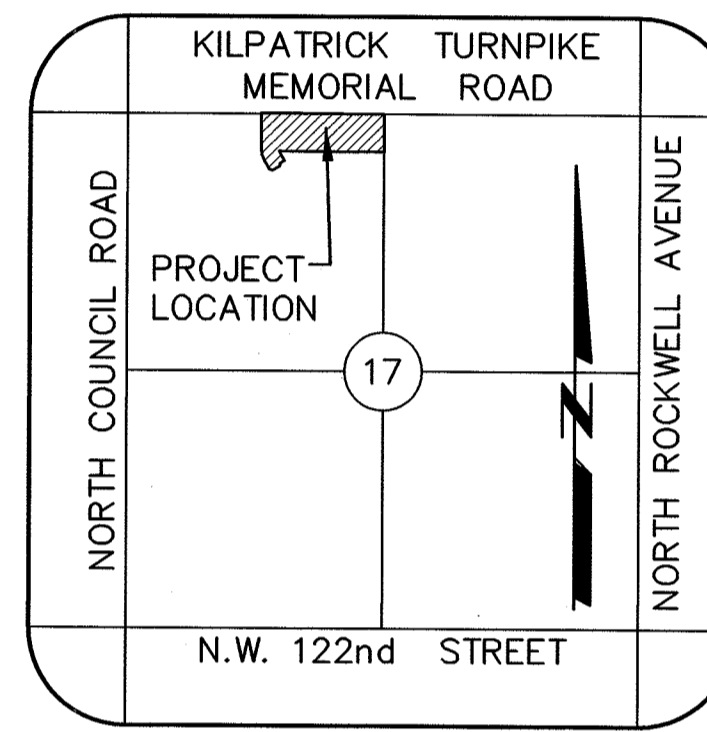
LEGAL DESCRIPTION

A tract of land in the Northwest Quarter (NW/4) of Section Seventeen (17), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084, on April 27, 2015, with metes and bounds as follows:

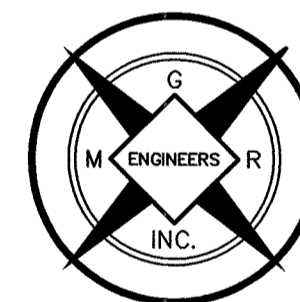
BEGINNING at the Northeast (NE) corner of said NW/4, with a basis of bearing on the North line of said NW/4 being North 89°38'23" West.

THENCE South 00°20'36" East on the East line of said NW/4 a distance of 210.08 feet; THENCE South 89°39'24" West a distance of 112.51 feet; THENCE on a non-tangent curve to the left, having a radius of 50.00 feet, a Chord Bearing of North 87°20'26" West, and a Chord Distance of 71.40 feet for an Arc Length of 79.51 feet; THENCE on a reverse curve to the right, having a radius of 42.00 feet, a Chord Bearing of South 59°27'43" West, and a Chord Distance of 17.98 feet for an Arc Length of 18.12 feet; THENCE South 00°21'36" West a distance of 52.18 feet; THENCE South 44°59'30" East a distance of 35.57 feet; THENCE South 00°20'36" East a distance of 95.01 feet; THENCE North 89°38'23" West on the North line Canyon Lakes 2nd Addition, a distance of 906.64 feet; THENCE on a non-tangent curve to the left, having a radius of 125.00 feet, a Chord Bearing of South 24°02'42" East, and a Chord Distance of 22.22 feet for an Arc Length of 22.25 feet; THENCE South 29°08'41" East a distance of 89.79 feet; THENCE South 60°51'19" West a distance of 50.00 feet; THENCE South 15°51'19" West a distance of 35.36 feet; THENCE South 60°51'19" West a distance of 80.00 feet; THENCE North 74°08'41" West a distance of 35.36 feet; THENCE North 29°08'41" West a distance of 104.00 feet; THENCE on a curve to the right, having a radius of 250.00 feet, a Chord Bearing of North 14°39'30" West, and a Chord Distance of 125.07 feet for an Arc Length of 126.42 feet; THENCE North 00°10'20" West a distance of 365.73 feet to a point on the North line of said NW/4; THENCE South 89°38'23" East on the North line of said NW/4 a distance of 1,267.14 feet to the Point of Beginning.

Containing 491,887 square feet or 11.292 acres, more or less.



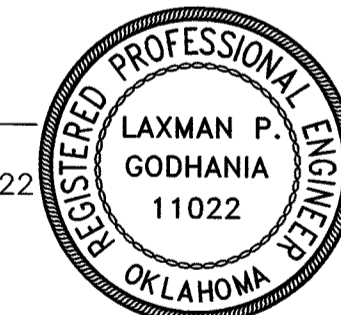
SECTION 17, T-13-N, R-4-W, I.M.  
LOCATION MAP  
Not to Scale



**MGR INC.**  
ENGINEERS & PLANNERS  
1224 SOUTH KELLY AVENUE PH 405/341-1698  
EDMOND, OKLAHOMA 73003-5862  
CA NO. 1089 EXPIRES: 6/30/2015

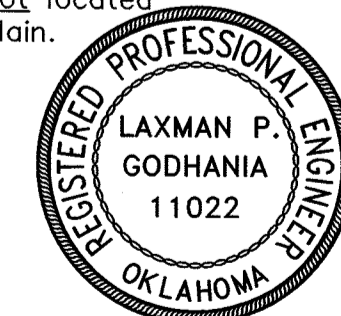
This original tracing meets the requirements as outlined in Senate Bill 377, Section 518, as amended.

Laxman P. Godhania  
Laxman P. Godhania  
Professional Engineer No. 11022



I, Laxman P. Godhania, Professional Engineer No. 11022 do hereby certify that as of December, 2009, is part, parcel or lot of CANYON LAKES 4th ADDITION is Not located within the FEMA identified 100 year Flood Plain.

Laxman P. Godhania  
Laxman P. Godhania, P.E. #11022



APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS

BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City, Oklahoma, that the plat of CANYON LAKES 4th ADDITION to the Oklahoma City is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Oklahoma City, Oklahoma, this

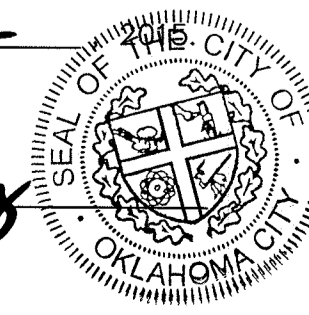
7th day of July, 2015.

ADOPTED by the Mayor of the City of Oklahoma City, Oklahoma this

7th day of July

ATTEST:

Frances Karsay City Clerk  
Mark Curran Mayor



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of CANYON LAKES 4th ADDITION to Oklahoma County, Oklahoma is vested in Dulaney-Meyer Land Co., L.L.C., an Oklahoma Limited Liability Company, and that

on the 4th day of May, 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 owner(s) thereof, 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 person, that there are no liens or other encumbrances of any kind against the land included in the annexed plat except easements, mortgages and mineral conveyances of record. In witness whereof, said bonded abstractor has caused

this instrument to be executed this 7th day of May, 2015.

ATTEST: \_\_\_\_\_  
American Eagle Title Insurance Co.

BY: Eric Offen  
Assistant Secretary Vice President

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a notary public in this state on the 7th day of May, 2015 personally appeared

Eric Offen to me known to be the identical person who signed the name of the maker thereof to the

within and foregoing instrument as its President and acknowledged to me that he executed the same as his/her 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: 6/25/18 William D. Magee  
Notary Public



SURVEYOR'S CERTIFICATE

I, Curtis Lee Hale, do hereby certify that I am a Licensed Land Surveyor, and that the annexed plat correctly represents a careful survey made under my direction, and that the monuments shown hereon actually exist and their positions are correctly shown.

Curtis Lee Hale  
Curtis Lee Hale, LS 1084

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, §

Before me, the undersigned, a notary public in this state, on this 6th day of May, 2015, personally appeared Curtis Lee Hale, 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 for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.  
My Commission expires: 10/05/2017

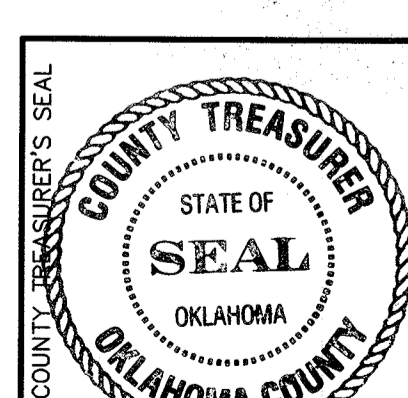
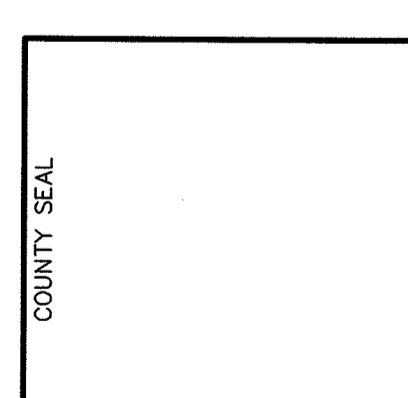
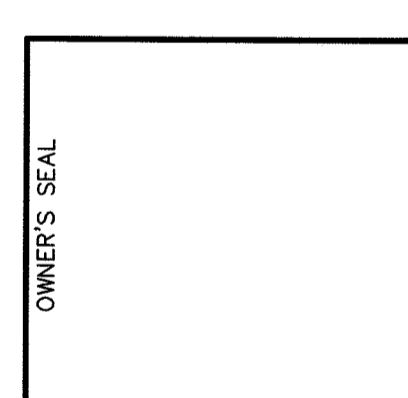
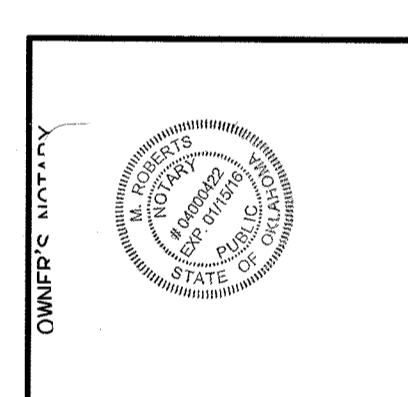
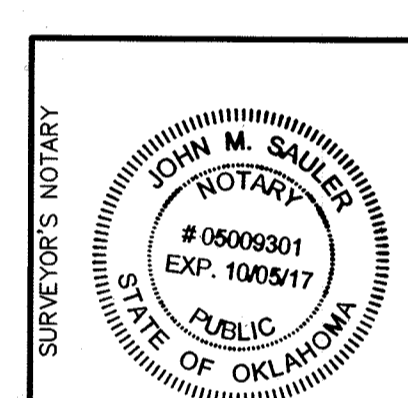
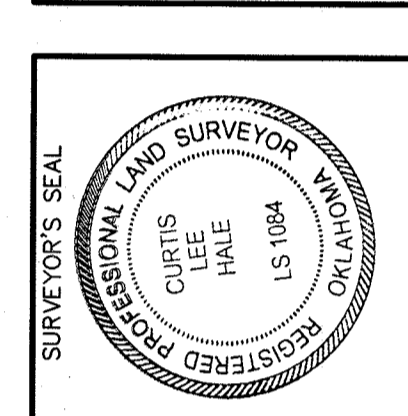
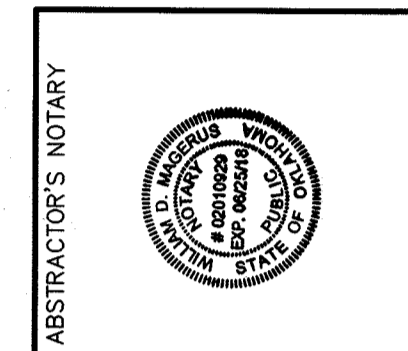
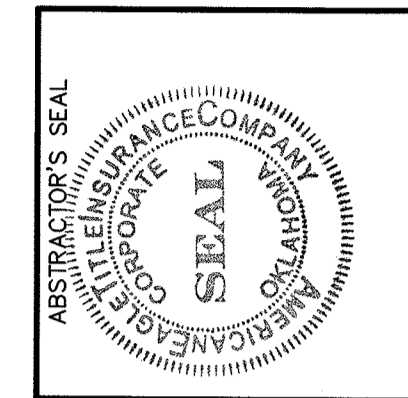
Curtis Lee Hale  
Notary Public

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.

Curtis Lee Hale  
Curtis Lee Hale, LS 1084



PREPARED BY:  
**Land Surveying and Planning**  
1601 SW 89th Street, Building C, Suite 200  
Oklahoma City, Oklahoma 73159  
Tel.: (405) 686-0174 - Fax: (405) 681-4881  
C. A.: 819 - Exp.: June 30, 2015  
www.halesurvey.com  
Project NO. 4534

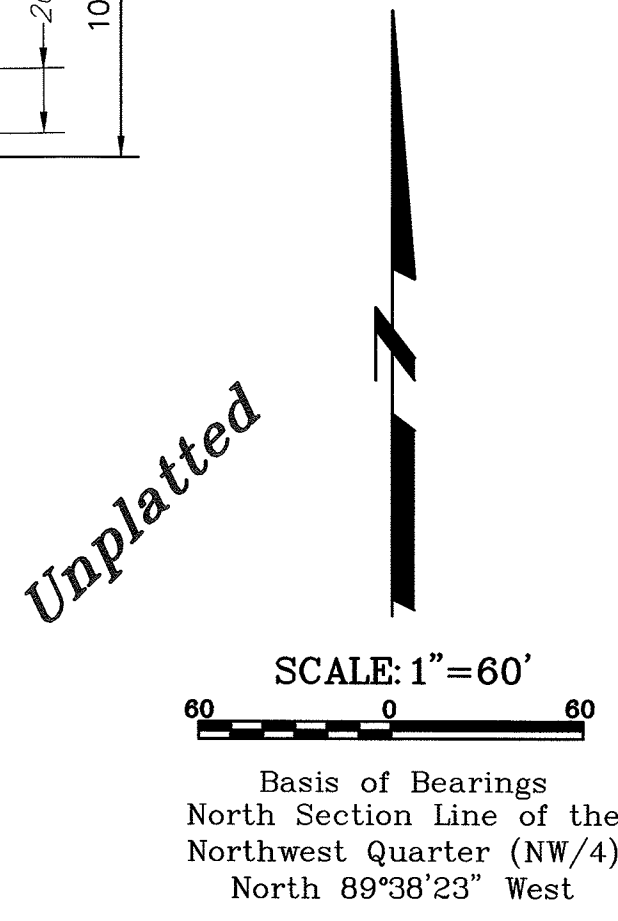
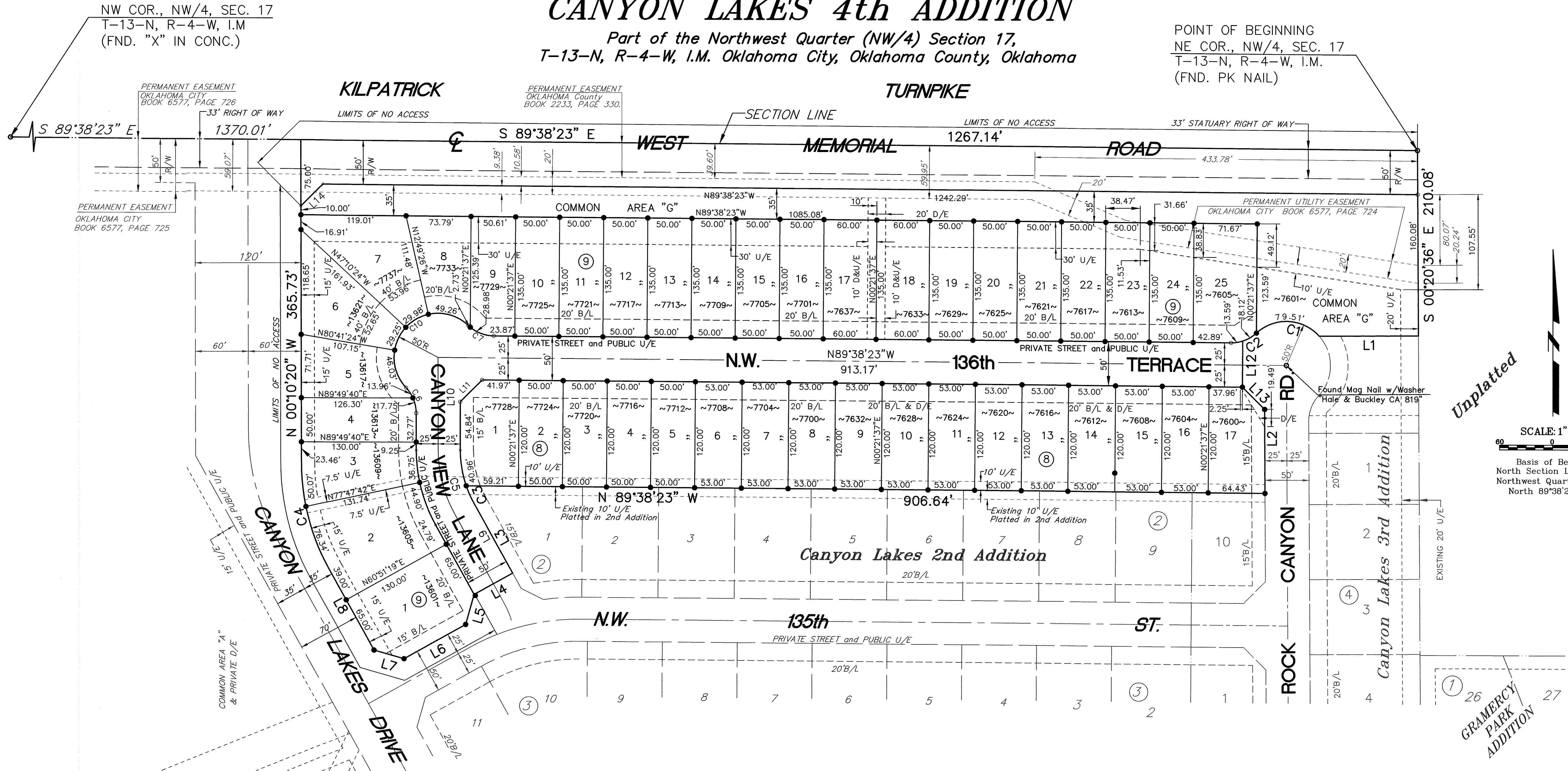


# Final Plat

## CANYON LAKES 4th ADDITION

Part of the Northwest Quarter (NW/4) Section 17,  
T-13-N, R-4-W, I.M. Oklahoma City, Oklahoma County, Oklahoma

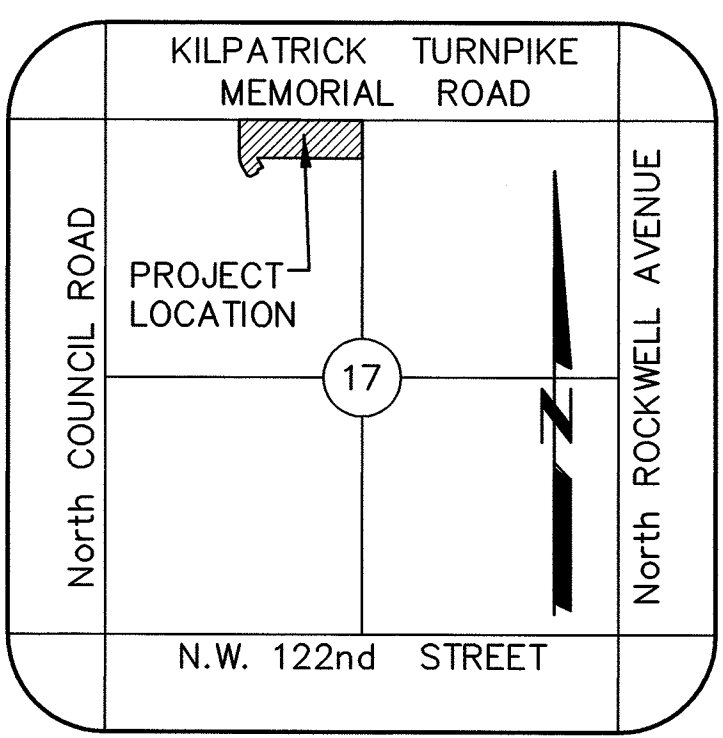
POINT OF BEGINNING  
NE COR., NW/4, SEC. 17  
T-13-N, R-4-W, I.M.  
(FND. PK NAIL)



LINE	LENGTH	BEARING
L1	112.51	S 89°39'24" W
L2	95.01	S 00°20'36" E
L3	89.79	S 29°08'41" E
L4	50.00	S 60°51'19" W
L5	35.36	S 15°51'19" W
L6	80.00	S 60°51'19" W
L7	35.36	N 74°08'41" W
L8	104.00	N 29°08'41" W
L9	89.79	N 29°08'41" W
L10	105.07	N 00°10'20" W
L11	35.19	N 45°05'38" E
L12	52.18	S 00°21'36" W
L13	35.57	S 44°59'30" E
L14	35.19	N 45°05'38" E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	79.51	50.00	91°07'00"	59.98	N 87°20'28" W	71.40
C2	18.12	42.00	24°43'18"	9.20	S 59°27'43" W	17.98
C3	22.25	125.00	10°11'58"	11.16	S 24°02'42" E	22.22
C4	126.42	250.00	28°58'21"	64.59	N 14°39'30" W	125.07
C5	75.85	150.00	28°58'21"	38.75	N 14°39'30" W	75.04
C6	31.71	42.00	43°15'33"	16.65	N 21°48'07" W	30.96
C7	31.71	42.00	43°15'33"	16.65	N 68°00'37" W	30.96
C8	31.71	42.00	43°15'33"	16.65	N 68°43'50" E	30.96
C9	91.67	50.00	105°03'04"	65.22	N 80°22'24" W	79.36
C10	154.51	50.00	177°03'03"	194.28	N 45°05'38" E	98.97

- LEGEND**
- P.O.B. = Point of Beginning
  - R/W = Right-of-Way Easement
  - U/E = Utility Easement
  - B/L = Building Limits Line
  - D/E = Drainage Easement
  - L.O.N.A. = Limits of No Access
  - D&U/E = Drainage & Utility Esm't.
  - " " = Repeating Ditto Bearings
  - = Monument Found
  - = Monument Set
  - 3/8" Iron Bar w/Cap = Monument Found
  - "Hale & Assoc. CA 819" = Monument Found



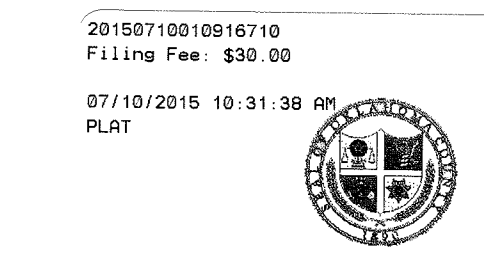
- NOTES:**
- MAINTENANCE OF COMMON AREAS, PRIVATE STREETS, AND PRIVATE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AND/OR PROPERTY OWNERS WITHIN THE DEVELOPMENT.
  - NO STRUCTURES, STORAGE OF MATERIALS, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN DRAINAGE RELATED COMMON AREAS OR DRAINAGE EASEMENTS.
  - A SIDEWALK IS REQUIRED ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF OKLAHOMA CITY FOR THE APPLICABLE LOT.
  - TWO 1 1/2" CALIPER TREES, OR ONE 3" 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.
  - NR = NONRADIAL LINE TO THE STREET RIGHT-OF-WAY LINE.
  - ~2524~ DENOTES STREET ADDRESS

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.

PREPARED BY:

**Hale & Assoc.**  
Survey Company

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