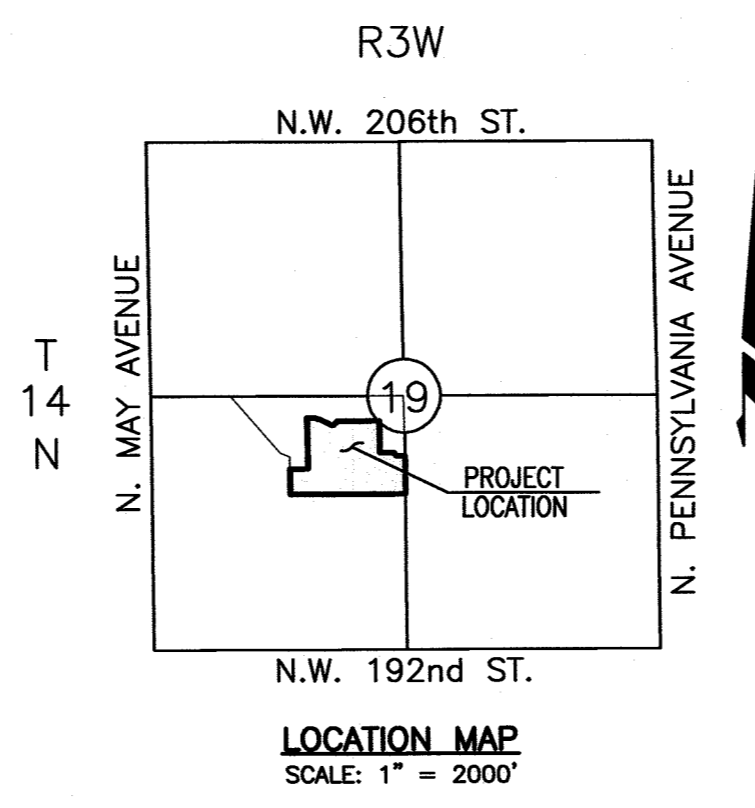


FINAL PLAT  
CASTLEBERRY VILLAS, SECTION 1  
A PART OF THE S.W. 1/4, SECTION 19, T14N, R3W, I.M.  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



20171108011576440  
11/08/2017 11:38:07 AM  
BX: 9276 Pg: 18 Pgs: 2 PLAT  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

OWNER'S CERTIFICATE AND DEDICATION  
KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, FARZANEH DEVELOPMENT LLLP, a Limited Liability Limited Partnership, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of CASTLEBERRY VILLAS, SECTION 1, a subdivision of a part of the S.W. 1/4, Section 19, T14N, R3W, of the Indian Meridian to Oklahoma City, Oklahoma 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 CASTLEBERRY VILLAS, SECTION 1, FARZANEH DEVELOPMENT, LLLP, dedicates all streets and easements shown on said annexed plat to the public for public highways, streets, public drainage easements, 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 Abstracter's Certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this 1st day of November, 2017  
FARZANEH DEVELOPMENT LLLP,  
a Limited Liability Limited Partnership  
Jalal Farzaneh  
Jalal Farzaneh, 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 1st day of November 2017, personally appeared Jalal Farzaneh as Manager of FARZANEH DEVELOPMENT, LLLP, 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 FARZANEH DEVELOPMENT, LLLP, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.  
My Commission Expires: 4-25-21  
Amy J. Savage  
NOTARY PUBLIC

BONDED ABSTRACTER'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 CASTLEBERRY VILLAS, SECTION 1, a subdivision of a part of the S.W. 1/4, Section 19, T14N, R3W, of the I.M. to Oklahoma City, Oklahoma County, Oklahoma appears to be vested in FARZANEH DEVELOPMENT, LLLP, on this 30th day of August, 2017, unencumbered by pending actions, judgments, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.  
Executed this 30th day of August, 2017.

Jason Walbrun  
Vice-President

CERTIFICATE OF APPROVAL

I, Albrecht McCremer, Planning Director for the City of Oklahoma City, Oklahoma, do certify that the Oklahoma City Planning Commission duly approved this plat on the 27th day of August, 2015.  
Albrecht McCremer  
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 CASTLEBERRY VILLAS, SECTION 1, to Oklahoma City, Oklahoma are hereby accepted.  
Signed by the Mayor of the City of Oklahoma City, Oklahoma this 12th day of September, 2017.

ATTEST: Frances Kersey  
CITY CLERK, Frances Kersey  
Mick Cornett  
MAYOR, Mick Cornett

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 deferred payments on unmatured installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of CASTLEBERRY VILLAS, SECTION 1, to the City of Oklahoma City, Oklahoma.  
Signed by the City Clerk on this 12th day of September, 2017.

Frances Kersey  
CITY CLERK, Frances Kersey

COUNTY TREASURER'S CERTIFICATE

I, Forest Butch Freeman, hereby certify that I am the duly elected and acting County Treasurer of Oklahoma County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 2017, and all prior years on the land shown on the annexed plat of CASTLEBERRY VILLAS, SECTION 1, an addition to the City of Oklahoma City, Oklahoma 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 3rd day of November, 2017.  
Forest Butch Freeman  
COUNTY TREASURER

LICENSED LAND SURVEYOR

I, Doug R. Alford, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of CASTLEBERRY VILLAS, SECTION 1, an addition to the City of Oklahoma City, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 29th day of August, 2017, 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 Licensure 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.

ACCURATE POINTS SURVEYING, L.L.C.  
2119 Riverwalk Dr. #162  
Moore, OK 73160  
PH: (405) 735-2810

Doug R. Alford  
Doug R. Alford, LICENSED LAND SURVEYOR No. 1623  
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6333 (LS) EXPIRES June 30, 2018

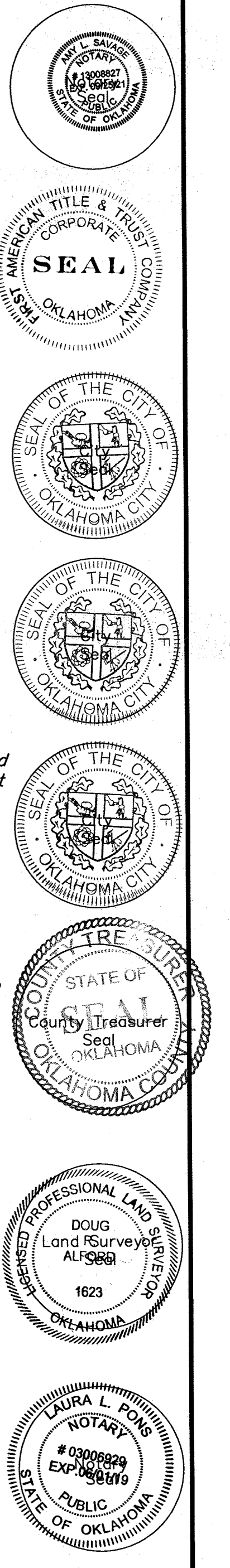
STATE OF OKLAHOMA s.s.  
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this 29th day of August, 2017, personally appeared Doug R. Alford, 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.  
My Commission Expires: 06-01-2019  
Laura L. Pons  
NOTARY PUBLIC

Date: August 29, 2017  
SMC Consulting Engineers, P.C.  
815 W. Main Street  
Oklahoma City, OK 73106  
Ph.: (405) 232-7715  
Oklahoma CA #464 Exp. 6-30-2019

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.



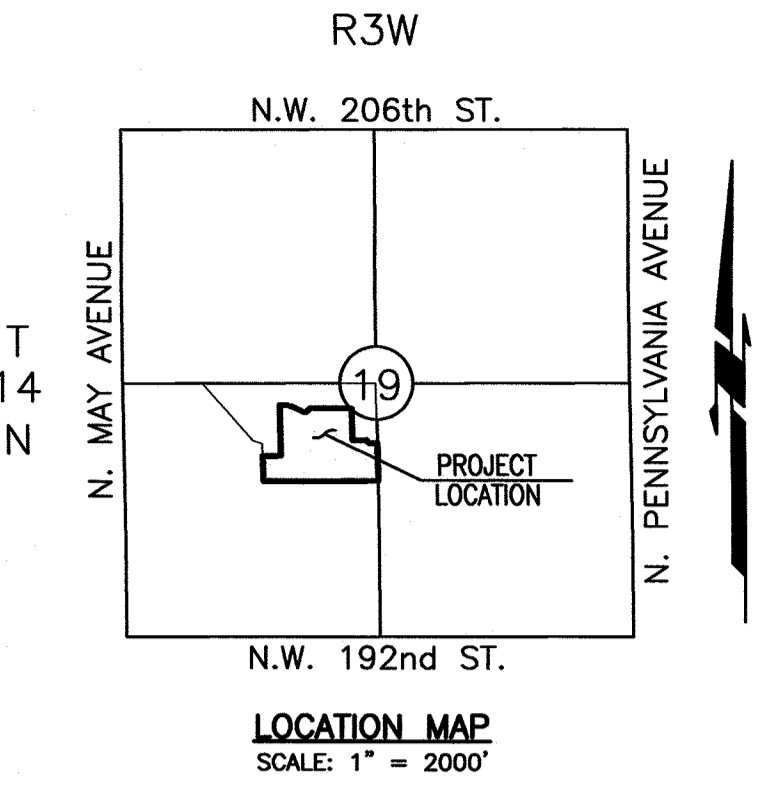
CURVE TABLE

CURVE	DELTA ANGLE	PERCENT	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	28°29'48"	200.00	92.49	47.09	S 12°56'08" W	91.67
C2	48°11'23"	25.00	21.03	11.18	N 24°24'28" W	20.41
C3	27°6'22'48"	50.00	241.19	44.72	S 89°41'14" W	66.67
C4	48°11'23"	25.00	21.03	11.18	S 23°46'53" W	20.41
C5	48°11'23"	25.00	21.03	11.18	N 24°24'28" W	20.41
C6	27°6'22'48"	50.00	241.19	44.72	S 89°41'14" W	66.67
C7	48°11'23"	25.00	21.03	11.18	S 23°46'53" W	20.41
C8	40°47'13"	18.00	12.81	6.69	N 69°13'27" W	12.54
C9	17°16'09"	52.00	156.35	28.62	N 45°02'00" E	103.76
C10	40°47'13"	18.00	12.81	6.69	S 20°42'23" E	12.54

LINE TABLE

LINE BEARING	DISTANCE
LT 15 73°14'21" E	28.00

FINAL PLAT  
**CASTLEBERRY VILLAS, SECTION 1**  
 A PART OF THE S.W. 1/4, SECTION 19, T14N, R3W, I.M.  
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



LEGAL DESCRIPTION

Being a tract of land lying in the Southwest (S.W. 1/4), of Section Nineteen (19), Township Fourteen North (T14N), Range Three West (R3W), of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

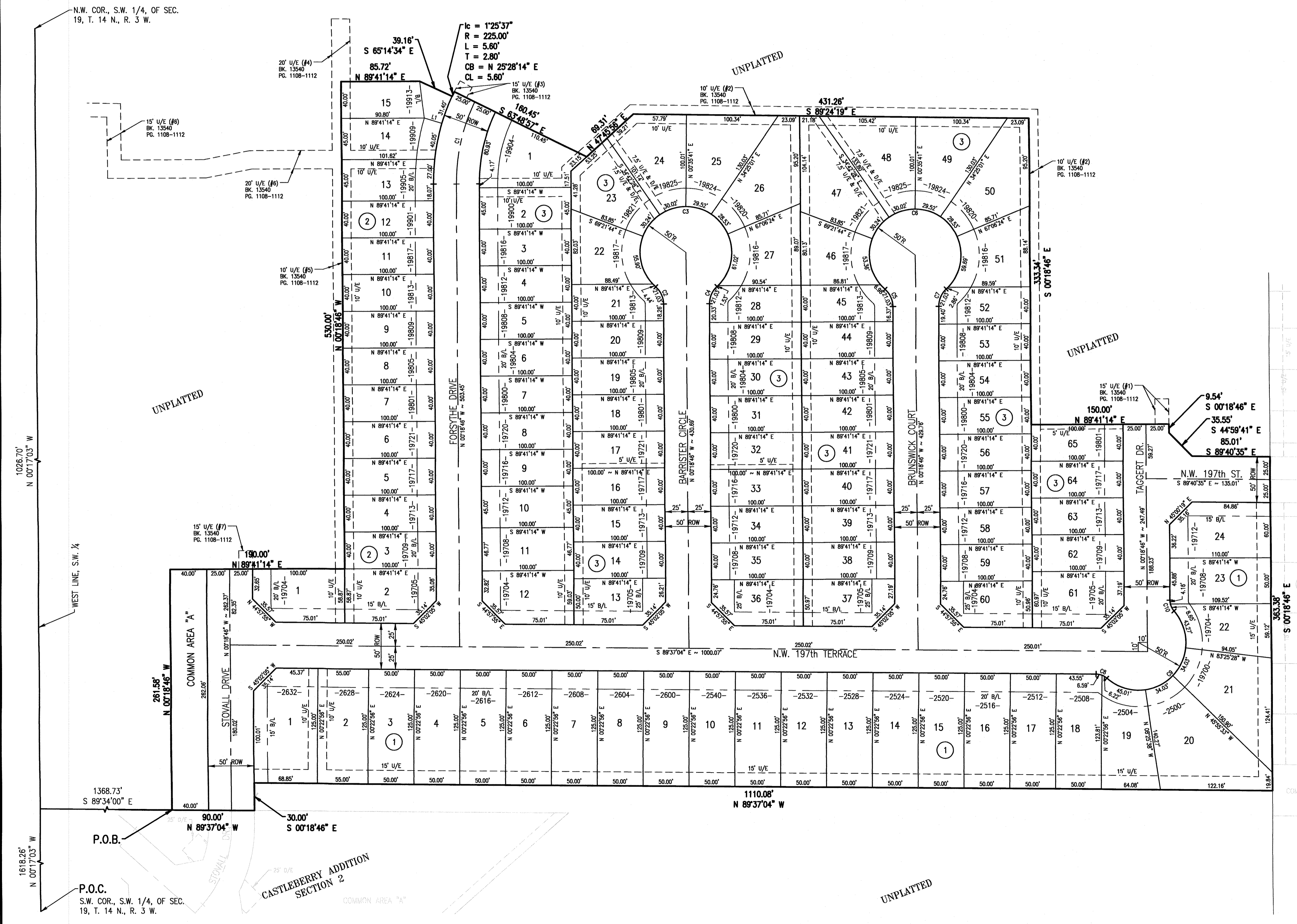
COMMENCING at the Southwest corner of said S.W. 1/4; THENCE North 00°17'03" West along the West line of said S.W. 1/4 a distance of 1618.26 feet; THENCE South 89°34'00" East a distance of 1368.73 feet to the POINT OF BEGINNING;

THENCE North 00°18'46" West a distance of 261.58 feet; THENCE North 89°41'14" East a distance of 190.00 feet; THENCE North 00°18'46" West a distance of 530.00 feet; THENCE North 89°41'14" East a distance of 85.72 feet; THENCE South 85°14'34" East a distance of 39.16 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 225.00 feet (said curve subtended by a chord which bears North 25°28'14" East, a distance of 5.60 feet) and an arc length of 5.60 feet; THENCE South 63°48'57" East a distance of 160.45 feet; THENCE North 47°45'56" East a distance of 69.31 feet; THENCE South 89°24'19" East a distance of 431.26 feet; THENCE South 00°18'46" East a distance of 333.34 feet; THENCE North 89°41'14" East a distance of 150.00 feet; THENCE South 00°18'46" East a distance of 9.54 feet; THENCE North 89°41'14" East a distance of 35.55 feet; THENCE South 89°40'35" East a distance of 85.01 feet; THENCE South 00°18'46" East along said East line a distance of 363.38 feet; THENCE North 89°37'04" West a distance of 1110.08 feet; THENCE South 00°18'46" East a distance of 30.00 feet; THENCE North 89°37'04" West a distance of 90.00 feet to the POINT OF BEGINNING.

Said tract contains 15.97 acres, more or less.

NOTES:

1. THE PROPERTY OWNERS WITHIN THIS PLAT AND/OR THE PROPERTY OWNERS ASSOCIATION OF CASTLEBERRY VILLAS ADDITION SHALL SHARE IN THE RESPONSIBILITY OF MAINTENANCE OF ISLANDS/MEDIANS WITHIN STREET RIGHTS-OF-WAY, LANDSCAPING ALONG THE SECTION LINE ROADS, AND THE COMMON AREAS PLATTED AND/OR DEVELOPED IN ALL PHASES OF THE CASTLEBERRY VILLAS ADDITION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS AND DOCKS SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
2. A SIDEWALK SHALL BE 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 FOR THE APPLICABLE LOT.
3. EITHER ONE 3-INCH CALIPER DECIDUOUS TREE OR TWO 1 1/2-INCH CALIPER DECIDUOUS TREES 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.
4. EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INSTRUMENTS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED AS A PART OF THIS PLAT.
5. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

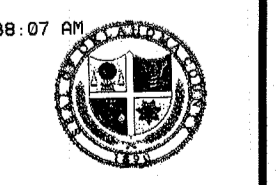


SCALE: 1" = 60'  
 BASIS OF BEARING FOR THIS PLAT:  
 S 00°18'46" E AS SHOWN ON EAST 1/4 SECTION LINE

TOTAL LOTS = 104

-1617- = ADDRESSES  
 LNA = LIMITS OF NO ACCESS  
 U/E = UTILITY EASEMENT  
 B/L = BUILDING LINE

2017108011576440  
 Filing Fee: \$30.00  
 11/08/2017 11:38:07 AM  
 PLAT



Date: August 29, 2017  
 SMC Consulting Engineers, P.C.  
 815 W. Main Street  
 Oklahoma City, OK 73106  
 Ph.: (405)232-7715  
 Oklahoma CA #464 Exp. 6-30-2019

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.

CASTLEBERRY VILLAS, SECTION 1  
 SHEET 2 OF 2  
 OKC Project #PD-2466