

KNOW ALL MEN BY THESE PRESENTS:

That DEER SPRINGS L.L.C., an Oklahoma limited liability company, hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of DEER SPRINGS I, an addition to Oklahoma County, Oklahoma. That it has 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 DEER SPRINGS I, an addition to Oklahoma County, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby create as private rights-of-way for the use of the owners of lots in DEER SPRINGS I, those areas designated "private street" on the face of said plat.

The undersigned does hereby grant to Oklahoma County an easement over and across said private street for the purpose of a fire lane and use by the Oklahoma County Police for police protection purposes, and for garbage services. The private street shall remain accessible to all emergency personnel and all personnel from a federal, state, county, or city agency.

The undersigned does herewith dedicate all utility easements shown on said plat to the public for utility purposes and in this connection does authorize any franchised utility company, including Oklahoma County and Deer Creek Water Corp. to use as much of the private street area for utility purposes as is needed to install and maintain water, sewer, electric, gas, telephone, cable television, or other utility lines. The undersigned has caused the private street and all utility easements to be released from any and all encumbrances, so that the title is clear to said street and easements.

In witness whereof the undersigned has caused this instrument to be executed on this 13<sup>th</sup> day of April, 1998.

ATTEST: DEER SPRINGS L.L.C.  
an Oklahoma limited liability company.  
*[Signature]*  
MANAGER  
Secretary

OWNER'S NOTARY  
STATE OF OKLAHOMA } SS  
COUNTY OF OKLAHOMA }

On this 13<sup>th</sup> day of April, 1998 before me, a Notary Public in and for said County and State, personally appeared *[Signature]*, to me known to be the identical Manager who 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 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: 4/25/2001  
*[Signature]*  
Notary Public

CERTIFICATE OF BONDED ABSTRACTOR  
The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for the State of Oklahoma, hereby certifies that the records of the County of Oklahoma and State of Oklahoma show that title to the lands shown in the plat of DEER SPRINGS I is vested in Deer Springs L.L.C., and that on the 13<sup>th</sup> day of April, 1998, there are no actions pending or judgments of any nature in any court, or in any Court in said County and State against said lands that are due and unpaid; that the taxes are paid for the year 1997 and all prior years; that there are no tax sales unredeemed, no tax deeds given, no personal taxes against the owners due or unpaid, and that there are no liens, mortgages or encumbrances of any kind against the said lands.

ATTEST: CAPITO ABSTRACT & TITLE CO.  
*[Signature]*  
President  
Secretary

ABSTRACTOR'S NOTARY  
STATE OF OKLAHOMA } SS  
COUNTY OF OKLAHOMA }

On this 26<sup>th</sup> day of May, 1998 before me, a Notary Public in and for said County and State, personally appeared *[Signature]*, to me known to be the identical President who 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 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: May 17, 2001  
*[Signature]*  
Notary Public

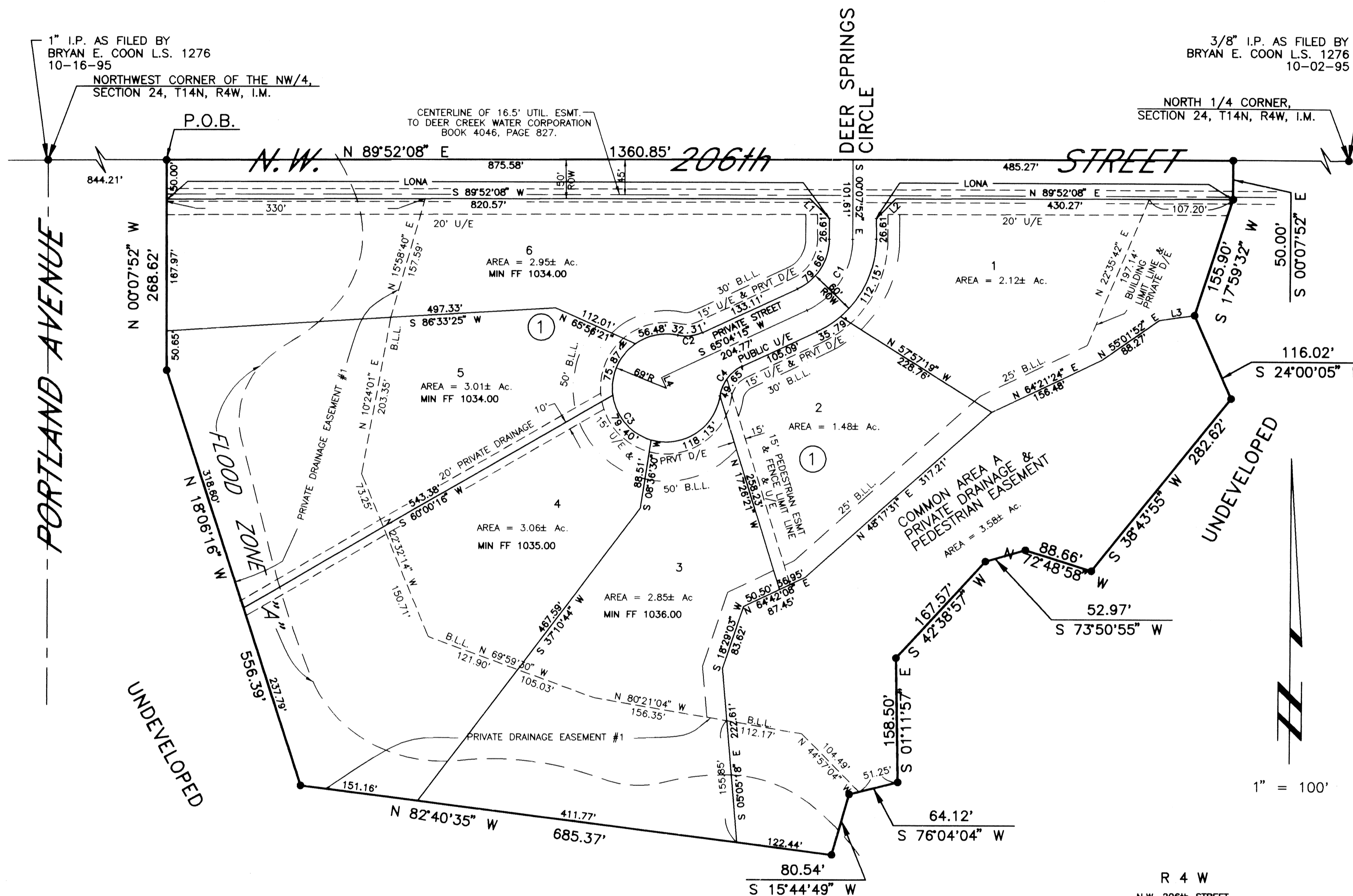
NOTES

- ALL LOTS SHOWN ON THIS PLAT MUST BE USED ONLY FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
- MAINTENANCE OF THE PRIVATE DRAINAGE AND PEDESTRIAN EASEMENTS ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS WHERE THE PRIVATE DRAINAGE AND PEDESTRIAN EASEMENT IS WITHIN THE LOTS. MAINTENANCE OF THE PRIVATE DRAINAGE AND PEDESTRIAN EASEMENT IN COMMON AREA A IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIALS, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN PRIVATE DRAINAGE EASEMENT #1 BY ANY PARTY, EXCEPT THAT ASPHALT WALKWAYS MAY BE BUILT IN PRIVATE DRAINAGE EASEMENT #1.
- COMMON AREA A SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS.
- WATER WILL BE SUPPLIED BY THE DEER CREEK WATER CORPORATION.
- EVERY DEED MUST CLEARLY ACKNOWLEDGE THAT THE STREET IS PRIVATE AND IS NOT MAINTAINED BY OKLAHOMA COUNTY.
- A SIGN MUST BE POSTED AT THE ENTRANCE TO THE SUBDIVISION INDICATING THAT THE STREET IS PRIVATE AND IS NOT MAINTAINED BY OKLAHOMA COUNTY.
- MAINTENANCE OF THE PRIVATE STREET SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

REVISED FINAL PLAT  
OF

# Deer Springs I

A PART OF THE NORTHWEST QUARTER OF  
SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 WEST OF THE I.M.  
OKLAHOMA COUNTY, OKLAHOMA

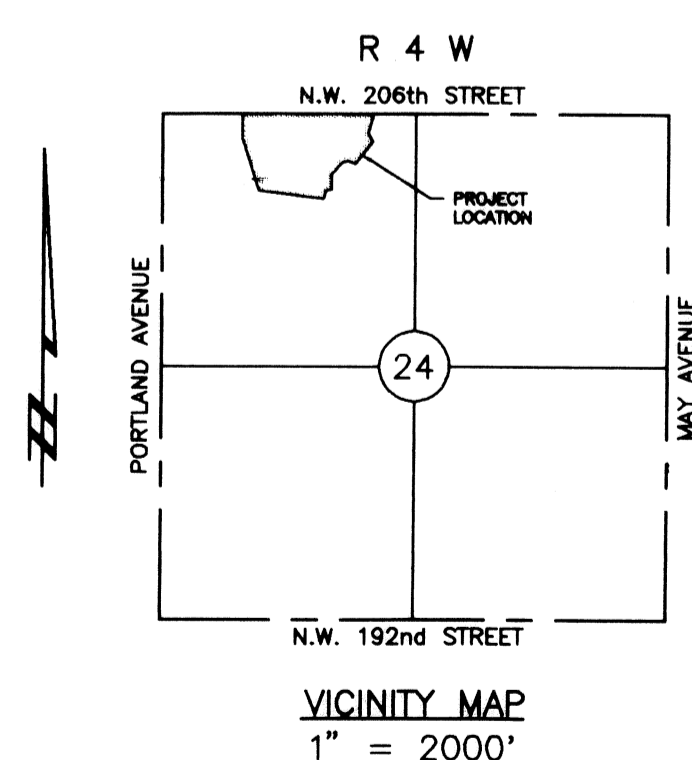


NOTE  
THE SIDE BUILDING LIMIT LINE IS 25 FT. FOR ALL LOTS

NOTE  
AN IRON PIN HAS BEEN SET AT EACH LOT CORNER

LEGEND  
LONA = LIMITS OF NO ACCESS  
B.L.L. = BUILDING LIMIT LINE

NUMBER	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	65°12'07"	100.00	113.80	107.76	S 32°28'11" W
C2	37°01'48"	50.00	32.31	31.76	S 83°55'09" W
C3	27°35'52"	69.00	329.88	94.18	S 34°51'37" E
C4	56°53'31"	50.00	49.65	47.63	N 36°37'29" E



REGISTERED SURVEYOR'S CERTIFICATE

I, Bryan E. Coon, do hereby certify that I am by Profession a Land Surveyor, and the plat of DEER SPRINGS I, an addition to Oklahoma County, Oklahoma, consisting of one (1) part, represents a survey made under my supervision on the 26<sup>th</sup> day of April, 1998.

I further certify that said plat complies with Requirements of Senate Bill 377, Section 518 as amended and that 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.

*[Signature]* 4-23-98  
Bryan E. Coon  
Professional Land Surveyor #1276

SURVEYOR'S NOTARY

Subscribed and sworn before me this 13<sup>th</sup> day of April, 1998.  
My commission expires: 4/25/2001  
*[Signature]*  
Notary Public

COUNTY PLANNING COMMISSION APPROVAL

I, David E. Richey, Chairman of the County Planning Commission for the County of Oklahoma, State of Oklahoma, hereby certify that the said Commission duly approved the plat of DEER SPRINGS I on the 16<sup>th</sup> day of April, 1998.

*[Signature]*  
Chairman

COUNTY TREASURER'S CERTIFICATE

Forest "Buck" Freeman, do hereby certify that I am the duly elected, qualified County Treasurer of Oklahoma County, State of Oklahoma; that the tax records of said county show all taxes are paid for the year 1997 and prior years on the land shown on the plat of DEER SPRINGS I in Oklahoma County, Oklahoma; and that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed at Oklahoma City, Oklahoma, on the 30<sup>th</sup> day of April, 1998.

*[Signature]*  
County Treasurer  
Oklahoma County, Oklahoma

BOARD OF COUNTY COMMISSIONERS

I, Earl Rooms, Chairman of the Board of County Commissioners for the County of Oklahoma, State of Oklahoma, hereby certify that the said Board of County Commissioners duly approved the plat of DEER SPRINGS I on this 17<sup>th</sup> day of May, 1998.

*[Signature]*  
Chairman

OKLAHOMA CITY/COUNTY HEALTH DEPARTMENT

The Oklahoma City/County Health Department hereby certifies that the plat of DEER SPRINGS I is approved for connection to public water service and for construction of individual disposal systems, on this 28<sup>th</sup> day of April, 1998.

*[Signature]*  
Oklahoma City/County Health Department

LEGAL DESCRIPTION

A part of the Northwest Quarter (NW/4) of Section Twenty Four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter (NW/4), thence North 89°52'08" East along the North line of said Northwest Quarter (NW/4) for a distance of 844.21 feet to the point of beginning, thence from said POINT OF BEGINNING North 89°52'08" East along the said north line for a distance of 1,360.85 feet; thence South 00°07'52" East for a distance of 50.00 feet; thence South 17°59'32" West for a distance of 116.02 feet; thence South 24°00'05" East for a distance of 116.02 feet; thence South 38°43'55" West for a distance of 282.62 feet; thence North 72°48'58" West for a distance of 88.66 feet; thence South 73°50'55" West for a distance of 52.97 feet; thence South 42°38'57" West for a distance of 167.57 feet; thence South 01°11'57" East for a distance of 158.50 feet; thence South 76°04'04" West for a distance of 64.12 feet; thence South 15°44'49" West for a distance of 80.54 feet; thence North 82°40'35" West for a distance of 685.37 feet; thence North 18°06'16" West for a distance of 556.39 feet; thence North 00°07'52" West for a distance of 268.62 feet to the point of beginning containing 21.4065 acres, more or less.

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

DEER SPRINGS I  
PLAT BY: COON ENGINEERING, INC.  
CA 1179 EXP. 6-30-99  
2832 W. WILSHIRE BLVD.  
OKLAHOMA CITY, OKLAHOMA  
405-642-0363  
MLSS40107DM



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