

FINAL PLAT OF ESPERANZA OFFICE PARK

A REPLAT OF LOT 1 BLOCK 1, ESPERANZA SEC. 1 and
BEING A PART OF THE S.E./4 OF SEC. 1, T-13-N, R-4-W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That GRAN PLAZA INVESTORS, L.L.C., AN OKLAHOMA 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 public streets and public easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs executors, administrators, successors, and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate. Private streets, as noted here on, are not to be maintained by the City of Oklahoma City, but shall be accessible for emergency and public utility vehicles.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 9th day of October, 2003.
convenants, reservations, and restrictions for this addition are contained in a separate instrument.

GRAN PLAZA INVESTORS, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
R. Baker
ROD BAKER, MANAGER

STATE OF Oklahoma }
COUNTY OF Oklahoma } SS:

Before me, the undersigned Notary Public, in and for said County and State on the 9th day of October, 2003, personally appeared ROD BAKER, MANAGER OF GRAN PLAZA INVESTORS, L.L.C., AN OKLAHOMA 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

April 9, 2004
#00003294

K.L.L.
NOTARY PUBLIC

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 GRAN PLAZA INVESTORS, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, that on the 1st day of October, 2003 there are no actions pending or judgements 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 2003, 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 14th day of October, 2003.

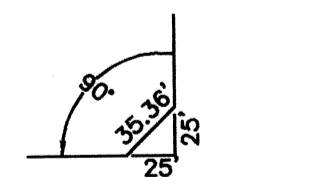
STEWART ABSTRACT AND TITLE OF OKLAHOMA

L. Campbell
ASST. SECRETARY

Chandra J. Gallett
VICE-PRESIDENT

CITY PLANNING COMMISSION APPROVAL

Betsy Brunstetter, Chairman of the City Planning Commission for the CITY of OKLAHOMA CITY, STATE OF OKLAHOMA, hereby certify that said commission duly approved the annexed plat on this 21st day of March, 2003.



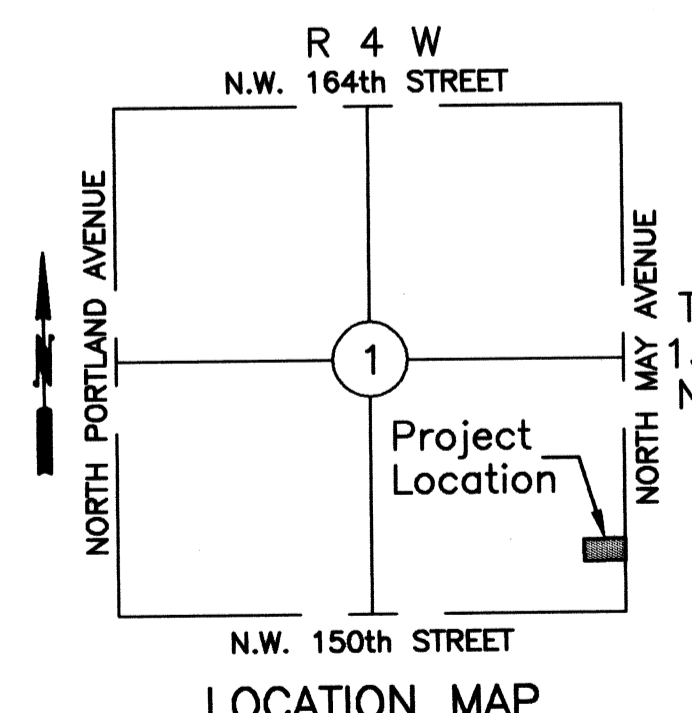
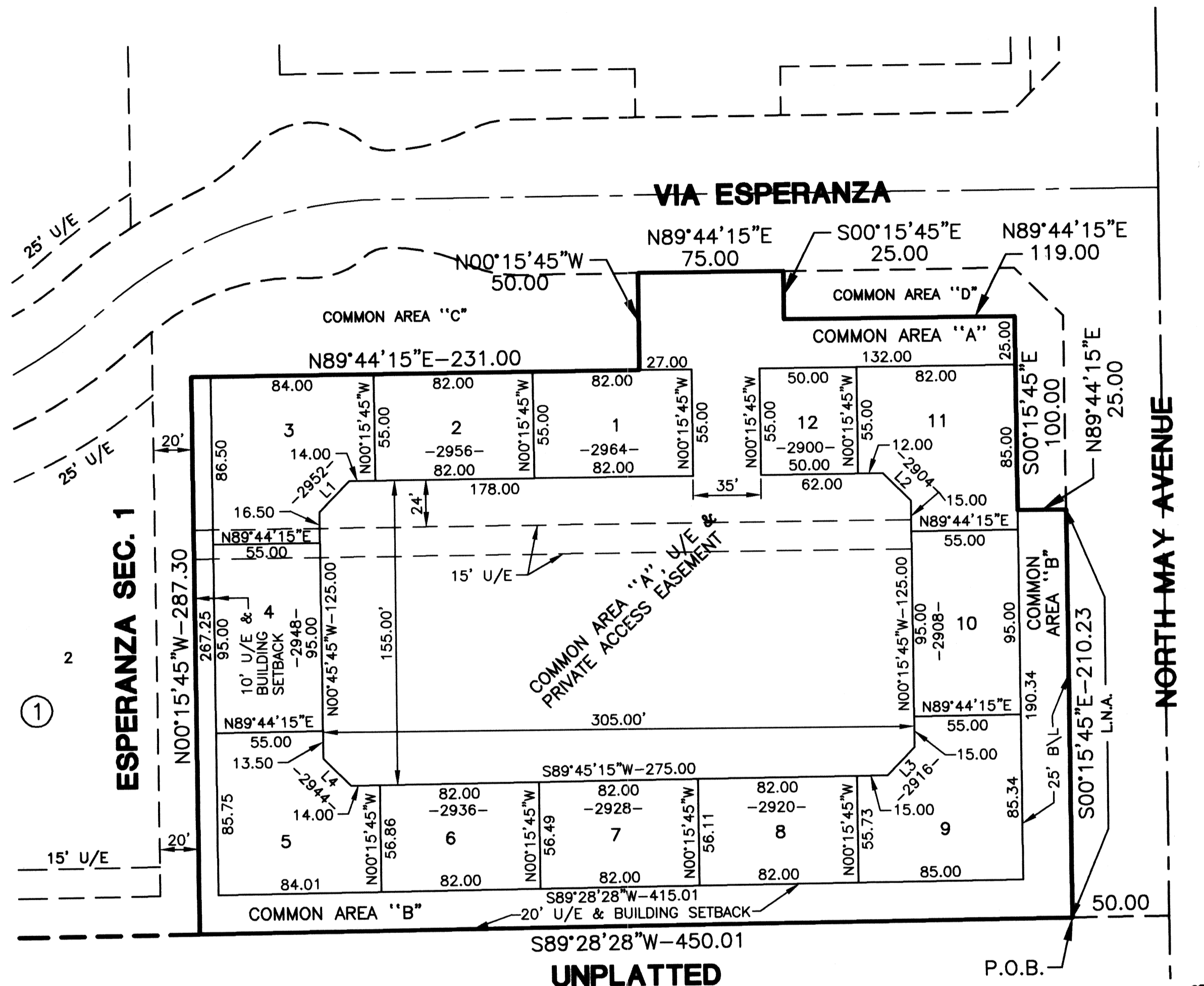
TYPICAL BLOCK CORNER

LEGEND

- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- B/L = BUILDING LINE
- (NR) = NONRADIAL LINE

SCALE: 1"=50'

BASIS OF BEARING=CL N. MAY AVE.
N00°15'45"W - 650.28' TO SE COR. OF SE/4



P.O.C.
S.E. CORNER OF SE/4 OF SEC. 1,
T-13-N, R-4-W, I.M.

NUMBER	DIRECTION	DISTANCE
L1	N44°45'15"E	21.21
L2	S45°15'45"E	21.21
L3	N44°45'15"E	21.21
L4	S45°15'45"E	21.21

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 9th day of December, 2003.

ATTEST:
Debra Kewey
CITY CLERK

Doug H. Riebmanner
CITY MAYOR

CERTIFICATE OF CITY CLERK

I, *Debra Kewey*, 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 unmaturing 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 17th day of December, 2003.

Debra Kewey
CITY CLERK

LAND SURVEYOR'S CERTIFICATE

I, RICHARD G. MOORE, do hereby certify that I am a PROFESSIONAL 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.

Richard G. Moore
RICHARD G. MOORE, L.S. 140

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS:

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared RICHARD G. MOORE, 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. Given under my hand and seal this 7th day of April, 2003.

MY COMMISSION EXPIRES:

May 18, 2003

Ken Roberts
NOTARY PUBLIC
#99008404

COUNTY TREASURER'S CERTIFICATE

I, *Forest 'Rita' Freeman*, 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 2002, 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 2nd day of Jan, 2004.

Forest 'Rita' Freeman
COUNTY TREASURER

LEGAL DESCRIPTION

A part of the Southeast Quarter (SE/4), of Section One (1), Township Thirteen North (T-13-N), Range Four West (R-4-W), of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said SE/4;
Thence N00°15'45"W, along the East line of said SE/4, a distance of 650.28 feet;
Thence S89°28'28"W a distance of 50.00 feet to the POINT OF BEGINNING;
Thence S89°28'28"W a distance of 450.01 feet;
Thence N00°15'45"W a distance of 287.30 feet;
Thence N89°44'15"E a distance of 231.00 feet;
Thence N00°15'45"W a distance of 50.00 feet;
Thence N89°44'15"E a distance of 75.00 feet;
Thence S00°15'45"E a distance of 25.00 feet;
Thence N89°44'15"E a distance of 119.00 feet;
Thence S00°15'45"E a distance of 100.00 feet;
Thence N89°44'15"E a distance of 25.00 feet;
Thence S00°15'45"E a distance of 210.23 feet to the POINT OF BEGINNING, containing 3.07 acres more or less.

Doc # 2004000674
Rk # 52-80
DATE 01/05/04 12:53:29
Filing Fee \$30.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

FINAL PLAT OF ESPERANZA OFFICE PARK

DESIGN ENGINEERS, INC.
1614 GREENBRIAR PLACE
OKLAHOMA CITY, OKLA.
(405) 691-6333
CA 1020, EXP. 6-30-03

62-80

