

FENWICK GARDEN VILLAGE

SECTION 2

A PART OF THE SOUTH ONE-HALF OF SECTION 32, T14N, R3W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

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 Pg 45-46
 DATE 01/29/02 14:02:00
 FILING Fee \$30.00
 Documentary Tax \$0.00
 State of Oklahoma
 County of Oklahoma
 Oklahoma County Clerk
 Carolyn Caudill

OWNER'S CERTIFICATE AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: that the undersigned FENWICK, L.L.C., an Oklahoma Limited Liability Company, hereby certifies that it is the owner of the legal title and the only persons, firms or corporations having any legal right, title or interest in and to the land shown on the annexed map or plat of FENWICK GARDEN VILLAGE, SECTION 2, an addition to Section 32, T14N, R3W, I.M., Oklahoma County, Oklahoma and does further certify:

THAT as the owner of the title to said land which is shown and described on the annexed plat of FENWICK GARDEN VILLAGE, Section 2, does hereby create as private streets for the use of property owners within FENWICK GARDEN VILLAGE, Sections 1 & 2 and other sections of FENWICK GARDEN VILLAGE as provided for in the Articles of Incorporation of FENWICK GARDEN VILLAGE HOME OWNERS ASSOCIATION, an Oklahoma non-profit corporation, and future restrictive covenants on certain sections of FENWICK GARDEN VILLAGE as called for by FENWICK, L.L.C. those areas designated private streets and as shown on the face of said plat. And, as owner, does further grant to the City of Oklahoma City, a utility easement, fire lane, and access easement for police, fire and other emergency vehicles over, across and upon said private streets. The maintenance of all private streets shown hereon shall be the responsibility of FENWICK GARDEN VILLAGE HOME OWNERS ASSOCIATION, an Oklahoma non-profit corporation comprised of all lot owners owning lots within FENWICK GARDEN VILLAGE, SECTIONS 1 & 2, and future sections of FENWICK GARDEN VILLAGE as called for by FENWICK, L.L.C. The undersigned owner shall convey title to the private streets, common areas and easement grants subject to, oil, gas and mineral lease's, present and future, which are hereby reserved in their entirety, rights of oil, gas and mineral lease's, present and future, which may include, among other things, the right to lay pipe lines and build various appurtenances and structures necessary to remove oil, gas and minerals per terms of their lease agreements; easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstracter's Certificate.

THAT the areas indicated on said plat as utility easements are hereby reserved for the purposes of locating, constructing, removing, erecting, maintaining, conducting and performing any public or quasi-public utility function or service above or beneath the surface of the ground, with rights of ingress or egress at any time for the purposes above stated.

SAID property covered by this plat and this dedication are subject to certain restrictions, reservations and covenants contained in a separate instrument which may be filed of record subsequent to the filing of this plat.

THAT Common Area C as shown hereon is a common area to be owned by FENWICK HOME OWNERS ASSOCIATION, an Oklahoma non-profit corporation comprised of all lot owners owning Lots within FENWICK GARDEN VILLAGE, SECTION 2 and other sections of FENWICK GARDEN VILLAGE and future sections of FENWICK. Said common areas shall be reserved for the private use of said FENWICK HOME OWNERS ASSOCIATION and their members and for drainage facilities. Said FENWICK HOME OWNERS ASSOCIATION shall be responsible for the maintenance of all common areas.

FENWICK, L.L.C.
J. Bud Bartley
 MANAGER

State of Oklahoma)
 County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this 10 day of Dec., 2001 personally appeared J.I. (Bud) Bartley, Manager to me known to be the identical persons who subscribed the name of the maker thereof to the above and foregoing instrument as its 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 thereon set forth.

My Commission Expires:
 April 20, 2002
Shad Sumner
 Notary Public

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter of Titles in and for Oklahoma County, State of Oklahoma, hereby certifies that the records of proper officials of said County show that title to the land included in the annexed plat of FENWICK GARDEN VILLAGE, SECTION 2, a subdivision of a part of the South One-Half (S 1/2) of Section 32, T14N, R3W, I.M., an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, is vested in FENWICK, L.L.C., and that on this 7th day of December, 2001, 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 owners thereof; that the taxes are paid for the year 2000 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat.

EXCEPT:
 Easements, Rights-of-way and Mortgages of record

Attest:
Bill Hardy
 Asst. Secretary
 FIRST AMERICAN TITLE & TRUST COMPANY
Bill Hardy
 President

State of Oklahoma)
 County of Oklahoma) ss

Before me, the undersigned, a Notary Public in and for said County and State on this 13th day of December, 2001 personally appeared *Bill Hardy* 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 free and voluntary act and deed as the 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:
 July 20, 2004
Amelia R. Taylor
 Notary Public

SURVEYOR'S CERTIFICATE

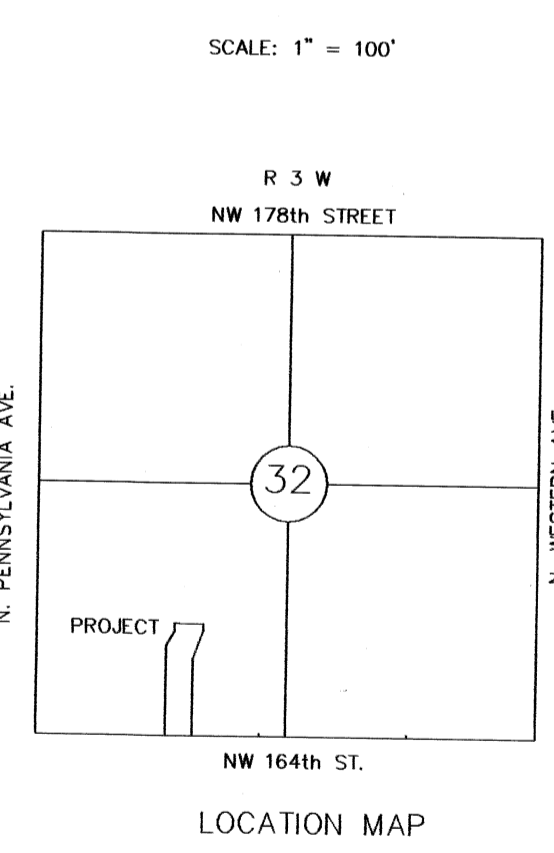
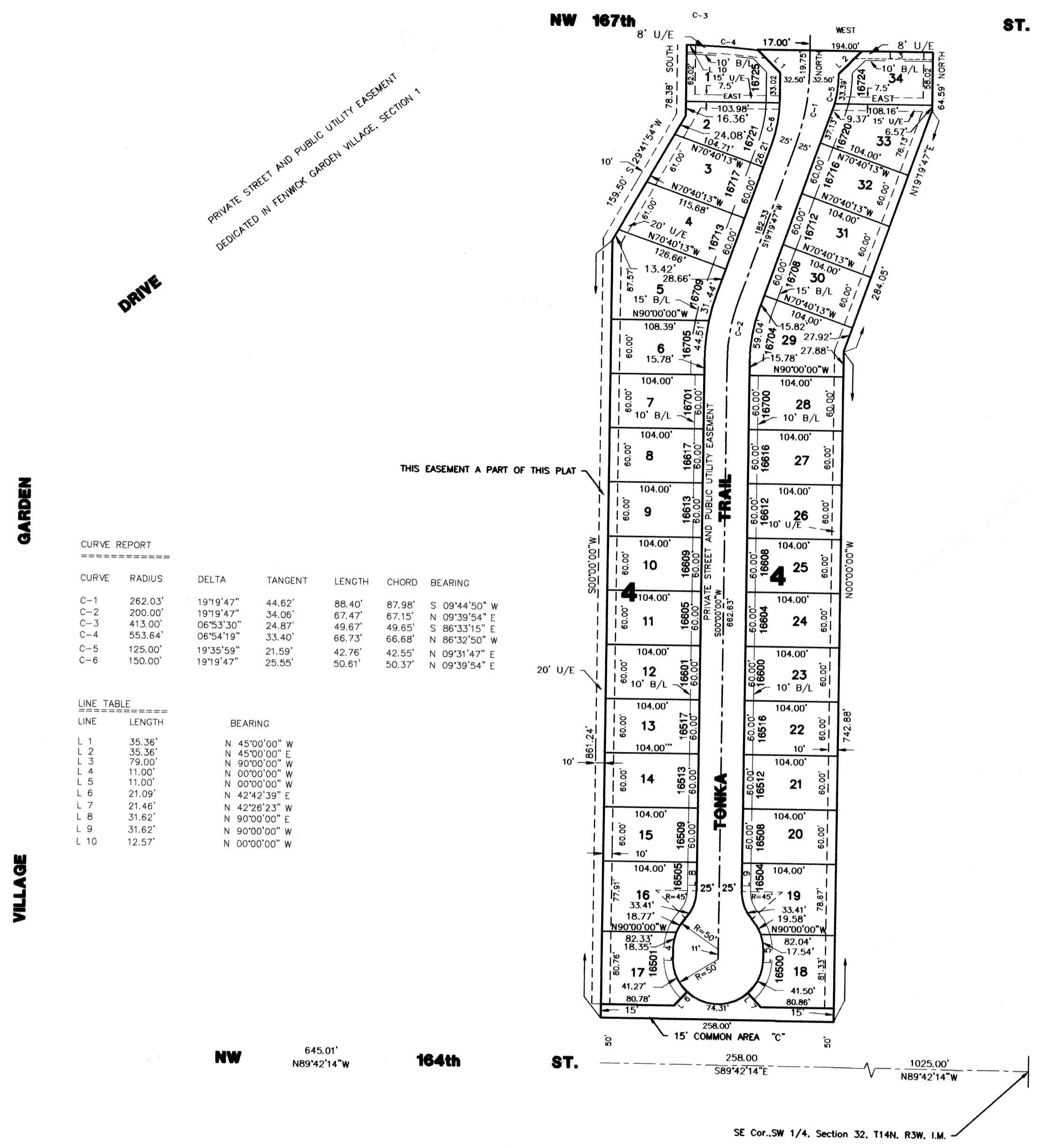
I, Carlos Davila, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat FENWICK GARDEN VILLAGE, SECTION 2, represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. I do certify that this Plat fulfills the permanency requirements of the Oklahoma State Statutes.

Carlos Davila
 Carlos Davila, R.L.S. # 37

State of Oklahoma)
 County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this 10 day of Dec., 2001 personally appeared Carlos Davila 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.

My Commission Expires:
 April 20, 2002
Shad Sumner
 Notary Public



CITY CLERK'S CERTIFICATE
 I, *Thomas P. Hurdley*, City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City of Oklahoma City, and find that all deferred payments or unamortized installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of FENWICK GARDEN VILLAGE, Section 2, an addition to the City of Oklahoma City, Oklahoma, on this 15 day of January, 2001.

Thomas P. Hurdley
 City Clerk

CITY PLANNING COMMISSION APPROVAL
 I, *James Williams*, Chairperson of the City Planning Commission of the City of Oklahoma City, Oklahoma do hereby certify that the said Planning Commission duly approved the annexed plat of FENWICK GARDEN VILLAGE, Section 2, an addition to the City of Oklahoma City, Oklahoma on this 23rd day of Sept., 2001.

James Williams
 CHAIRPERSON

COUNTY TREASURER'S CERTIFICATE
 I, *Forrest "Butch" Freeman*, do hereby certify that I am the duly elected qualified and acting County Treasurer of Oklahoma County, Oklahoma and that the tax records of said County show that all taxes are paid for the year 2001 and prior years on the land shown on the annexed plat of FENWICK GARDEN VILLAGE, Section 2, an addition to the City of Oklahoma City, Oklahoma; and 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 24 day of Jan., 2002.

County Treasurer
 By: *Forrest "Butch" Freeman*
 Chief Deputy

ACCEPTANCE OF DEDICATION BY CITY COUNCIL
 BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the annexed plat of FENWICK GARDEN VILLAGE, SECTION 2, an addition to the City of Oklahoma City, Oklahoma is hereby accepted.

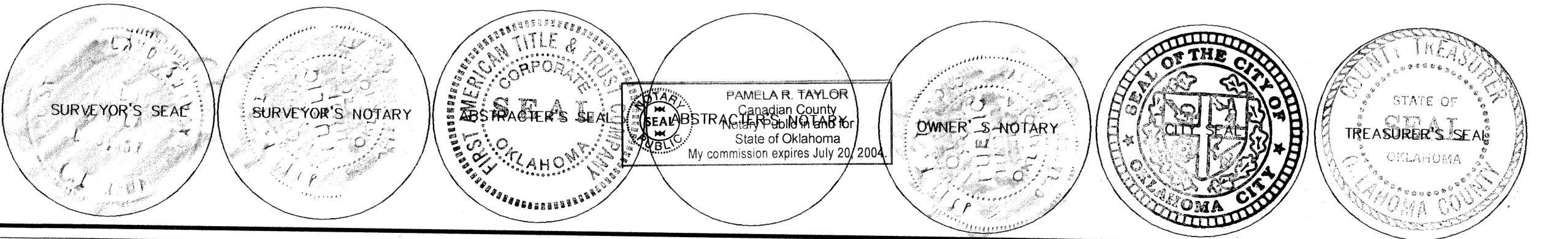
ADOPTED by the Council of the City of Oklahoma City, Oklahoma this 15 day of JANUARY, 2001.

APPROVED by the Mayor of the City of Oklahoma City, Oklahoma this 15 day of JANUARY, 2001.

Attest:
Thomas P. Hurdley
 City Clerk
Forrest "Butch" Freeman
 Mayor

LEGAL DESCRIPTION --- FENWICK GARDEN VILLAGE, SECTION 2

A part of the South One-half of Section 32 of the T14N, R3W, I.M. Oklahoma County, Oklahoma, more particularly described as follows:
 Commencing at the SE corner of the West One-half of the said South One-half of Section 32;
 THENCE North 89°42'14" West along the South line thereof a distance of 1025.00 feet;
 THENCE North a distance of 50.00 feet to the POINT OF BEGINNING;
 THENCE North a distance of 742.88 feet;
 THENCE North 19°19'47" East a distance of 284.05 feet;
 THENCE North a distance of 64.59 feet;
 THENCE West a distance of 194.00 feet;
 THENCE a curve to the left having a radius of 553.64 feet and a length of 66.73 feet with a chord bearing of North 86°32'50" West;
 THENCE West a distance of 12.57 feet;
 THENCE South 00°00'00" West a distance of 78.38 feet;
 THENCE South 29°41'54" West a distance of 159.50 feet;
 THENCE South a distance of 861.24 feet;
 THENCE South 89°42'14" East a distance of 258.00 feet;
 to the point or place of beginning.



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