

FENWICK GARDEN VILLAGE

SECTION 3

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

Doc # 2002112606
BK 61
Pg 100-100
DATE 07/25/02 09:15:56
Filing Fee \$30.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Cassill

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 3, an addition to the City of Oklahoma City, Oklahoma, being a subdivision of a part of the South 1/2 of Section 32, T14N, R3W, I.M., Oklahoma County, Oklahoma and does further certify:

That 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 & 3, and future sections of FENWICK GARDEN VILLAGE as called for by FENWICK, L.L.C. The undersigned owner shall convey title to the common areas and easement grants subject to the rights of oil, gas and mineral lessee's, present and future, which may include, among other rights, 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 D 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 3 and other sections of FENWICK GARDEN VILLAGE and FENWICK and future sections of FENWICK GARDEN VILLAGE and FENWICK. Said common areas shall be reserved for the private use of said FENWICK HOMEOWNERS ASSOCIATION and their members and for drainage facilities. Said FENWICK HOMEOWNERS ASSOCIATION shall be responsible for the maintenance of all common areas.

FENWICK, L.L.C.

By: *Paul B. Brey*
MANAGER

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this 14 day of JUNE, 2002, personally appeared J.L. (Bud) Bartley, General Manager to me known to be the identical person 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 therein set forth.

My Commission Expires:
April 20, 2006

John P. Simmons
02005622

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter of Titles in and for Oklahoma County, State of Oklahoma, hereby certify 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 3, 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 14 day of JUNE, 2002, 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 2001 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:

FIRST AMERICAN TITLE & TRUST COMPANY

Sharon A. Berglund
Secretary

Paul B. Brey
President

State of Oklahoma)
County of Oklahoma) ss

Before me, the undersigned, a Notary Public in and for said County and State on this 14 day of JUNE, 2002, personally appeared David A. Wichter 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 and 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

Pamela R. Taylor

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 3, 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 and meets the requirements for the Oklahoma Minimum Standards for Land Surveying.

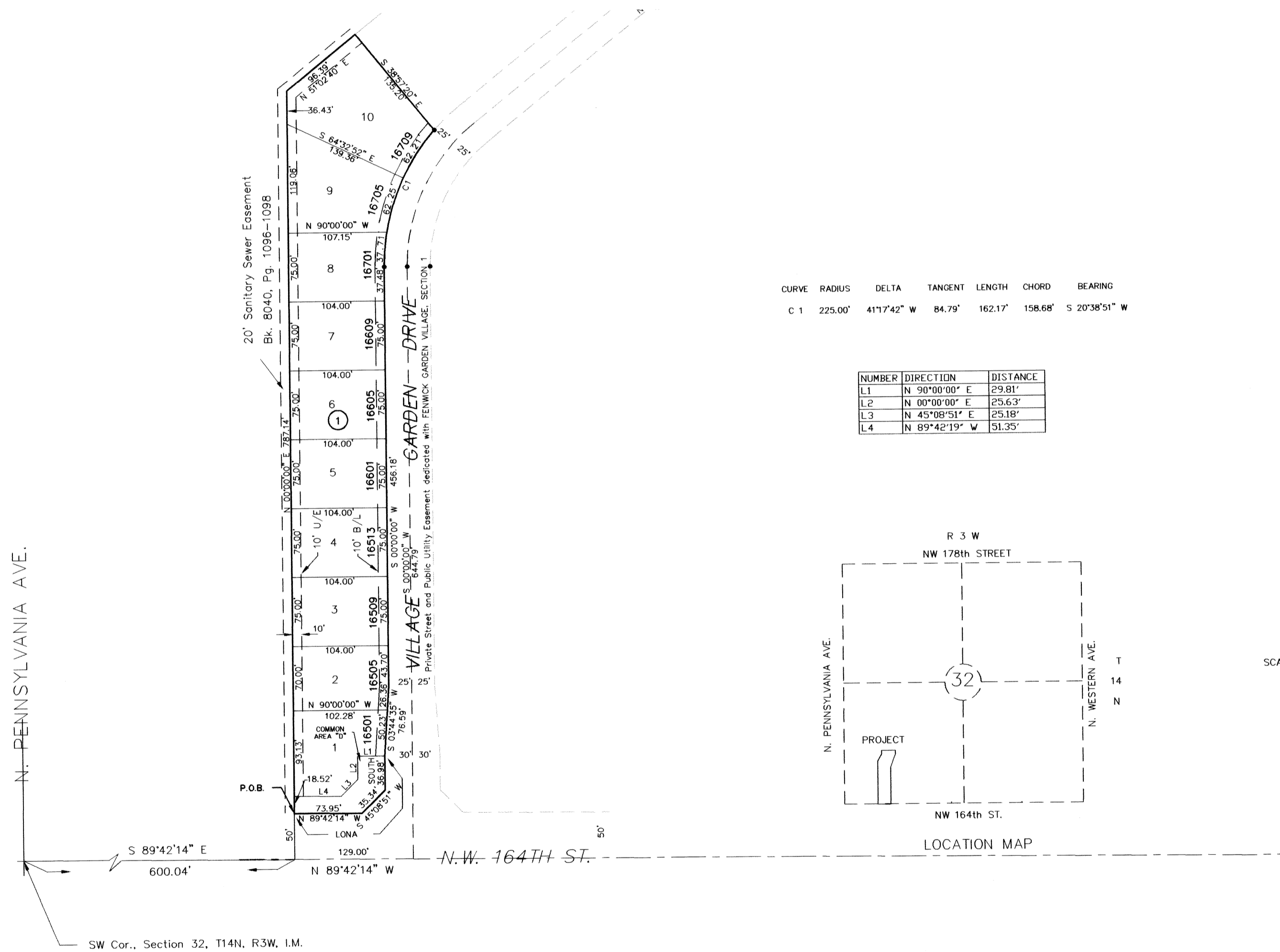
Carlos Davila
R.L.S. # 37

State of Oklahoma)
County of Oklahoma) ss

Before me the undersigned, a Notary Public in and for said County and State on this 14 day of JUNE, 2002, 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, 2006

John P. Simmons
Notary Public # 02005622



- NOTES:
- Sidewalks will be required on each Lot at the Building Permit Stage with installation prior to the issuance of the Certificate of Occupancy.
 - Limits of no access = LONA
 - Property owner's within FENWICK GARDEN VILLAGE, Section 3, shall share in the responsibility in the maintenance of the private streets and common areas within the entire Fenwick Garden Village Additions.

CITY CLERK'S CERTIFICATE

I, *Frances Kerby*, 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 unmaturing 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 3, an addition to the City of Oklahoma City, Oklahoma, on this 9th day of July, 2002.

Frances Kerby
City Clerk

CITY PLANNING COMMISSION APPROVAL

I, *Helen Pope*, 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 3, an addition to the City of Oklahoma City, Oklahoma on this 25th day of April, 2002.

Helen Pope
CHAIRPERSON

COUNTY TREASURER'S CERTIFICATE

I, *Forrest "Butch" Fairman*, 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 3, 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 19th day of July, 2002.

Forrest "Butch" Fairman
County Treasurer
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 3, an addition to the City of Oklahoma City, Oklahoma is hereby accepted.

ADOPTED by the Council of the City of Oklahoma City, Oklahoma on this 9th day of July, 2002.

APPROVED by the Mayor of the City of Oklahoma City, Oklahoma on this 9 day of July, 2002.

Frances Kerby
City Clerk

Frank Humphrey
Mayor

LEGAL DESCRIPTION -----FENWICK GARDEN VILLAGE, SECTION 3

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 SW corner of the West One-half of the said South One-half of Section 32; Thence South 89°42'14" East along the South line thereof a distance of 600.04 feet; Thence North a distance of 50.00 feet to the POINT OF BEGINNING;

Thence North 00°00'00" East from said point a distance of 787.14 feet;

Thence North 51°02'40" East a distance of 96.39' feet;

Thence South 38°57'20" East a distance of 135.20 feet to the west Right of Way of Village Garden Drive;

Thence southwesterly along a curve to the left having a radius of 225.00 feet, a distance of 162.17 feet with a chord bearing South 20°38'51" West;

Thence continuing along said right of way South 00°00'00" West a distance of 456.18 feet;

Thence South 03°44'35" West a distance of 76.59 feet;

Thence South 00°00'00" West a distance of 36.98 feet;

Thence South 45°08'51" West a distance of 35.34 feet;

Thence North 89°42'14" West parallel to the south line thereof a distance of 73.95 feet to the Point or Place of Beginning.



RED PLAINS PROFESSIONAL, INC.
ENGINEERING • SURVEYING
17 EAST HURD, SUITE 200
TULSA, OKLAHOMA 74104
PHONE: (405) 341-4031
FAX: (405) 341-4037
CERTIFICATE OF AUTHORIZATION NO. 2926 EXPIRES JUNE 30, 2003

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