FINAL PLAT of

WESTGATE SOUTH

A PART OF THE SE/4, SEC. 5, T11N, R5W, I.M.

CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

PUD-1079

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT, SHAZ INVESTMENT GROUP, INC., AN OKLAHOMA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF AND THE ONLY PERSON, FIRM, OR CORPORATION HAVING ANY RIGHT, 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 STREETS AND 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. AFTER INITAL INSTALLATION OF ELECTRIC, TELEPHONE, CABLE, AND GAS LINES, ANY DUPLICATE LINES, INCLUDING TRANSFORMERS AND PEDESTALS, MUST BE INSTALLED COMPLETELY UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____. COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A SEPARATE INSTRUMENT.

SHAZ INVESTMENT GROUP, INC.

_____
JALAL FARZANEH, VICE-PRESIDENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED JALAL FARZANEH OF SHAZ INVESTMENT GROUP, INC., TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, 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 COMPANY, FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC

_____

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 5 WEST, OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 5 WEST, THENCE N00°20'35"W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1400.85 FEET, TO THE POINT OF BEGINNING.

THENCE, ALONG THE CENTERLINE OF A CREEK THE FOLLOWING:
S58°52'29"W, A DISTANCE OF 154.76 FEET;
THENCE S26°00'43"W A DISTANCE OF 29.34 FEET;
THENCE S37°43'02"W A DISTANCE OF 37.28 FEET;
THENCE S34°35'40"W A DISTANCE OF 54.32 FEET;
THENCE S61°09'12"W A DISTANCE OF 11.28 FEET;
THENCE S65°24'41"W A DISTANCE OF 59.17 FEET;
THENCE N67°01'20"W A DISTANCE OF 18.86 FEET;
THENCE S76°48'59"W A DISTANCE OF 49.46 FEET;
THENCE N51°53'47"W A DISTANCE OF 37.68 FEET;
THENCE S63°49'44"W A DISTANCE OF 46.53 FEET, TO THE SOUTHEAST P.I. ON LOT 7, BLOCK 1 OF PATCO VILLAGE SECTION I AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;
THENCE N35°07'04"W ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION I, A DISTANCE OF 101.32 FEET;
THENCE N40°59'45"W ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION I, A DISTANCE OF 270.66 FEET, TO THE NORTHEAST CORNER OF LOT 22, BLOCK 1 OF SAID PATCO VILLAGE SECTION I SAID POINT ALSO BEING THE EAST CORNER OF LOT 37, BLOCK 1, PATCO VILLAGE SECTION IV, AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;
THENCE N35°07'04"W, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION IV, A DISTANCE OF 380.00 FEET;
THENCE N88°00'00"W, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION IV, A DISTANCE OF 180.00 FEET;
THENCE N45°00'00"W, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION IV, A DISTANCE OF 60.00 FEET;
THENCE N00°00'00"E, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION IV, A DISTANCE OF 220.00 FEET;
THENCE S90°00'00"W, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION IV, A DISTANCE OF 125.06 FEET;
THENCE N30°52'49"W, ALONG THE EAST LINE OF SAID PATCO VILLAGE SECTION IV, A DISTANCE OF 278.41 FEET, TO THE NORTHEAST CORNER OF SAID PATCO VILLAGE SECTION IV, ALSO BEING THE NORTH CORNER OF LOT 78, BLOCK 1, OF SAID PATCO VILLAGE SECTION IV, AND BEING THE SOUTHEAST CORNER OF LOT 37, BLOCK 10 OF WESTCREEK ESTATES PHASE III AN ADDITION TO THE CITY OF OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;
THENCE N00°04'07"W A DISTANCE OF 329.39 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER;
THENCE N89°52'56"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1337.38 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER;
THENCE S00°20'35"E ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1225.98 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 31.70 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

LAND SURVEYOR'S CERTIFICATE

I, ROSS C. MORRIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED 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.

_____
ROSS C. MORRIS, L.S. 1457

STATE OF OKLAHOMA)
) SS:
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROSS C. MORRIS, 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 THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC

_____

GENERAL NOTES

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 AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

ALL CENTERLINE CONTROL WILL BE PK NAIL IF ASPHALT PAVING OR CUT "X" IF CONCRETE PAVING.

ALL PROPERTY CORNERS WILL BE 3/8" REBAR WITH L.S. CAP.

NOTE: ALL UTILITIES SHALL BE LOCATED IN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.

THE MAINTENANCE OF ALL COMMON AREAS, DRAINAGE EASEMENTS, MEDIANS, AND PUBLIC UTILITY EASEMENTS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE-RELATED COMMON AREAS SHOWN.

SIDEWALKS CONSTRUCTED TO CITY OF OKLAHOMA CITY STANDARDS SHALL BE CONSTRUCTED ON EACH LOT AT THE BUILDING PERMIT STAGE, WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ALSO, A 5' WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ALONG CZECH HALL ROAD AND A 4' WIDE CONCRETE SIDEWALK SHALL BE CONSTRUCTED ALONG ALL COMMON AREAS BY THE DEVELOPER PRIOR TO ISSUANCE OF OCCUPANCY PERMITS.

ON LOTS WHERE THE GARAGE WILL EXTEND IN FRONT OF THE HOUSE, THEN TWO TREES WILL BE PLANTED TO BREAKUP THE ELEVATION OF THE HOUSE.

CLASS C OR BETTER ROOFING WILL BE REQUIRED ON ALL PRIMARY STRUCTURES.

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES, IN AND FOR THE COUNTY OF CANADIAN, 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 SHAZ INVESTMENT GROUP, INC., AN OKLAHOMA CORPORATION, THAT ON THE _____ DAY OF _____, 20____, 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 THE OWNERS THEREOF, AND THAT THE TAXES ARE PAID FOR THE YEAR 20____, AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND, AND NO TAX DEED 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, MINERALS, 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 _____ DAY OF _____, 20____.

ATTEST: WARRANTY TITLE & ABSTRACT, INC.

_____ _____
ASST. SECRETARY VICE-PRESIDENT

COUNTY TREASURER'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED OR ACTING COUNTY TREASURER OF CANADIAN COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 20____, 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 CITY OF OKLAHOMA CITY, THIS _____ DAY OF _____, 20____.

_____
COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I, _____, PLANNING DIRECTOR FOR THE CITY OF OKLAHOMA CITY, DO CERTIFY THAT THE OKLAHOMA CITY PLANNING COMMISSION DULY APPROVED THIS PLAT ON THE _____ DAY OF _____, 20____.

_____
PLANNING DIRECTOR

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 _____ DAY OF _____, 20____.

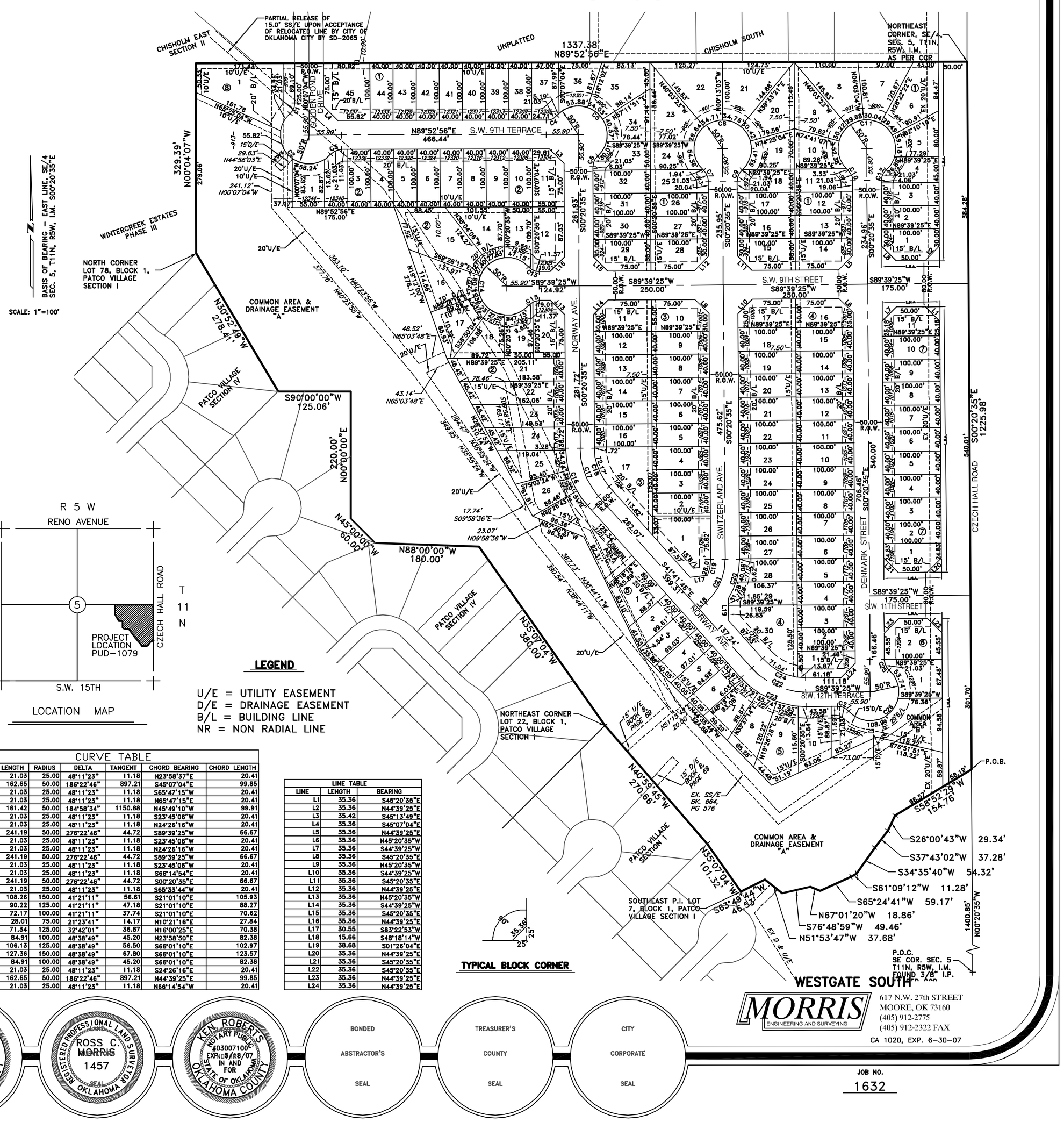
ATTEST:

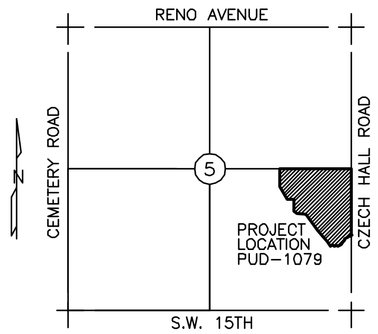
_____ _____
CITY CLERK MAYOR

CERTIFICATE OF CITY CLERK

I, _____, 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 UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS 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 _____ DAY OF _____, 20____.

_____
CITY CLERK





LOCATION MAP

LEGEND

U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
B/L = BUILDING LINE
NR = NON RADIAL LINE

TYPICAL BLOCK CORNER

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	21.03	25.00	48°11'23"	11.18	N32°58'37"E	20.41
C2	162.65	50.00	186°22'46"	897.21	S45°07'04"E	99.85
C3	21.03	25.00	48°11'23"	11.18	S65°47'15"W	20.41
C4	21.03	25.00	48°11'23"	11.18	N65°47'15"E	20.41
C5	161.42	50.00	184°58'34"	1150.68	N45°49'10"W	99.91
C6	21.03	25.00	48°11'23"	11.18	S23°45'06"W	20.41
C7	21.03	25.00	48°11'23"	11.18	N24°26'16"W	20.41
C8	241.19	50.00	276°22'46"	44.72	S89°39'25"W	66.67
C9	21.03	25.00	48°11'23"	11.18	S23°45'06"W	20.41
C10	21.03	25.00	48°11'23"	11.18	N24°26'16"W	20.41
C11	241.19	50.00	276°22'46"	44.72	S89°39'25"W	66.67
C12	21.03	25.00	48°11'23"	11.18	S23°45'06"W	20.41
C13	21.03	25.00	48°11'23"	11.18	S66°14'54"E	20.41
C14	241.19	50.00	276°22'46"	44.72	S00°20'35"E	66.67
C15	21.03	25.00	48°11'23"	11.18	S65°33'44"W	20.41
C16	108.26	150.00	41°21'11"	56.61	S21°01'10"E	105.93
C17	90.22	125.00	41°21'11"	47.18	S21°01'10"E	88.27
C18	72.17	100.00	41°21'11"	37.74	S21°01'10"E	70.62
C19	28.01	75.00	21°23'41"	14.17	N10°21'16"E	27.84
C20	71.34	125.00	32°42'01"	36.67	N16°00'25"E	70.38
C21	84.91	100.00	48°38'49"	45.20	N23°58'50"E	82.38
C22	106.15	125.00	48°38'49"	56.50	S68°01'10"E	102.97
C23	127.36	150.00	48°38'49"	67.80	S68°01'10"E	123.57
C24	84.91	100.00	48°38'49"	45.20	S68°01'10"E	82.38
C25	21.03	25.00	48°11'23"	11.18	S24°26'16"E	20.41
C26	162.65	50.00	186°22'46"	897.21	N44°39'25"E	99.85
C27	21.03	25.00	48°11'23"	11.18	N66°14'54"W	20.41

LINE TABLE

LINE	LENGTH	BEARING
L1	35.36	S45°20'35"E
L2	35.36	N44°39'25"E
L3	35.42	S45°13'49"E
L4	35.36	S45°07'04"E
L5	35.36	N44°39'25"E
L6	35.36	N45°20'35"W
L7	35.36	S44°39'25"W
L8	35.36	S45°20'35"E
L9	35.36	N45°20'35"W
L10	35.36	S44°39'25"W
L11	35.36	S45°20'35"E
L12	35.36	N44°39'25"E
L13	35.36	N45°20'35"W
L14	35.36	S44°39'25"W
L15	35.36	S45°20'35"E
L16	35.36	N44°39'25"E
L17	30.55	S83°22'58"W
L18	15.66	S48°18'14"W
L19	30.68	S01°28'04"E
L20	35.36	N44°39'25"E
L21	35.36	S45°20'35"E
L22	35.36	S45°20'35"E
L23	35.36	N44°39'25"E
L24	35.36	N44°39'25"E

MORRIS ENGINEERING AND SURVEYING
617 N.W. 27th STREET
MOORE, OK 73160
(405) 912-2775
(405) 912-2322 FAX
CA 1020, EXP. 6-30-07

OWNERS CORPORATE SEAL

KENT ROBERTS NOTARY PUBLIC #03007100 EXPIRES 5/18/07 IN AND FOR STATE OF OKLAHOMA OKLAHOMA COUNTY

REGISTERED PROFESSIONAL LAND SURVEYOR ROSS C. MORRIS 1457 OKLAHOMA

KENT ROBERTS NOTARY PUBLIC #03007100 EXPIRES 5/18/07 IN AND FOR STATE OF OKLAHOMA OKLAHOMA COUNTY

BONDED ABSTRACTOR'S SEAL

TREASURER'S COUNTY SEAL

CITY CORPORATE SEAL

JOB NO. 1632