

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That PARADIGM DEVELOPMENT GROUP, L.L.C., an OKLAHOMA LIMITED LIABILITY COMPANY, hereby certifies 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 of MONTEREAU, an addition to the City of Oklahoma City, being a part of the Northeast Quarter (NE/4), Section 12, Township 13 North, Range 5 West of the Indian Meridian in Canadian 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 MONTEREAU, an addition to the City of Oklahoma City, Canadian 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 dedicate all streets and easements as shown on said annexed plat to the public for use as public streets, and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever, and shall cause the same to be released from all encumbrances so that title is clear. All common areas and private drainage easements including channels and detention ponds are the responsibility of the Homeowner's Association to maintain.

The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed separately.

In witness whereof the undersigned has caused this instrument to be executed on this 10 day of January, 2007.

PARADIGM DEVELOPMENT GROUP, L.L.C.
an OKLAHOMA LIMITED LIABILITY COMPANY
[Signature]
President/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 January, 2007, personally appeared Steve Coon to me known to be the identical person who subscribed, as President/Manager, PARADIGM DEVELOPMENT GROUP, L.L.C., and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said corporation.

My Commission Expires: 11/08/10

[Signature]
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of MONTEREAU, an addition to the City of Oklahoma City, Oklahoma, is vested in PARADIGM DEVELOPMENT GROUP, L.L.C., an OKLAHOMA LIMITED LIABILITY COMPANY, and on the 22nd day of February, 2007, 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 of 2006 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 22 day of February, 2007.

WARRANTY TITLE & ABSTRACT, INC
By: *[Signature]*
Vice President

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 22 day of February, 2007, personally appeared Steve Coon to me known to be the identical person who executed as vice president 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.

Given under my hand and seal the day and year last above written.
My Commission Expires: 2-23-07

[Signature]
Notary Public

CERTIFICATE OF CITY CLERK

I, FRANCIS DEPSEY, City Clerk of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatrued instalments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of MONTEREAU, an addition to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this 30 day of January, 2007.

[Signature]
City Clerk

PLAT NOTES

1. A sidewalk shall be constructed by the developer along interior streets that are not front or side lot lines, and along abutting common areas prior to the issuance of any occupancy permit in the addition.
2. A sidewalk shall be constructed by the builder on each lot where it abuts a local and/or a collector street. The sidewalk is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy from the City of Oklahoma City.
3. Owners of corner lots shall incorporate handicap ramps in sidewalk.
4. Maintenance of the drainage-related common areas and/or private drainage easements shall be the responsibility of the property owners 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 and/or drainage easements shown.
5. One 3-inch caliper tree or two 1 1/2-inch caliper trees shall be required to be planted in the front yard of each lot where the garage extends beyond the front wall of a residence and faces the street. The tree(s) must be planted prior to the issuance of a certificate of occupancy.
6. Fire-retardant roofing material (Class "C" or better) shall be required on all structures.
7. Recreational amenities shall be provided in common areas not reserved for drainage.
8. A mandatory property owner's or Home Owner's Association is required for this subdivision.
9. All easements shown outside of the plat boundary are made a part of this plat unless labeled as given by separate instrument.

Final Plat of

MONTEREAU

**A PART OF THE NE QUARTER OF SECTION 12, T 13 N, R 5 W, I.M.
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA**

Doc#: P 2007 5
Bk&Pg: PL 9 165-166
Filed: 02-22-2007
11:25:02 AM
Canadian County, OK

REGISTERED SURVEYOR'S CERTIFICATE

I, Bryan E. Coon, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of MONTEREAU, an addition to the City of Oklahoma City, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 10 day of January, 2007.

I further certify that said annexed 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; and that said Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

[Signature] 11/10/07
Bryan E. Coon
Professional Land Surveyor #1276

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 January, 2007, personally appeared Bryan E. Coon, 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: 11/08/10

[Signature]
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, DAVID J. REDDICK, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Canadian County, Oklahoma, that the tax that the tax records of said county show that all taxes for the year 2006 and prior years are paid on the annexed plat of MONTEREAU, an addition to the City of Oklahoma City, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 22 day of February, 2007.

[Signature]
County Treasurer by Leah B. Bohlen

CERTIFICATE OF PLANNING COMMISSION

I, John M. Dugan, Planning Director of the City of Oklahoma City, Oklahoma, hereby certify that the Oklahoma City Planning Commission duly approved the final plat of MONTEREAU, an addition to the City of Oklahoma City, Oklahoma on the 19th day of April, 2007.

[Signature]
Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

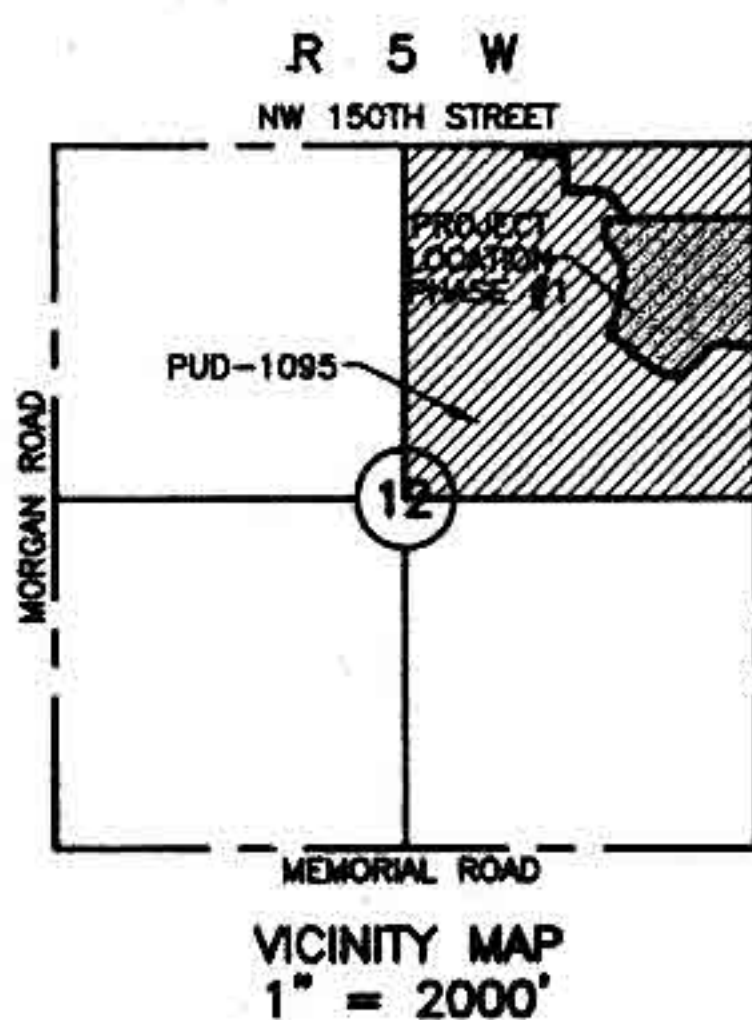
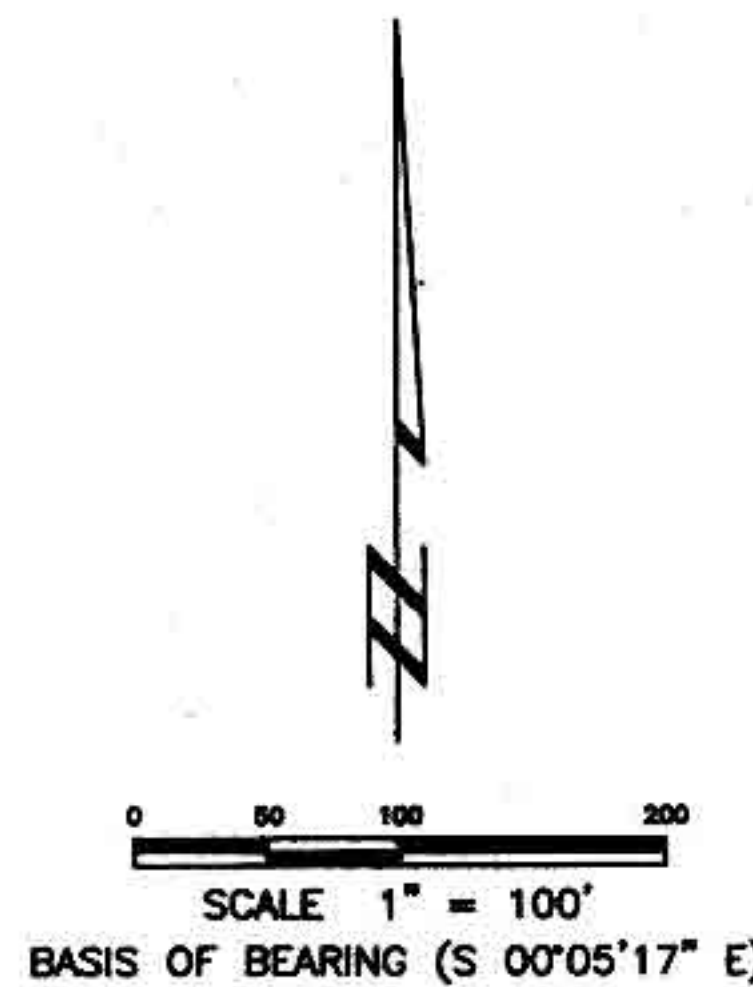
BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City, that the annexed plat of MONTEREAU, an addition to the City of Oklahoma City, Canadian County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Oklahoma City, this 30 day of January, 2007.

APPROVED by the Mayor of the City of Oklahoma City, this 30 day of January, 2007.

ATTEST:
[Signature]
City Clerk

[Signature]
Mayor



LEGEND

- BLL = BUILDING LIMIT LINE
- U/E = PUBLIC UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- SIP = SET 3/8" IRON PIN
- SPK = SET PK NAIL
- FIP = FOUND IRON PIN

LEGAL DESCRIPTION

A part of the Northeast Quarter (NE/4) of Section Twelve (12), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, City of Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast Corner of said Northeast Quarter (NE/4); thence South 00°05'17" East along the East line of said Northeast Quarter (NE/4) for a distance of 554.74 feet to the point of beginning thence from said point of beginning continuing South 00°05'17" East along said East line for a distance of 949.83 feet; thence South 89°54'43" West for a distance of 50.00 feet; thence North 87°39'07" West for a distance of 121.23 feet; thence North 87°39'07" West for a distance of 50.00 feet to a point on a non-tangent curve to the left, said curve having a radius of 250.00 feet, a central angle of 02°29'16", a chord bearing of North 01°06'14" East and a chord distance of 10.85 feet; thence along the arc of said curve for a distance of 10.86 feet; thence South 83°39'08" West for a distance of 125.47 feet; thence South 36°48'19" West for a distance of 149.46 feet; thence South 50°10'58" West for a distance of 77.54 feet; thence South 56°04'09" West for a distance of 116.59 feet; thence North 81°14'49" West for a distance of 108.45 feet; thence North 55°59'08" West for a distance of 249.47 feet; thence North 69°54'08" West for a distance of 50.00 feet to a non-tangent curve to the right, said curve having a radius of 375.00 feet, a central angle of 07°05'10", a chord bearing of North 23°38'27" East and a chord distance of 46.35 feet; thence along the arc of said curve for a distance of 46.38 feet; thence North 62°48'58" West for a distance of 127.17 feet; thence North 60°21'59" West for a distance of 77.29 feet; thence North 29°38'01" East for a distance of 78.05 feet; thence North 13°12'01" East for a distance of 349.45 feet; thence North 08°53'15" West for a distance of 152.38 feet; thence North 33°51'56" West for a distance of 225.73 feet; thence North 06°05'42" East for a distance of 121.00 feet; thence North 89°54'43" East for a distance of 1130.69 feet to the Point of Beginning. Said tract contains 1,090,058.4292 square feet or 25.0243 acres more or less.

SEE SHEET TWO (2) FOR OFF-SITE EASEMENT LEGAL DESCRIPTIONS.



MONTEREAU
PLAT BY: COON ENGINEERING, INC.
CA 1179 EXP. 6-30-08
2832 W. WILSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-948-0363
C962130701

