

FINAL PLAT
THE WILLOWS ADDITION SECTION 7
A PART OF THE S.E. 1/4, SECTION 27, T10N, R3W, I.M.
MOORE, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

Being a tract of land lying in the S.E. ¼, Section 27, T10N, R3W, of the INDIAN MERIDIAN, MOORE, CLEVELAND COUNTY, OKLAHOMA, more particularly described as follows:

COMMENCING at the Southeast corner of said S.E. ¼; THENCE South 89°47'38" West along the South line of said Section 27 a distance of 1639.72 feet; THENCE North 00°12'22" West a distance of 220.00 feet to the POINT OF BEGINNING;

THENCE South 89°47'38" West a distance of 429.78 feet; THENCE North 02°40'26" East a distance of 291.35 feet; THENCE North 70°52'06" West a distance of 102.72 feet; THENCE North 36°45'08" West a distance of 316.28 feet; THENCE North 79°57'08" West a distance of 290.59 feet to a point on the West line of said S.E. 1/4; THENCE North 00°04'20" West along said West line a distance of 800.33 feet to a point, said point being the Southwest corner of Lot 26 Block 1 of the filed final plat The Willows Addition Section 3 (as filed in Book 21 Page 4); THENCE along the property line of said final plat the following 4 courses:

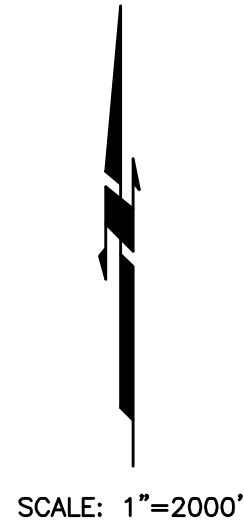
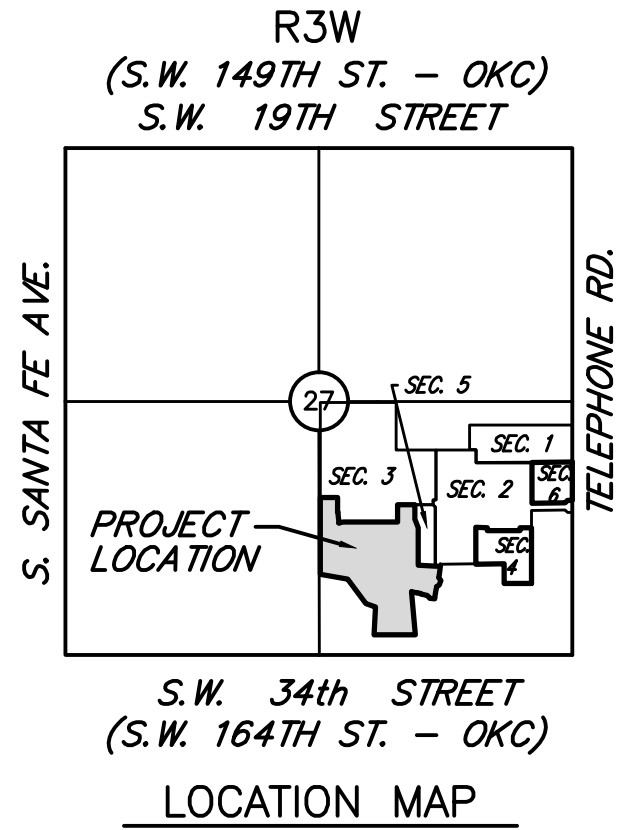
- 1) THENCE North 89°55'40" East a distance of 180.00 feet;
- 2) THENCE South 00°04'20" East a distance of 153.47 feet to a point of curvature;
- 3) THENCE along a curve to the left having a radius of 525.00 feet (said curve subtended by a chord which bears South 06°18'28" East a distance of 114.04 feet) with an arc length of 114.27 feet;
- 4) THENCE North 77°27'25" East a distance of 50.00 feet;

THENCE North 89°47'38" East along the South property line of the filed final plat of The Willows Addition Section 3 a distance of 562.33 feet to a point, said point being the Southeast corner of Lot 1 Block 2 of the filed final plat of The Willows Addition Section 5 (as filed in Book 21 Page 173); THENCE along the property line of said final plat the following 6 courses:

- 1) THENCE North 00°12'22" West a distance of 177.51 feet;
- 2) THENCE North 89°47'38" East a distance of 183.95 feet;
- 3) THENCE South 00°04'30" West a distance of 147.00 feet;
- 4) THENCE South 21°12'42" East a distance of 96.41 feet;
- 5) THENCE South 00°04'30" West a distance of 391.13 feet;
- 6) THENCE South 87°07'13" East a distance of 179.39 feet to a point, said point being the Southwest corner of the West right-of-way line of Brush Arbor Drive, as filed in the final plat of The Willows Addition Section 2 (as filed in Book 20 Page 5);

THENCE South 87°09'23" East a distance of 50.00 feet to the Southeast corner of the East right-of-way line of Brush Arbor Drive and a point on a non-tangent curve; THENCE along a curve to the right having a radius of 755.00 feet (said curve subtended by a chord which bears South 07°21'22" West a distance of 118.80 feet) with an arc length of 118.93 feet; THENCE South 30°49'20" East a distance of 36.18 feet; THENCE South 15°32'06" West a distance of 50.02 feet; THENCE South 60°22'17" West a distance of 35.25 feet to a point on a non-tangent curve; THENCE along a curve to the left having a radius of 749.68 feet (said curve subtended by a chord which bears South 09°27'26" West a distance of 125.27 feet) with an arc length of 125.42 feet; THENCE North 85°20'07" West a distance of 50.00 feet; THENCE North 36°32'41" West a distance of 37.04 feet; THENCE North 77°46'00" West a distance of 71.83 feet to a point of curvature; THENCE along a curve to the right having a radius of 625.00 feet (said curve subtended by a chord which bears North 75°45'35" West a distance of 43.78 feet) with an arc length of 43.79 feet to a point of reverse curvature; THENCE along a curve to the left having a radius of 625.00 feet (said curve subtended by a chord which bears North 76°22'01" West a distance of 57.01 feet) with an arc length of 57.03 feet; THENCE South 05°09'14" East a distance of 449.54 feet to the POINT OF BEGINNING.

Said tract contains 1,033,845 square feet or 23.7338 acres more or less.



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

That we, the undersigned, PHS DEVELOPMENT, L.L.C., a Limited Liability Company, do hereby certify that we are the owners of and the only person or persons, corporation or corporations having any right, title or interest in the land shown on the annexed plat of THE WILLOWS ADDITION SECTION 7, a subdivision of a part of the S.E. 1/4, SECTION 27, T10N, R3W, of the Indian Meridian to the City of Moore, Cleveland County, Oklahoma, and have caused the said premises to be surveyed and platted into lots, blocks and easements & streets as shown on said annexed plat, said annexed plat represents a correct survey of all property included therein and is hereby adopted as the plat of land under the name of THE WILLOWS ADDITION SECTION 7. PHS DEVELOPMENT, L.L.C., dedicates all easements shown on said annexed plat to the public for easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements and encumbrances except as shown on the Bonded Abstracter's Certificate.

In Witness Whereof the undersigned have caused this instrument to be executed this _____ day of _____, 20____.
PHS DEVELOPMENT, L.L.C., a Limited Liability Company

Marvin Haworth, Manager

STATE OF OKLAHOMA s.s.
COUNTY OF CLEVELAND

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared Marvin Haworth as Manager of PHS DEVELOPMENT, L.L.C., 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 PHS DEVELOPMENT, L.L.C., for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.
My Commission Expires: _____

NOTARY PUBLIC

BONDED ABTRACTER'S CERTIFICATE

The undersigned, duly qualified abstracter in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of THE WILLOWS ADDITION SECTION 7, a subdivision of a part of the S.E. 1/4, SECTION 27, T10N, R3W, of the I.M. to the City of Moore, Cleveland County, Oklahoma appears to be vested in PHS DEVELOPMENT, L.L.C., a Limited Liability Company, on this _____ day of _____, 20____ unencumbered by pending actions, judgements, liens, taxes or other encumbrances except minerals previously conveyed and mortgages of record.

Executed this _____ day of _____, 20____. First American Title & Trust Company

CERTIFICATE OF APPROVAL

I, _____, Chairman of the Planning Commission of the City of Moore, Oklahoma, hereby certify that the said Planning Commission approved the final plat of THE WILLOWS ADDITION SECTION 7, to the City of Moore, Oklahoma, this _____ day of _____, 20____.

CHAIRMAN

ACCEPTANCE OF DEDICATIONS

Be it resolved by the City Council of the City of Moore, Oklahoma that the public dedications shown on the annexed plat of THE WILLOWS ADDITION SECTION 7 to the City of Moore, Oklahoma are hereby accepted.
Signed by the Mayor of the City of Moore, Oklahoma this _____ day of _____, 20____.

ATTEST:

CITY CLERK, Priscilla Hargis

MAYOR, Glenn Lewis

CERTIFICATE OF CITY CLERK

I, Priscilla Hargis, City Clerk of the City of Moore, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of THE WILLOWS ADDITION SECTION 7 to the City of Moore, Oklahoma.
Signed by the City Clerk on this _____ day of _____, 20____.

CITY CLERK, Priscilla Hargis

COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, hereby certify that I am the duly elected and acting County Treasurer of Cleveland County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 20____ and all prior years on the land shown on the annexed plat of THE WILLOWS ADDITION SECTION 7, an addition to the City of Moore, Cleveland County, Oklahoma, 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 at Norman, Oklahoma on this _____ day of _____, 20____.

COUNTY TREASURER, Jim Reynolds

REGISTERED LAND SURVEYOR

I, David W. McCann, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of THE WILLOWS ADDITION SECTION 7, an addition to the City of Moore, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the _____ day of _____, 20____, and that monuments shown thereon actually exist and their positions are correctly shown, that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors 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 11 Section 41-108 of the Oklahoma State Statutes.

DELTA SURVEYING & ENGINEERING CO.
7300 N.W. 23rd ST., Suite 210
BETHANY, OKLAHOMA 73008
(405) 789-5983

David W. McCann, REGISTERED LAND SURVEYOR No. 1118
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 990 EXPIRES ~ JUNE 30, 2012

STATE OF OKLAHOMA s.s.
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 20____, personally appeared David W. McCann, 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.

Given under my hand and seal the day and year last above written.
My Commission Expires: _____

NOTARY PUBLIC

Notary Seal

Abstracter Seal

City Seal

City Seal

City Seal

County Treasurer Seal

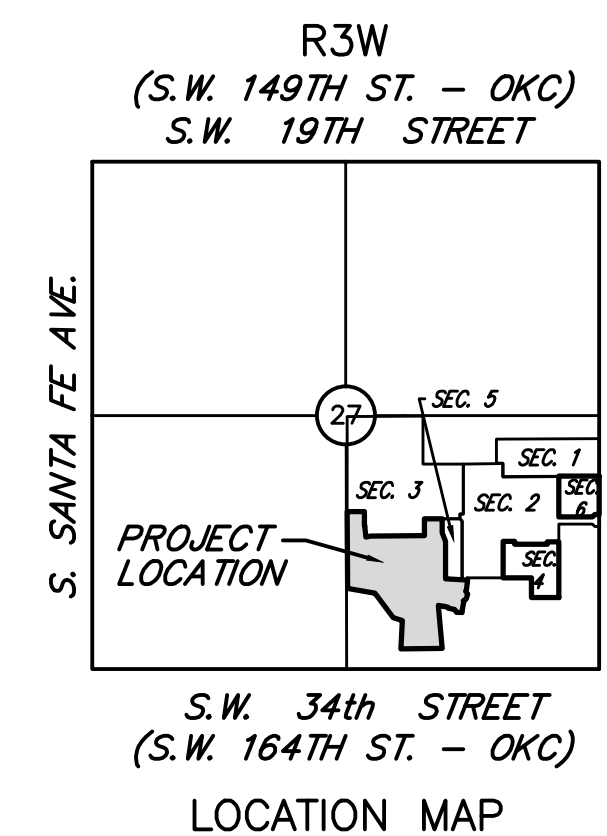
Land Surveyor Seal

Notary Seal

Date: August 18, 2011
SMC Consulting Engineers, P.C.
815 W. Main Street
Oklahoma City, OK 73106
PH: (405) 232-7715
Oklahoma CA#464 Expires 6/30/2013

THE WILLOWS ADDITION SECTION 7
FINAL PLAT
SHEET 1 OF 2

FINAL PLAT
THE WILLOWS ADDITION SECTION 7
A PART OF THE S.E. 1/4, SECTION 27, T10N, R3W, I.M.
MOORE, CLEVELAND COUNTY, OKLAHOMA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 74°19'34" W	35.96'
L2	S 68°06'56" W	36.71'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	9°20'29"	500.00'	81.52'	40.85'	S 17°12'50" E	81.43'
C2	15°29'12"	575.00'	155.42'	78.19'	S 29°37'40" E	154.95'
C3	46°10'11"	320.00'	257.86'	136.39'	S 60°22'22" E	250.94'
C4	9°47'17"	650.00'	111.04'	55.66'	S 78°38'49" E	110.91'
C5	4°00'50"	600.00'	42.03'	21.03'	S 75°45'35" E	42.03'
C6	12°11'57"	774.68'	164.94'	82.78'	N 10°45'51" E	164.63'
C7	1°34'06"	500.00'	13.69'	6.84'	N 75°06'38" W	13.69'
C8	14°01'13"	730.00'	178.63'	89.76'	N 09°51'13" E	178.18'
C9	21°40'43"	200.00'	75.67'	38.29'	S 78°57'17" W	75.22'



SCALE: 1" = 100'

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS PLAT
IS S 89°47'38" W ALONG THE SOUTH
LINE OF THE S.E. 1/4 OF SECTION 27,
T10N, R3W, I.M.

TOTAL LOTS = 19

NOTES:

- THE CITY OF MOORE SHALL RETAIN THE RIGHT OF
INGRESS / EGRESS TO COMMON AREAS "A" & "B"
WHEN DEEMED NECESSARY FOR PUBLIC SAFETY &
WELFARE.
- SET 1/2" I.P. W/ C.A. 990 CAP AT ALL
PROPERTY CORNERS.

BENCH MARK:
FOUND AND USED CHISELED "X" ON
THE N.E. CORNER OF ROB NEAR S.E.
CORNER OF PROPERTY.
ELEVATION = 1177.51

LEGEND

LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
B/L = BUILDING LINE
1000 = ADDRESS

P.O.C.

Southeast Corner of Section 27,
T10N, R3W, I.M.

1639.72'
S 89°47'38" W

SOUTH SECTION LINE

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR ALL DIMENSIONS ON THE FINAL PLAT IS U.S. SURVEY FEET.

Date: August 18, 2011
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815 W. Main Street
Oklahoma City, OK 73106
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THE WILLOWS ADDITION SECTION 7
FINAL PLAT
SHEET 2 OF 2