

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That WMS HOLDINGS, L.L.C., an Oklahoma Limited Liability Company, hereby certifies that it is the owner of and the only person, firm or company having any right, title or interest in and to the land shown on the annexed plat of WHISTLE CREEK PHASE II, an addition to the City of Oklahoma City, Oklahoma. That it has caused the same to be surveyed and plotted into lots, blocks, public streets and public easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property contained and included therein under the name of WHISTLE CREEK PHASE II, an addition to the City of Oklahoma City, Oklahoma 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.

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 executed this instrument at the City of Oklahoma City, Oklahoma County, on this _____ day of _____, 2017.

Attest: _____ WMS HOLDINGS, L.L.C.
an Oklahoma LIMITED LIABILITY COMPANY

Name: _____
Title: MANAGER

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2017, personally appeared _____ to me known to be the identical person who subscribed, as MANAGER of WMS HOLDINGS, L.L.C., an Oklahoma Limited Liability Company, 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 Limited Liability Company, for the uses and purposes therein set forth.

My Commission Expires: _____

Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma 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 WHISTLE CREEK PHASE II, an addition to the City of Oklahoma City, Oklahoma, is vested in WMS HOLDINGS, L.L.C., an Oklahoma Limited Liability Company, and on the _____ day of _____, 2017, 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 2016 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.

ATTEST
In witness whereof, said Bonded Abstractor has caused this instrument to be executed this _____ day of _____, 2017.

THE OKLAHOMA CITY ABSTRACT AND TITLE COMPANY

By: _____ Assistant Secretary
By: _____ Vice President

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2017, personally appeared _____ to me known to be the identical Vice President who 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 therein set forth.

My Commission Expires: _____

Notary Public

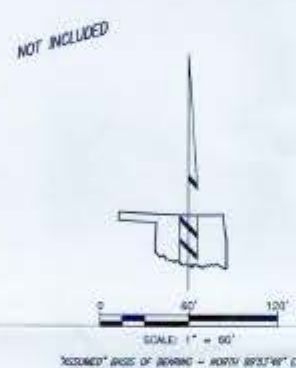
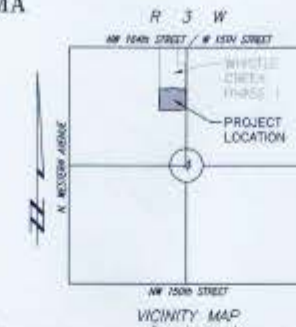
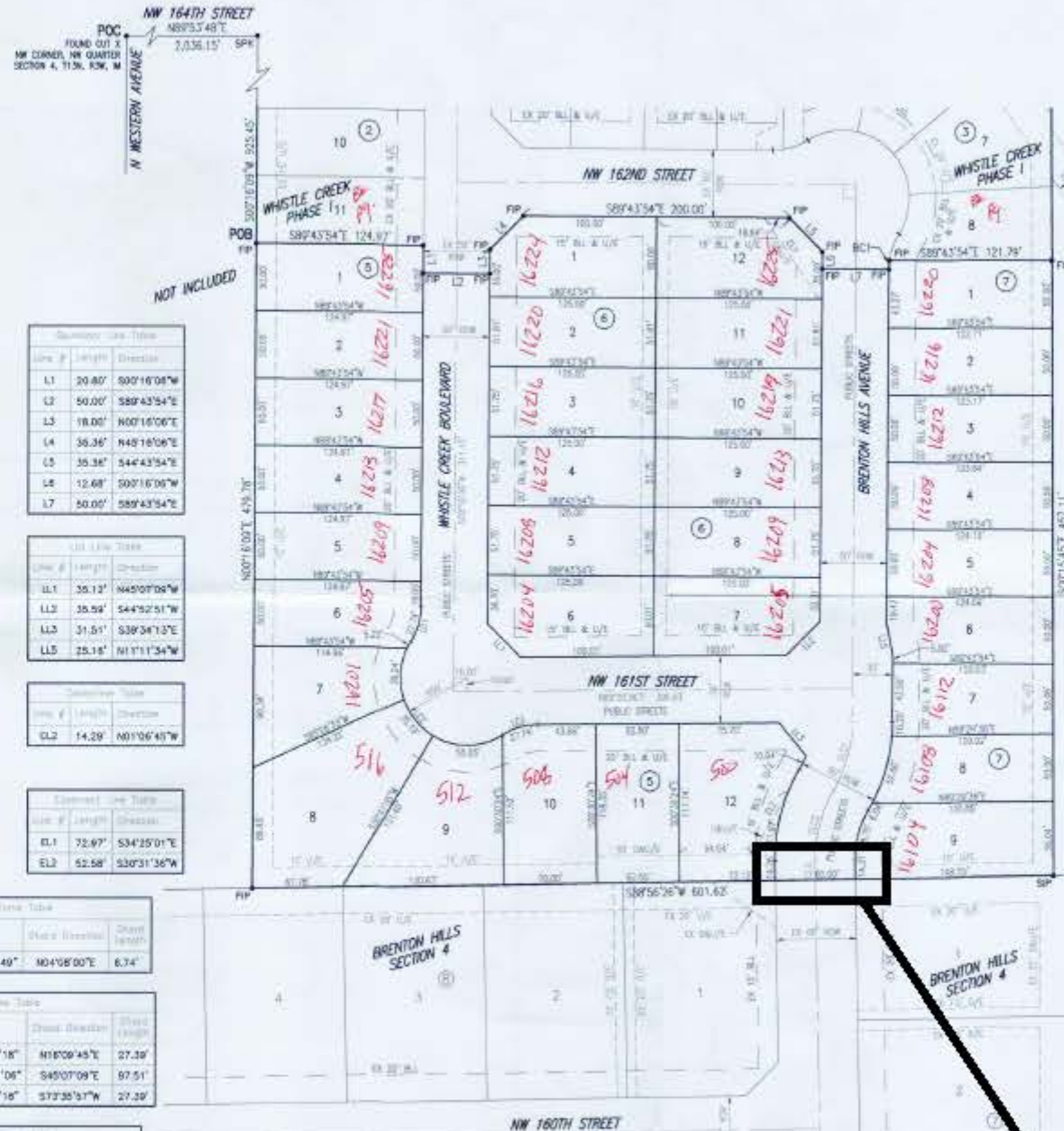
LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Four (4), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Northwest Quarter (NW/4); thence North 89°53'48" East along the North line of said NW/4 a distance of 2,036.15 feet; thence South 07°16'20" West a distance of 925.45 feet to the POINT OF BEGINNING; thence South 89°43'54" East a distance of 124.97 feet; thence South 00°16'06" West a distance of 20.00 feet; thence South 89°43'54" East a distance of 50.00 feet; thence North 07°16'06" East a distance of 18.00 feet; thence North 45°16'06" East a distance of 35.36 feet; thence South 89°43'54" East a distance of 200.00 feet; thence South 44°43'54" East a distance of 35.36 feet; thence South 00°16'06" West a distance of 12.68 feet; thence South 89°43'54" East a distance of 50.00 feet to a point on a curve to the right, said curve having a radius of 50.00 feet, a central angle of 07°43'49", a chord bearing of North 04°08'00" East, and a chord distance of 6.74 feet; thence along the arc of said curve a distance of 6.75 feet; thence South 89°43'54" East a distance of 121.79 feet; thence South 00°15'45" East a distance of 457.11 feet; thence South 88°56'26" West a distance of 601.62 feet; thence North 00°16'09" East a distance of 479.78 feet to the Point of Beginning, said tract containing 285,408 square feet or 6.5521 acres more or less.

FINAL PLAT OF WHISTLE CREEK PHASE II

A PART OF THE NORTHWEST QUARTER OF SECTION 4
T 13 N, R 3 W, I.M., OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



#	Length	Bearing	Area	Area	Area
BC1	6.75'	S00°00'00"E	607°43'49"	N04°08'00"E	6.74'

#	Length	Bearing	Area	Area	Area
LC1	27.74'	S00°00'00"E	31°47'16"	N18°09'45"E	27.39'
LC2	134.20'	S00°00'00"E	154°21'06"	S49°07'09"E	67.51'
LC3	27.74'	S00°00'00"E	31°47'16"	S72°35'51"W	27.39'

#	Length	Bearing	Area	Area	Area
CLC1	52.95'	S00°00'00"E	30°20'25"	N19°26'18"E	52.34'
CLC2	55.38'	S00°00'00"E	31°43'16"	S14°44'53"W	54.66'

APPROVED

BY THE OKC PLANNING COMMISSION ON
July 13, 2017, SUBJECT TO ALL
OF THE SUMMARY OF TECHNICAL EVALUATIONS
IN THE ATTACHED STAFF REPORT DATED

All the garden

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of Oklahoma City, 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 are no special assessment procedures now pending against the land shown on the annexed plat of WHISTLE CREEK PHASE II, an addition to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this _____ day of _____, 2017.

City Clerk

REGISTERED SURVEYOR'S CERTIFICATE

I, Bryan E. Coon, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of WHISTLE CREEK PHASE II, an addition to the City of Oklahoma City, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the _____ day of _____, 2017.

This plat of 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. Said Final Plat complies with the requirements of Title 11 (Deven) Section 41-106 of the Oklahoma State Statutes.

Bryan E. Coon
Professional Land Surveyor #1276

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2017, 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. Given under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Oklahoma County, Oklahoma, that the tax records of said county show that all taxes for the year 2016 and prior years are paid on the annexed plat of WHISTLE CREEK PHASE II, 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 for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this _____ day of _____, 2017.

County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, _____, Chairman of the Planning Commission of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of WHISTLE CREEK PHASE II, an addition to the City of Oklahoma City, Oklahoma at a meeting on the _____ day of _____, 2017.

Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Oklahoma City that the annexed plat of WHISTLE CREEK PHASE II, an addition to the City of Oklahoma City, Oklahoma 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 _____ day of _____, 2017.

APPROVED by the Mayor of the City of Oklahoma City this _____ day of _____, 2017.

ATTEST

City Clerk

Mayor

PLAT NOTES

- Maintenance of common areas, islands, medians and/or private drainage easements is the responsibility of the property owners and/or property owners association within this plat. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.
- An ADA compliant 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.
- Set 3/8 in. iron pin survey monuments at lot and block corners.
- All lots will require the planting of two 1-1/2" caliper trees, or one 3" caliper tree, in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street right-of-way.

Easement Location

WHISTLE CREEK PHASE II

PLAT BY: HUITT-ZOLLARS, INC.
CA 1489 EXP. 06-30-2017
2832 W. WILSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-842-0363
R307424.01

OWNER/DEVELOPER
WMS HOLDINGS, L.L.C.
317 LILAC DRIVE
EDMOND, OKLAHOMA 73034
(405) 509-6795
MAY 30, 2017
SHEET 1 OF 1

Legal closes within tolerance.
all else looks good
cmj 6/2/2017

RECEIVED
JUN 30 2017
PUBLIC WORKS
ENGINEERING

