

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

That CALIBER DEVELOPMENT COMPANY, L.L.C., a DELAWARE LIMITED LIABILITY COMPANY, hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of THE GROVE PHASE IV, an addition to the City of Oklahoma City, being a part of the Northeast Quarter (NE/4), Section 25, Township 14 North, Range 4 West of the Indian Meridian in Oklahoma 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 THE GROVE PHASE IV, 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. 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 ____ day of _____, 2011.

CALIBER DEVELOPMENT COMPANY, L.L.C.,
a DELAWARE LIMITED LIABILITY COMPANY
By WEXFORD CAPITAL, L.L.C., a CONNECTICUT
LIMITED LIABILITY COMPANY, its MANAGER

MANAGER

STATE OF OKLAHOMA)) SS
COUNTY OF OKLAHOMA))

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2011, personally appeared _____ to me known to be the identical person who subscribed, as _____ CALIBER DEVELOPMENT COMPANY, 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:

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 THE GROVE PHASE IV, an addition to the City of Oklahoma City, Oklahoma, is vested in CALIBER DEVELOPMENT COMPANY, L.L.C., a DELAWARE LIMITED LIABILITY COMPANY, and on the ____ day of _____, 2011, 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 2011 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 _____, 2011.

STEWART ABSTRACT & TITLE

By: _____ Assistant Secretary
By: _____ Vice President

STATE OF OKLAHOMA)) SS
COUNTY OF OKLAHOMA))

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2011, personally appeared _____ 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:

Notary Public

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 THE GROVE PHASE IV, an addition to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk on this ____ day _____, 2011.

City Clerk

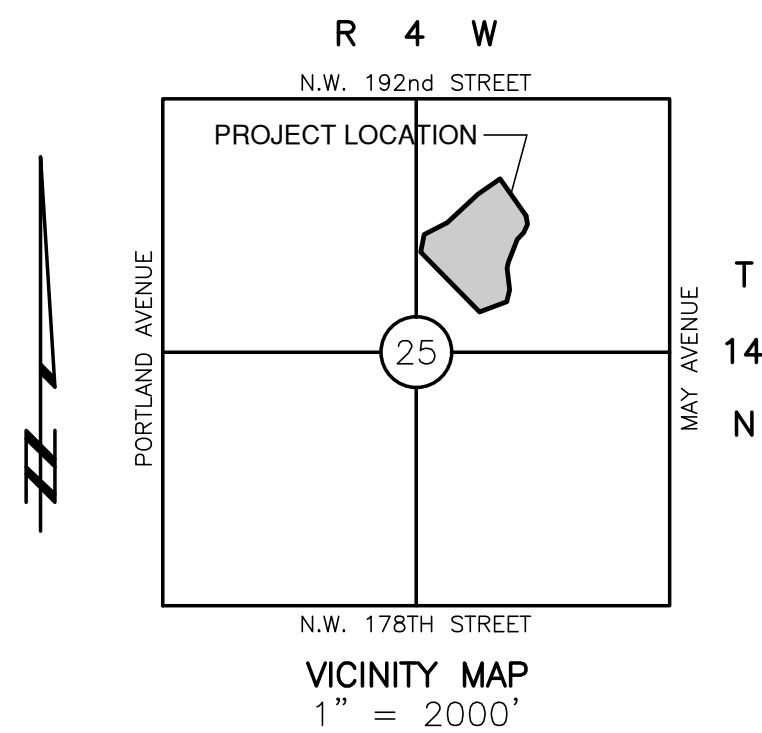
PLAT NOTES

- Maintenance of the common areas, private drainage easements, islands and medians in street rights-of-way and arterial landscaping including irrigation within all phases of The Grove shall be the responsibility of the Property Owners Assoc. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within the drainage common areas and/or private drainage easements shown.
- A sidewalk shall be required 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 the occupancy permit from the City of Oklahoma City.
- The builders for each residential lot shall install at least two (2) trees in the front yard (minimum 1.5" caliper), or recess the garage front behind the house facade. The method chosen shall be determined by the builder at the building permit stage.

Final Plat of

THE GROVE PHASE IV

A PART OF THE NORTHEAST QUARTER OF SECTION 25, T 14 N, R 4 W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



LEGAL DESCRIPTION OF THE GROVE PHASE IV

A part of the Northeast Quarter (NE/4) of Section Twenty-Five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, County of Oklahoma, Oklahoma and being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter (NE/4); thence South 89°15'52" West along the north line of said Northeast Quarter a distance of 1,834.67 feet; Thence South 00°44'08" East a distance of 735.76 feet to the POINT OF BEGINNING, said point being the Northeast Corner of Lot 8, Block 6 of The Grove, Phase 2, an addition to the City of Oklahoma City; Thence North 54° 04' 40" East a distance of 216.17 feet; Thence along a curve to the right, having a radius of 475.00 feet and a chord bearing of North 64° 40' 33" East a distance of 174.72 feet, a distance of 175.72 feet; Thence South 24° 27' 28" West a distance of 69.30 feet; Thence South 05° 27' 55" West a distance of 27.67 feet; Thence South 07° 04' 29" East a distance of 60.68 feet; Thence South 03° 19' 13" East a distance of 79.09 feet; Thence South 01° 58' 23" West a distance of 50.66 feet; Thence South 15° 04' 47" East a distance of 60.93 feet; Thence South 35° 50' 08" East a distance of 120.01 feet; Thence South 52° 31' 39" East a distance of 67.82 feet; Thence South 32° 07' 58" East a distance of 53.87 feet; Thence South 25° 49' 21" East a distance of 42.72 feet; Thence South 29° 58' 33" East a distance of 75.00 feet; Thence South 10° 58' 07" East a distance of 92.16 feet; Thence South 29° 10' 35" East a distance of 27.38 feet; Thence South 27° 18' 38" West a distance of 78.48 feet; Thence South 00° 52' 25" West a distance of 31.73 feet; Thence South 35° 50' 08" East a distance of 29.68 feet; Thence South 35° 50' 08" East a distance of 313.32 feet; Thence South 36° 24' 55" East a distance of 170.67 feet; Thence South 52° 16' 43" West a distance of 210.89 feet; Thence South 68° 09' 33" West a distance of 847.32 feet; Thence North 45° 22' 28" West a distance of 875.42 feet; Thence North 10° 53' 13" East a distance of 188.81 feet; Thence North 62° 13' 32" East a distance of 268.67 feet; Thence North 46° 20' 06" East a distance of 436.99 feet; Thence North 54° 04' 40" East a distance of 279.89 feet; Thence North 35° 50' 08" West a distance of 122.50 feet to the POINT OF BEGINNING. Said Described tract contains 1,354,859.17 square feet or 31.1033 acres, more or less.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, REGISTERED SURVEYOR, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of THE GROVE PHASE IV, an addition to the City of Oklahoma City, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the ____ day of _____, 2011.

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 11 Section 41-108 of the Oklahoma State Statutes.

Professional Land Surveyor # _____

STATE OF OKLAHOMA)) SS
COUNTY OF OKLAHOMA))

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2011, personally appeared REGISTERED SURVEYOR, 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 2011 and prior years are paid on the annexed plat of THE GROVE PHASE IV, 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 ____ day of _____, 2011.

County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, _____, Director of the Planning Commission of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of THE GROVE PHASE IV, an addition to the City of Oklahoma City, Oklahoma at a meeting on the ____ day of _____, 2011.

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 THE GROVE PHASE IV, 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 _____, 2011.

APPROVED by the Mayor of the City of Oklahoma City, this ____ day of _____, 2011.

ATTEST

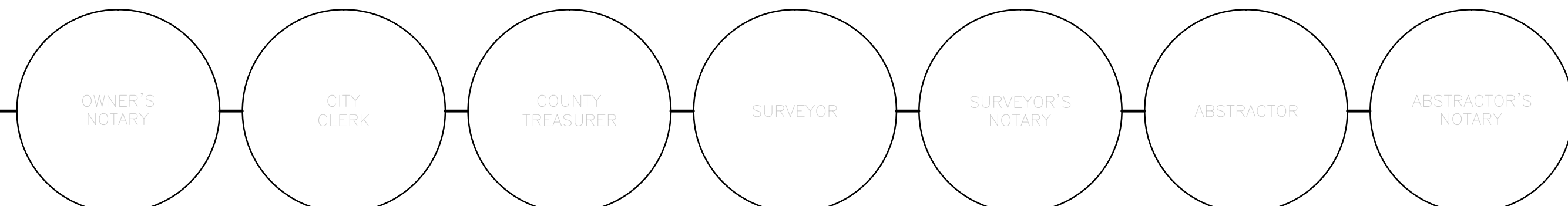
City Clerk

Mayor

LEGEND

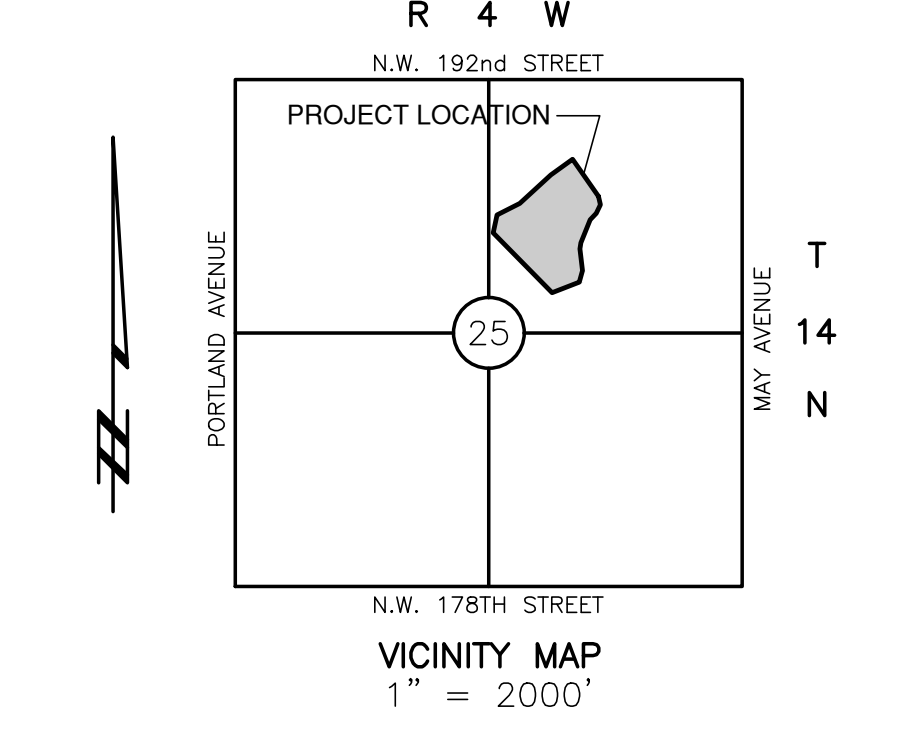
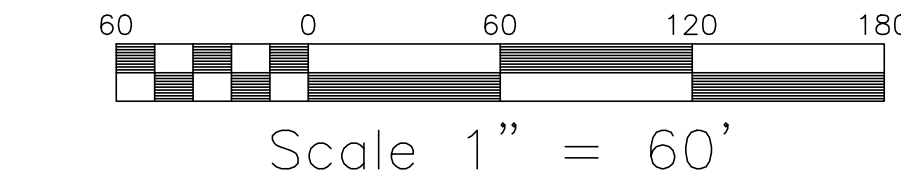
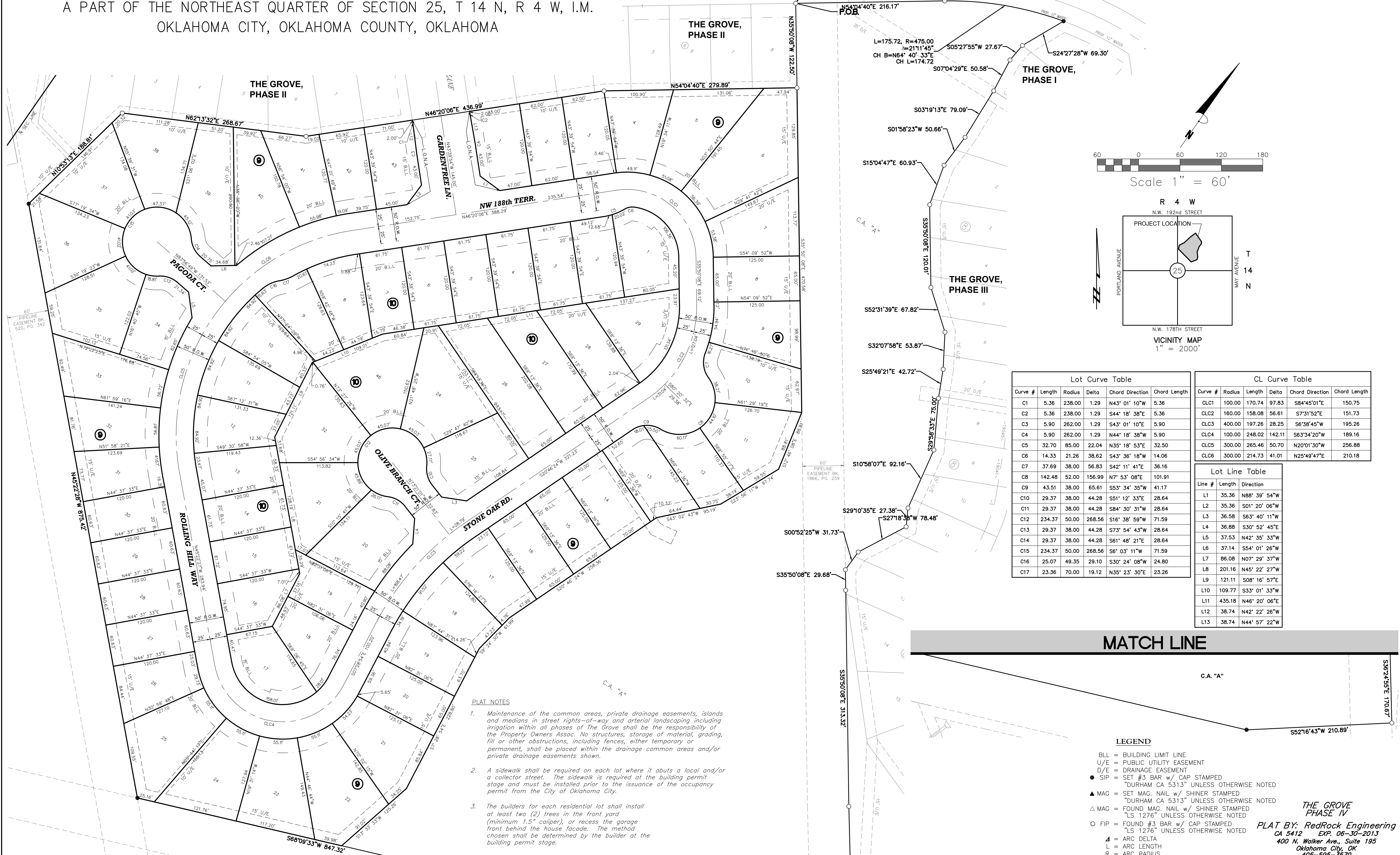
- BLL = BUILDING LIMIT LINE
- U/E = PUBLIC UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- SIP = SET #3 BAR w/ CAP STAMPED
"DURHAM CA 5313" UNLESS OTHERWISE NOTED
- ▲ MAG = SET MAG. NAIL w/ SHINER STAMPED
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- △ MAG = FOUND MAG. NAIL w/ SHINER STAMPED
"LS 1276" UNLESS OTHERWISE NOTED
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- L = ARC LENGTH
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- L.O.N.A. = LIMITS OF NO ACCESS

THE GROVE
PHASE IV
PLAT BY: RedRock Engineering
CA 5412 EXP. 06-30-2013
400 N. Walker Ave., Suite 195
Oklahoma City, OK
405-595-3570
CAL-11-014-04
Sheet 1 of 2
PD-1930



Final Plat of **THE GROVE PHASE IV**

A PART OF THE NORTHEAST QUARTER OF SECTION 25, T 14 N, R 4 W, I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	5.36	238.00	1.29	N43° 01' 10"W	5.36
C2	5.36	238.00	1.29	S44° 18' 38"E	5.36
C3	5.90	262.00	1.29	S43° 01' 10"E	5.90
C4	5.90	262.00	1.29	N44° 18' 38"W	5.90
C5	32.70	85.00	22.04	N35° 18' 53"E	32.50
C6	14.33	21.26	38.62	S43° 36' 18"W	14.06
C7	37.69	38.00	56.83	S42° 11' 41"E	36.16
C8	142.48	52.00	156.99	N7° 53' 08"E	101.91
C9	43.51	38.00	65.61	S53° 34' 35"W	41.17
C10	29.37	38.00	44.28	S51° 12' 33"E	28.64
C11	29.37	38.00	44.28	S84° 30' 31"W	28.64
C12	234.37	50.00	268.56	S16° 38' 59"W	71.59
C13	29.37	38.00	44.28	S73° 54' 43"W	28.64
C14	29.37	38.00	44.28	S61° 48' 21"E	28.64
C15	234.37	50.00	268.56	S6° 03' 11"W	71.59
C16	25.07	49.35	29.10	S30° 24' 08"W	24.80
C17	23.36	70.00	19.12	N35° 23' 30"E	23.26

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
CLC1	100.00	170.74	97.83	S84°45'01"E	150.75
CLC2	160.00	158.08	56.61	S73°15'22"E	151.73
CLC3	400.00	197.26	28.25	S63°38'45"W	195.26
CLC4	100.00	248.02	142.11	S63°34'20"W	189.16
CLC5	300.00	265.46	50.70	N20°01'30"W	256.88
CLC6	300.00	214.73	41.01	N25°49'47"E	210.18

Line #	Length	Direction
L1	35.36	N88° 39' 54"W
L2	35.36	S01° 20' 06"W
L3	36.58	S63° 40' 11"W
L4	36.88	S30° 52' 45"E
L5	37.53	N42° 35' 33"W
L6	37.14	S54° 01' 26"W
L7	86.08	N07° 29' 37"W
L8	201.16	N45° 22' 27"W
L9	121.11	S08° 16' 57"E
L10	109.77	S33° 01' 33"W
L11	435.18	N46° 20' 06"E
L12	38.74	N42° 22' 26"W
L13	38.74	N44° 57' 22"W

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