

JAN, 2009

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122<sup>or</sup>  
a

BOOK PAGE  
2105 206

DECLARATION OF UNIT OWNERSHIP ESTATE  
of  
SURREY HILLS LUXURY CONDOMINIUMS

THIS DECLARATION is made this 2<sup>nd</sup> day of September, 1997, Claud Cypert and Betty Cypert husband and wife, Judy Bayless a single person, Zerrita M. Andrews Trustee of the Zemta Andrews Living Trust, and Dan W. Cavaness and Candy Cavaness husband and wife with reference to the following facts:

ARTICLE I  
DESCRIPTION OF LAND

Num. Index \_\_\_\_\_  
B. & P.N. Index \_\_\_\_\_  
Margin \_\_\_\_\_

1.01 Declarant is the owner of certain real property located in the City of Oklahoma City, OK, Canadian County, State of Oklahoma, more particularly described as follows (the "Land"):

See Exhibit "A"

1.02 Certain buildings and improvements are located on the Land, which buildings are more particularly described on Exhibit "B" attached hereto and made a part hereof (the "Improvements").

1.03 Declarant desires and intends to sell and convey interests in the Land and Improvements to various persons subject to the protective restrictions, conditions, covenants, reservations, liens and charges set forth in this Declaration, and for this purpose, desires to submit the Land and Improvements to the provisions of the Oklahoma Unit Ownership Estate Act, 60 Oklahoma Statutes, Section 501 et seq.

NOW THEREFORE, Declarant hereby declares that all the Land and Improvements are held and shall be held, conveyed, encumbered, leased, rented, used, occupied and improved subject to the following limitations, covenants, conditions, restrictions, reservations, liens and charges, all of which are hereby declared and established and agreed to be in furtherance of a general plan and scheme for the sale of Unit Ownership Estates, as defined in 60 Oklahoma Statutes, Section 503(g), and all of which are declared, and established for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Land and Improvements. All of said limitations, covenants, conditions, reservations, liens, charges, and restrictions are hereby established and imposed upon the Land and Improvements for the benefit thereof and for the benefit of each and every individual Unit hereinafter described and of each owner of one or more Units, now or in the future, as that term is hereinafter defined, and the owners of any interest of any kind or character in the Land or Improvements, or any portion thereof.

All of said limitations, liens, covenants, conditions, reservations, charges, and restrictions shall run with the Land and shall be binding on all parties having or acquiring

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See Complete Document

BOOK PAGE  
2105 236

Legal Description of Unit Ownership Estate  
Reserving Easement Rights for Declarant

EXHIBIT "A"  
LEGAL DESCRIPTION OF PROPERTY

Tract 1: A tract of land lying in Lot Three (3), Block Fifty-nine (59), Replat of Block 59, Addition Number 7 to **Surrey Hills**, more particularly described as : BEGINNING at the Northeast Corner of said Lot 3, Thence 52.72 feet bearing N 90°W along and following the North Lot Line of said Lot 3 to a Lot Corner, THENCE 250.0 feet along and following the lot line of Lot 3 bearing S 55° W to another corner of said Lot 3, THENCE 30.59 feet bearing S 31°57'47" W on a Lot Line of said Lot 3, THENCE 82.61 feet bearing S 57°26'10"E, THENCE 21.36 feet bearing S 72°55'40" E, THENCE 19.79 feet bearing N 80°11'07" E to a Lot Corner of said Lot 3, THENCE 241.08 feet bearing N 55°01'51" E along and following the Southeast Lot Line of said Lot 3 to a Lot Corner, THENCE 90.2 feet on a curve to the right which has a radius of 800.0 feet to the point of beginning.

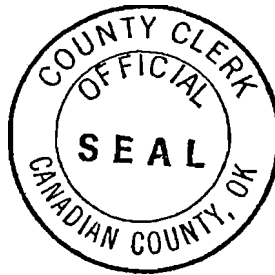
Reserving, however, unto Declarant, its successors and assigns, a nonexclusive easement for ingress and egress only over and across the driveways and parking facilities now located on the above described real property and as more particularly shown on Exhibit "A-1" hereto.

580/11

**EXHIBIT "D"**  
to the  
DECLARATION OF UNIT OWNERSHIP ESTATE,  
SURREY HILLS CONDOMINIUMS,  
OKLAHOMA CIW, OKLAHOMA  
more particularly described as :

LOT THREE (3), RELAT OF BLOCK FIFTY-NINE (59),  
SURREY HILLS ADDITION NUMBER SEVEN (7)  
to Oklahoma City, Canadian County, Oklahoma,  
according to the recorded plat thereof,

which **Declaration** was filed June 15, 1984  
and recorded at **BOOK 1124, PAGE 386, et seq.**  
in the office of the County Clerk,  
Canadian County, Oklahoma



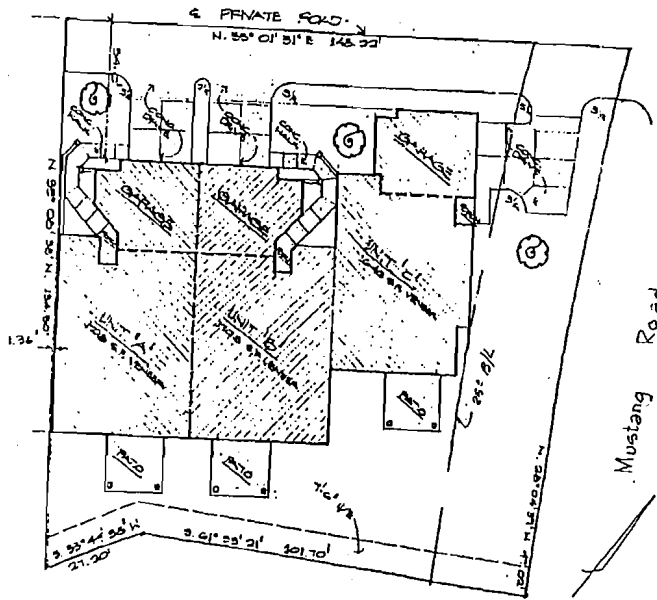
STATE OF OKLAHOMA  
CANADIAN COUNTY  
FILED & RECORDED  
1992 JAN - 6 P 2: 27  
MARIANNE  
COUNTY CLERK

Num. Index \_\_\_\_\_  
B. & P.N. Index \_\_\_\_\_  
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Ret. William H. Peverel  
11925 N. Mustang Rd.  
Yukon, OK 73099

See Complete Document

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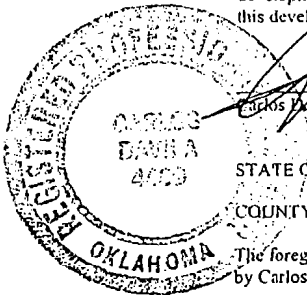
LEGAL DESCRIPTION

A part of Lot Two (2). Block Filly-Nine (59). SURREY HILLS, REPLAT OF BLOCK 59. ADD NO. SEVEN. Canadian County, Oklahoma, according to the recorded plat thereof, more particularly described as follows:

Commencing at the NE corner of said Lot Two (2),

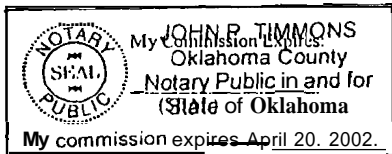
THENCE Southeasterly along a curve to the left having a radius of 850.01 feet and a length of 91.58 feet with a chord bearing of South 24°59'28" East;  
 THENCE South 28°04'39" East a distance of 17.02 feet;  
 THENCE South 61°55'21" West a distance of 101.70 feet;  
 THENCE South 33°44'38" West a distance of 27.20 feet;  
 THENCE North 35°08'38" West a distance of 134.50 feet;  
 THENCE North 55°1'51" East a distance of 148.22 feet;  
 to the point or place of beginning containing 17789.775 square feet. 0.408 Acres, more or less.

Carlos Davila, a Registered Engineer, does hereby certify that insofar as it is possible for him to determine from the field investigation, on site measurements, and investigations of the existing buildings of the Mustang Condominiums, II, the plans and specifications attached to this Certificate as Exhibit "B", pages 2 through 6, are a fair representation of such structures and of the area and the location of the common elements, limited common elements and units of such development. It is understood: (i) that the undersigned did not create or supervise the design for this development; and (ii) that the undersigned did not supervise the construction thereof.



*Carlos Davila*  
 Carlos Davila, P.E. # 4409  
 STATE OF OKLAHOMA )  
 ) ss  
 COUNTY OF OKLAHOMA

The foregoing instrument was acknowledged before me this 13 day of Aug, 1999, by Carlos Davila.



-!?!it~&-  
 Notary Public

**PLOT PLAN**

**NOTICE**

On a (1) Set of Approved Plans, all pins must remain on construction site during construction.

Approved: \_\_\_\_\_

City Engineer: \_\_\_\_\_

City Clerk: \_\_\_\_\_

City Recorder: \_\_\_\_\_

City Assessor: \_\_\_\_\_

City Auditor: \_\_\_\_\_

City Treasurer: \_\_\_\_\_

City Attorney: \_\_\_\_\_

City Manager: \_\_\_\_\_

City Council: \_\_\_\_\_

City Commission: \_\_\_\_\_

City Board of Directors: \_\_\_\_\_

City Board of Supervisors: \_\_\_\_\_

City Board of Health: \_\_\_\_\_

City Board of Education: \_\_\_\_\_

City Board of Public Works: \_\_\_\_\_

City Board of Fire: \_\_\_\_\_

City Board of Police: \_\_\_\_\_

City Board of Parks and Recreation: \_\_\_\_\_

City Board of Social Services: \_\_\_\_\_

City Board of Community Development: \_\_\_\_\_

City Board of Economic Development: \_\_\_\_\_

City Board of Cultural Affairs: \_\_\_\_\_

City Board of Arts and Humanities: \_\_\_\_\_

City Board of Senior Services: \_\_\_\_\_

City Board of Disability Services: \_\_\_\_\_

City Board of Housing: \_\_\_\_\_

City Board of Public Safety: \_\_\_\_\_

City Board of Public Health: \_\_\_\_\_

City Board of Public Works: \_\_\_\_\_

City Board of Public Utilities: \_\_\_\_\_

City Board of Public Transportation: \_\_\_\_\_

City Board of Public Safety: \_\_\_\_\_

City Board of Public Health: \_\_\_\_\_

City Board of Public Works: \_\_\_\_\_

City Board of Public Utilities: \_\_\_\_\_

City Board of Public Transportation: \_\_\_\_\_

**LOCAL DISCRETION**

FOR THE CITY OF \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**LEGEND**

1. Proposed Building Footprint

2. Proposed Parking Spaces

3. Proposed Driveway

4. Proposed Sidewalk

5. Proposed Street

6. Proposed Lot Boundary

7. Proposed Easement

8. Proposed Right-of-Way

9. Proposed Utility Line

10. Proposed Survey Line

11. Proposed Corner Marking

12. Proposed Monument

13. Proposed Boundary Line

14. Proposed Area of Interest

15. Proposed Area of Concern

16. Proposed Area of Study

17. Proposed Area of Review

18. Proposed Area of Investigation

19. Proposed Area of Inquiry

20. Proposed Area of Research

21. Proposed Area of Analysis

22. Proposed Area of Synthesis

23. Proposed Area of Evaluation

24. Proposed Area of Interpretation

25. Proposed Area of Conclusion

26. Proposed Area of Recommendation

27. Proposed Area of Action

28. Proposed Area of Implementation

29. Proposed Area of Monitoring

30. Proposed Area of Assessment

31. Proposed Area of Review

32. Proposed Area of Investigation

33. Proposed Area of Inquiry

34. Proposed Area of Research

35. Proposed Area of Analysis

36. Proposed Area of Synthesis

37. Proposed Area of Evaluation

38. Proposed Area of Interpretation

39. Proposed Area of Conclusion

40. Proposed Area of Recommendation

41. Proposed Area of Action

42. Proposed Area of Implementation

43. Proposed Area of Monitoring

44. Proposed Area of Assessment

45. Proposed Area of Review

46. Proposed Area of Investigation

47. Proposed Area of Inquiry

48. Proposed Area of Research

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58. Proposed Area of Assessment

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60. Proposed Area of Investigation

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94. Proposed Area of Interpretation

95. Proposed Area of Conclusion

96. Proposed Area of Recommendation

97. Proposed Area of Action

98. Proposed Area of Implementation

99. Proposed Area of Monitoring

100. Proposed Area of Assessment

**PLANNING SECTION**

Project No. \_\_\_\_\_

City of \_\_\_\_\_

City Engineer: \_\_\_\_\_

City Clerk: \_\_\_\_\_

City Recorder: \_\_\_\_\_

City Assessor: \_\_\_\_\_

City Auditor: \_\_\_\_\_

City Treasurer: \_\_\_\_\_

City Attorney: \_\_\_\_\_

City Manager: \_\_\_\_\_

City Council: \_\_\_\_\_

City Commission: \_\_\_\_\_

City Board of Directors: \_\_\_\_\_

City Board of Supervisors: \_\_\_\_\_

City Board of Health: \_\_\_\_\_

City Board of Education: \_\_\_\_\_

City Board of Public Works: \_\_\_\_\_

City Board of Fire: \_\_\_\_\_

City Board of Police: \_\_\_\_\_

City Board of Parks and Recreation: \_\_\_\_\_

City Board of Social Services: \_\_\_\_\_

City Board of Community Development: \_\_\_\_\_

City Board of Economic Development: \_\_\_\_\_

City Board of Cultural Affairs: \_\_\_\_\_

City Board of Arts and Humanities: \_\_\_\_\_

City Board of Senior Services: \_\_\_\_\_

City Board of Disability Services: \_\_\_\_\_

City Board of Housing: \_\_\_\_\_

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City Board of Public Health: \_\_\_\_\_

City Board of Public Works: \_\_\_\_\_

City Board of Public Utilities: \_\_\_\_\_

City Board of Public Transportation: \_\_\_\_\_

**APPROVALS**

City Engineer: \_\_\_\_\_

City Clerk: \_\_\_\_\_

City Recorder: \_\_\_\_\_

City Assessor: \_\_\_\_\_

City Auditor: \_\_\_\_\_

City Treasurer: \_\_\_\_\_

City Attorney: \_\_\_\_\_

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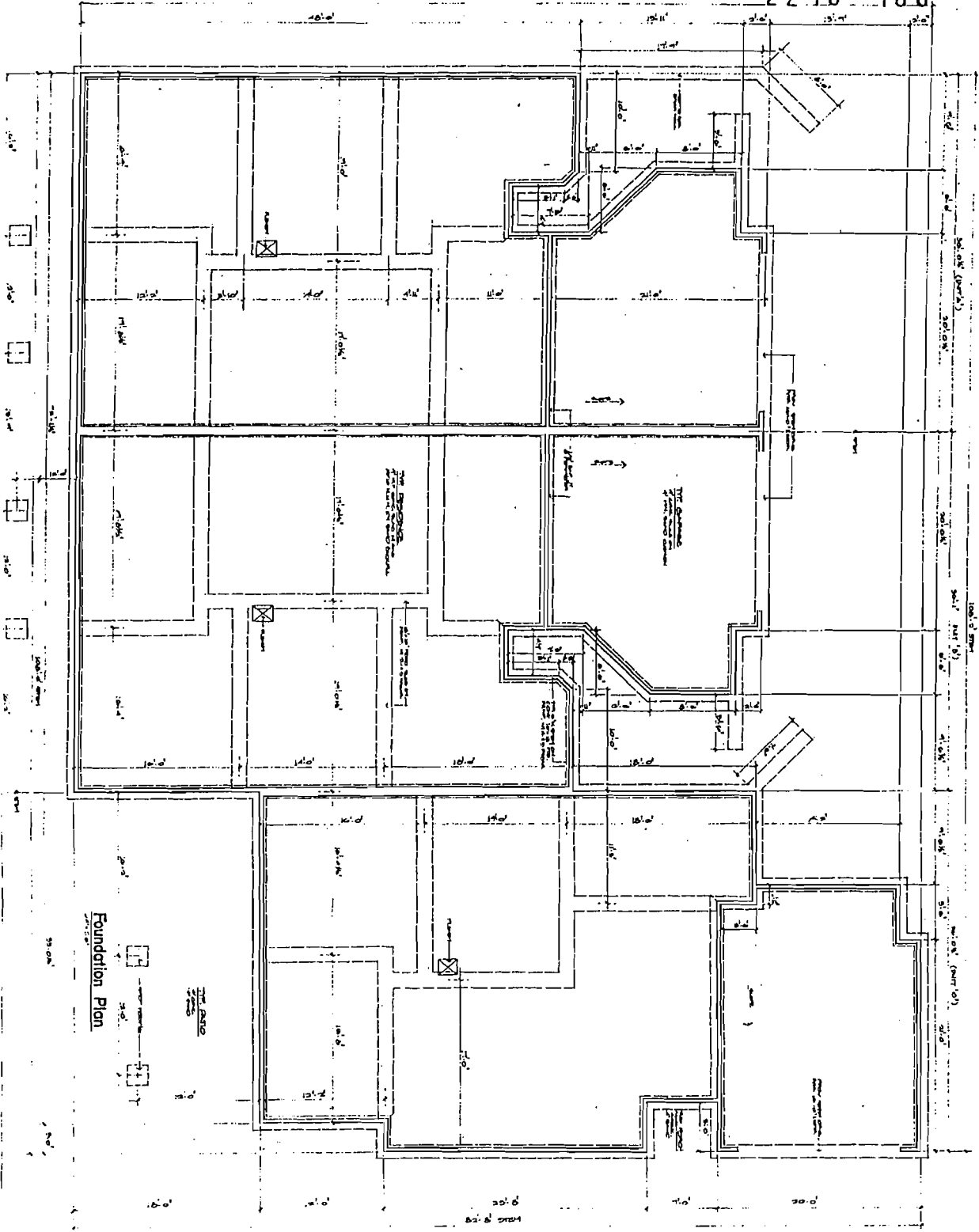
City Board of Public Health: \_\_\_\_\_

City Board of Public Works: \_\_\_\_\_

City Board of Public Utilities: \_\_\_\_\_

City Board of Public Transportation: \_\_\_\_\_

EXH B Pg 2



Foundation Plan

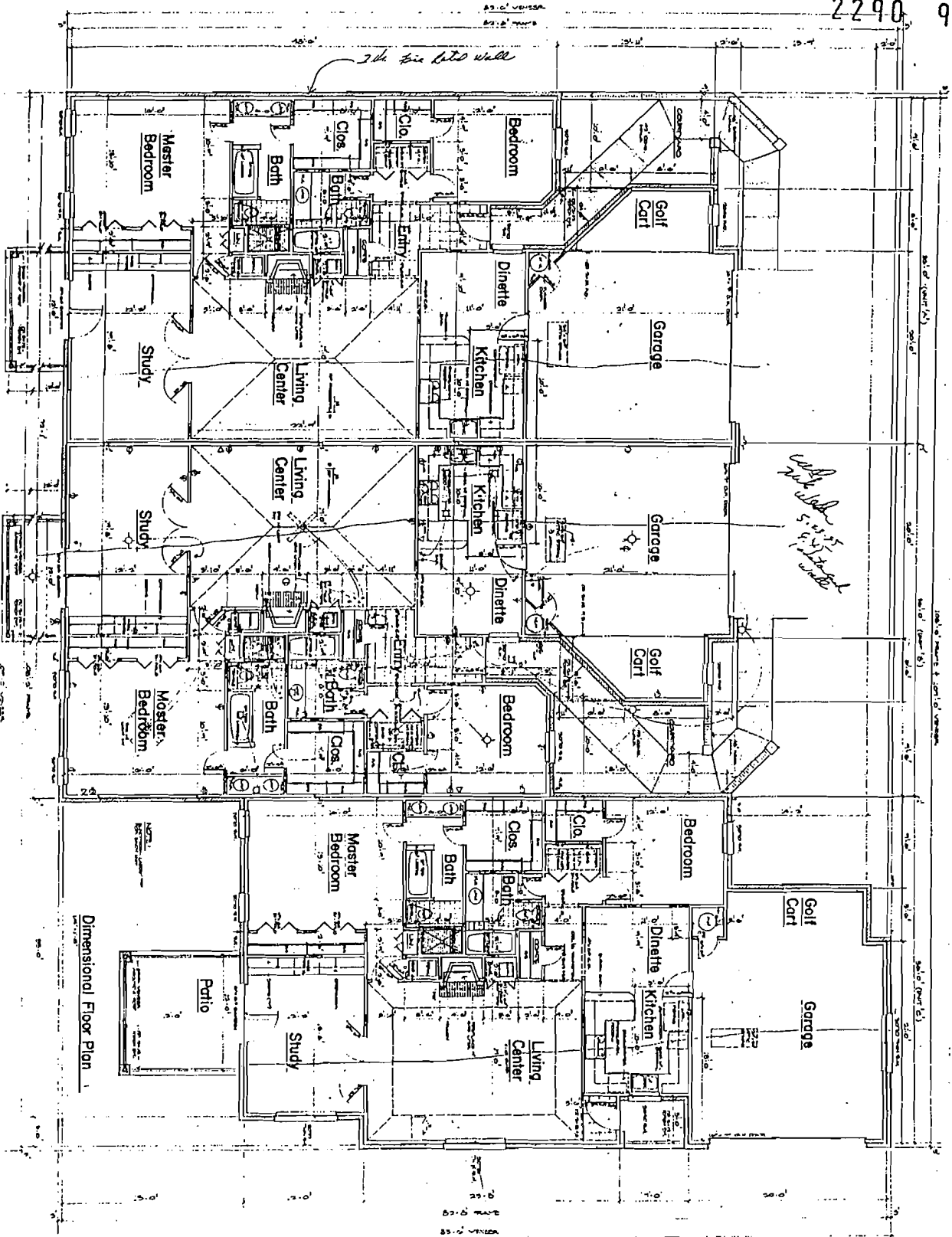
EXH B P. 3

T2B-4401  
10/19/44  
1/2" = 1'-0"

ASBURY  
GROUP

1

Notes:  
1. See also Section  
2. See also Section

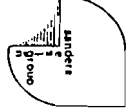


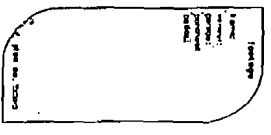
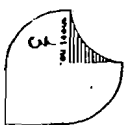
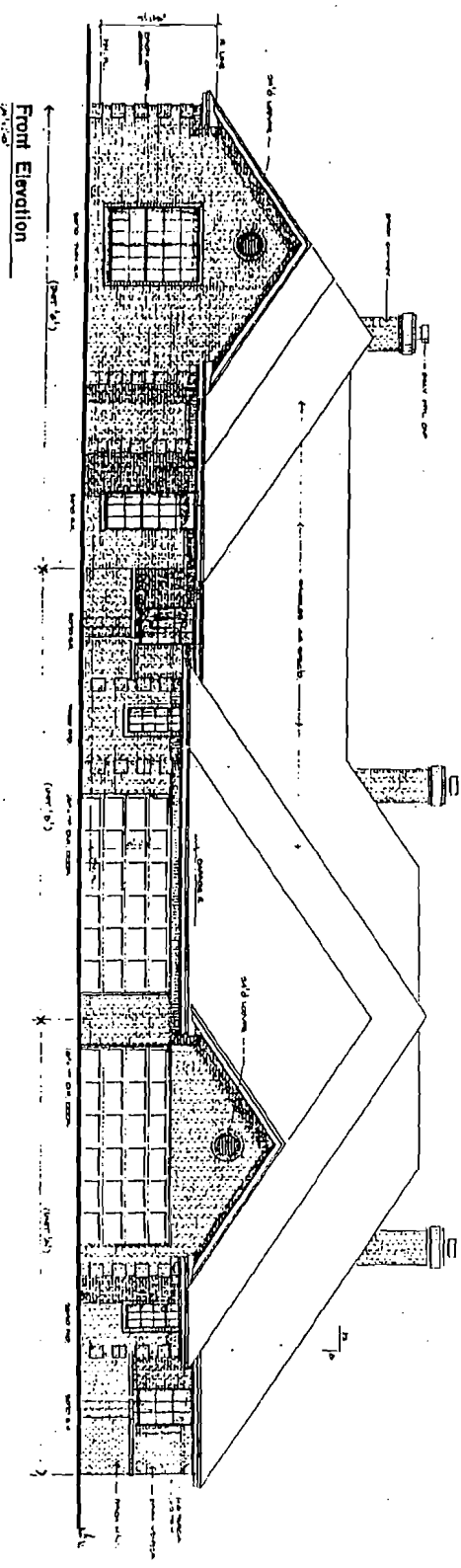
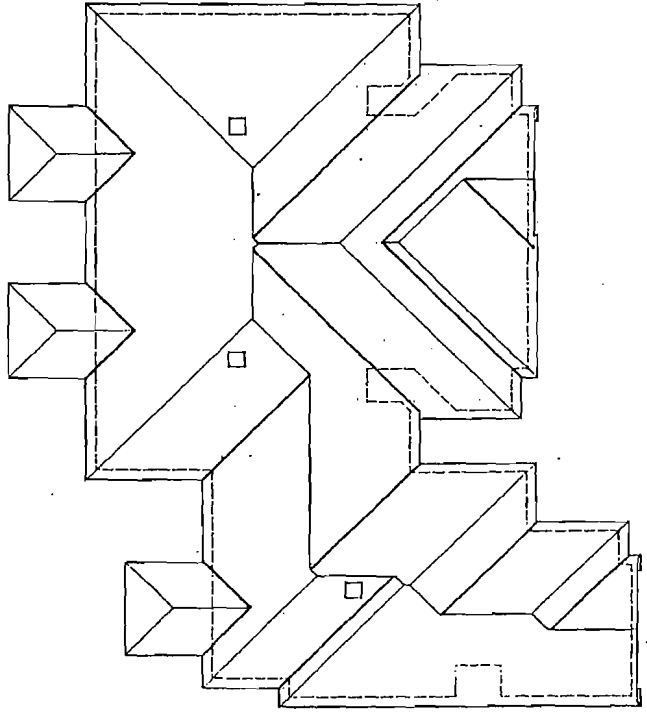
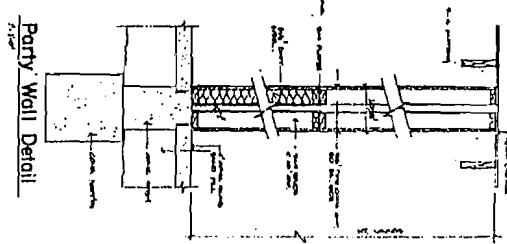
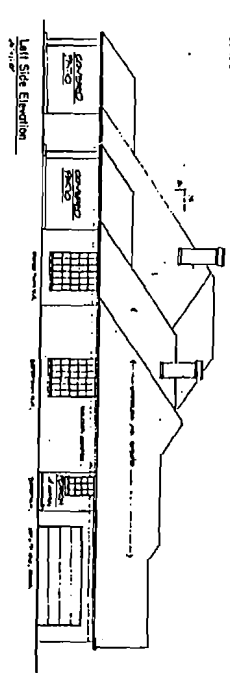
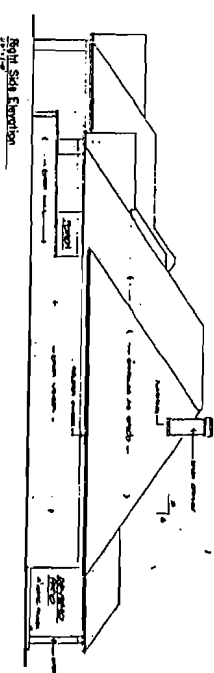
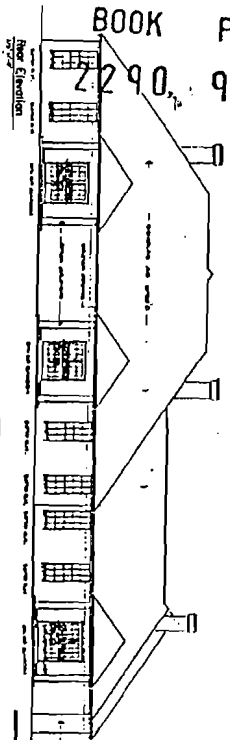
2

Notes:  
1. All dimensions are in feet and inches.  
2. All walls are 1/2" thick unless otherwise noted.  
3. All doors are 36" wide unless otherwise noted.  
4. All windows are 48" wide unless otherwise noted.  
5. All stairs are 7" wide unless otherwise noted.  
6. All elevations are in feet and inches.  
7. All materials are as shown on the schedule.  
8. All finishes are as shown on the schedule.  
9. All fixtures are as shown on the schedule.  
10. All equipment is as shown on the schedule.

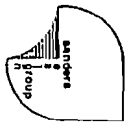
EXH B B 1

728-4401  
1000 S. 1st St.  
Tulsa, Oklahoma  
74103



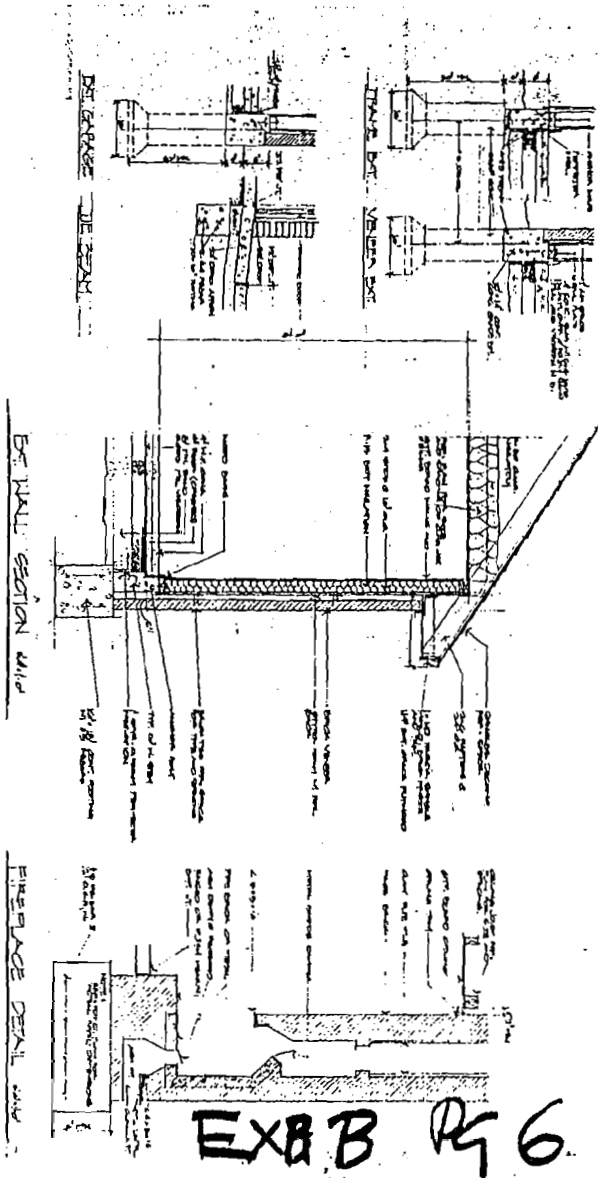


EXH B 95



728-4401  
1000 N. 1st St.  
Portland, Oregon, 97208





EXB B R 6