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Cleveland County, OK

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**NOTICE OF SCRIVENOR'S ERROR  
AND CORRECTION TO THE DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR RIO DE BELLA ADDITION**

THIS NOTICE is hereby given this 23<sup>rd</sup> day of January, 2009 by Methvin Enterprises, Inc., Declarant.

WHEREAS, on the 3<sup>rd</sup> day of January, 2006 Declarant caused to be filed at Book 4115, Pages 1484-1489 of the land records for Cleveland County Oklahoma and instrument titled:

“DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR RIO DE BELLA ADDITION”

and;

WHEREAS, said Declaration of Covenants originally covered, or has been supplemented to cover the property described on Exhibit A hereto; and

WHEREAS, paragraph 6 on page 2 of the Declaration of Covenants stated as follows:

No dwelling shall be located on a Lot nearer to any street than the minimum building setback lines for the Lot as shown on the Plat therefore. Furthermore, the following minimum building setback shall be observed (1) **minimum 5 foot setback from side Lot line** and (2) minimum 20 foot setback from rear Lot line. Maximum building setback from the front property line shall be 150 feet, unless a greater setback is required to accommodate the pipeline easement. All driveways must be made of concrete. [emphasis added].

and;

WHEREAS, through scrivener's error the minimum setback from side lot line was listed as 5 feet, when in reality said side lot line setback should have been recited as 15 feet.

THEREFORE, declarant hereby issues the correct version of paragraph 6, on page 2 of the Declaration of Covenants which should now read as follows:

No dwelling shall be located on a Lot nearer to any street than the minimum building setback lines for the Lot as shown on the Plat therefore. Furthermore, the following minimum building setback shall be observed (1) **minimum 15 foot setback from side Lot line** and (2) ~~minimum 20 foot setback~~ from rear Lot line. Maximum building setback from the front property line shall be 150 feet, unless a greater setback is required to accommodate the pipeline easement. All driveways must be made of concrete. [emphasis added].

\*10301 S. Sooner Rd.


OFC 73165

EXECUTED the day and year first written above.

Declarant: METHVIN ENTERPRISES,  
INC., an Oklahoma Corporation

Not Official

By:



Jerl Methvin, President

STATE OF OKLAHOMA )

) ss:

CANADIAN COUNTY )

Not Official

BEFORE ME, a Notary Public, in and for said County and State, on this 17<sup>th</sup> day of ~~January~~ <sup>March</sup>, 2009, personally appeared Jerl Methvin, President of Methvin Enterprises, Inc., 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.

  
NOTARY PUBLIC

Commission No.: 04068980

My Commission Expires:

10/04/12



## LEGAL DESCRIPTION

Rio De Bella  
 Section One (1)  
 Southwest 104<sup>th</sup> Street and Rockwell Avenue  
 Oklahoma City, Oklahoma

October 15, 2004

Revised December 2, 2004

A tract of land being a part of the Northeast Quarter (NE/4) and the Southeast Quarter (SE/4) and also being called out as the East Half (E/2) of Section Eight (8), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Cleveland County, Oklahoma, and being described as follows:

BEGINNING at the Northwest Corner of the Northeast Quarter (NE/4) of said Section Eight (8);

THENCE North  $89^{\circ}53'54''$  East, along the North line of said Northeast Quarter (NE/4), a distance of 1,239.70 feet;

THENCE South  $00^{\circ}06'06''$  East, perpendicular to said North line, a distance of 290.00 feet;

THENCE North  $89^{\circ}53'54''$  East, parallel to said North line, a distance of 84.17 feet;

THENCE South  $00^{\circ}06'06''$  East, perpendicular to said North line, a distance of 336.76 feet;

THENCE along a curve to the right, having a radius of 825.00 feet, a central angle of  $33^{\circ}23'40''$ , a chord bearing of South  $16^{\circ}35'44''$  West, a chord distance of 474.07 feet, and arc length of 480.84 feet;

THENCE South  $33^{\circ}17'34''$  West, a distance of 38.35 feet;

THENCE South  $56^{\circ}42'26''$  East, a distance of 188.78 feet;

THENCE South  $33^{\circ}17'34''$  West, a distance of 221.23 feet;

THENCE South  $00^{\circ}42'32''$  East, parallel to the West line of said East Half, a distance of 631.27 feet;

THENCE South  $18^{\circ}39'38''$  East, a distance of 91.27 feet;

THENCE South  $27^{\circ}52'54''$  East, a distance of 90.41 feet;

THENCE South  $55^{\circ}21'34''$  West, a distance of 228.81 feet;

THENCE on a non tangent curve to the left, having a radius of 70.00 feet, a central angle of  $03^{\circ}24'35''$ , a chord bearing of South  $67^{\circ}20'51''$  East, a chord distance of 4.17 feet, and arc length of 4.17 feet;

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THENCE on a reverse curve to the right, having a radius of 330.00 feet, a central angle of  $34^{\circ}24'43''$ , a chord bearing of South  $51^{\circ}50'47''$  East, a chord distance of 195.23 feet, and arc length of 198.20 feet;

THENCE South  $34^{\circ}38'26''$  East, a distance of 130.00 feet;

THENCE South  $55^{\circ}21'34''$  West, a distance of 60.00 feet;

THENCE North  $79^{\circ}38'26''$  West, a distance of 35.36 feet;

THENCE South  $55^{\circ}21'34''$  West, a distance of 152.06 feet;

THENCE South  $34^{\circ}38'26''$  East, a distance of 366.68 feet;

THENCE South  $51^{\circ}19'24''$  West, a distance of 77.27 feet;

THENCE South  $43^{\circ}42'31''$  West, a distance of 541.11 feet;

THENCE South  $56^{\circ}59'02''$  East, a distance of 576.71 feet;

THENCE on a non tangent curve to the right, having a radius of 530.00 feet, a central angle of  $19^{\circ}57'37''$ , a chord bearing of South  $34^{\circ}12'46''$  West, a chord distance of 183.71 feet, and arc length of 184.64 feet;

THENCE South  $55^{\circ}58'10''$  East, a distance of 181.47 feet;

THENCE South  $42^{\circ}05'50''$  West, a distance of 363.53 feet;

THENCE South  $09^{\circ}38'27''$  West, a distance of 279.96 feet;

THENCE South  $81^{\circ}26'47''$  East, a distance of 301.01 feet;

THENCE on a non tangent curve to the left, having a radius of 585.00 feet, a central angle of  $08^{\circ}33'13''$ , a chord bearing of South  $04^{\circ}16'36''$  West, a chord distance of 87.25 feet, and arc length of 87.33 feet;

THENCE South  $00^{\circ}00'00''$  East, perpendicular to the South line of said Southeast Quarter (SE/4), a distance of 289.91 feet;

THENCE South  $45^{\circ}00'00''$  East, a distance of 35.36 feet;

THENCE South  $00^{\circ}00'00''$  East, perpendicular to the South line of said Southeast Quarter (SE/4), a distance of 60.00 feet;

THENCE North  $90^{\circ}00'00''$  West, parallel to said South line, a distance of 73.00 feet;

THENCE South  $00^{\circ}00'00''$  West, perpendicular to said South line, a distance of 255.00 feet;

THENCE South 90°00'00" West, along the South line of said Southeast Quarter (SE/4), a distance of 1,310.00 feet, to a point, said point being the Southwest corner of said Southeast Quarter (SE/4);

THENCE North 00°42'32" West, along the West line of said East Half (E/2), a distance of 5,287.02 feet to the POINT OF BEGINNING.

Said tract of land containing 6,447,675 square feet or 148.0182 acres, more or less.

Not Official

Not Official

Not Official

Not Official

LEGAL DESCRIPTION  
 Rio De Bella Section 2  
 Southwest 104<sup>th</sup> Street and Rockwell Avenue  
 Oklahoma City, Oklahoma  
 172.9823 Acre Tract

April 26, 2006

A tract of land being a part of the Northeast Quarter (NE/4) and the Southeast Quarter (SE/4) and also being called out as the East Half (E/2) of Section Eight (8), Township Ten (10) North, Range Four (4) West of the Indian Meridian, Cleveland County, Oklahoma, and being described as follows:

**BEGINNING** at a found #5 Bar at the Southeast Corner of the East Half (E/2) of said Section Eight (8);

Thence, North 90° 00' 00" West for a distance of 1332.76 feet to a point;

Thence, North 00° 00' 00" East for a distance of 255.00 feet to a point;

Thence, North 90° 00' 00" East for a distance of 73.00 feet to a point;

Thence, North 00° 00' 00" East for a distance of 60.00 feet to a point;

Thence, North 45° 00' 00" West for a distance of 35.36 feet to a point;

Thence, North 00° 00' 00" East for a distance of 289.91 feet to the beginning of a tangential curve;

Said curve turning to the right through an angle of 8° 33' 13", having a radius of 585.00 feet, and whose long chord bears North 04° 16' 37" East for a distance of 87.25 feet and having an arc length of 87.33 feet to a point of intersection with a non-tangential line;

Thence, North 81° 26' 47" West for a distance of 301.01 feet to a point;

Thence, North 09° 38' 27" East for a distance of 279.96 feet to a point;

Thence, North 42° 05' 50" East for a distance of 363.53 feet to a point;

Thence, North 55° 58' 10" West for a distance of 181.47 feet to the beginning of a non-tangential curve;

Said curve turning to the left through an angle of 19° 57' 37", having a radius of 530.00 feet, and whose long chord bears North 34° 12' 46" East for a distance of 183.71 feet and having an arc length of 184.64 feet to a point of intersection with a non-tangential line;

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Thence, North 56° 59' 02" West for a distance of 576.71 feet to a point;

Thence, North 43° 42' 31" East for a distance of 541.11 feet to a point;

Thence, North 51° 19' 24" East for a distance of 77.27 feet to a point;

Thence, North 34° 38' 26" West for a distance of 366.68 feet to a point;

Thence, North 55° 21' 34" East for a distance of 152.06 feet to a point;

Thence, South 79° 38' 26" East for a distance of 35.36 feet to a point;

Thence, North 55° 21' 34" East for a distance of 60.00 feet to a point;

Thence, North 34° 38' 26" West for a distance of 130.00 feet to the beginning of a tangential curve;

Said curve turning to the left through an angle of 31° 00' 27", having a radius of 330.00 feet, and whose long chord bears North 50° 08' 40" West for a distance of 176.42 feet and having an arc length of 178.59 feet to a point of intersection with a non-tangential line;

Thence, North 55° 21' 34" East for a distance of 213.59 feet to a point;

Thence, North 27° 52' 54" West for a distance of 110.55 feet to a point;

Thence, North 18° 39' 38" West for a distance of 92.63 feet to a point;

Thence, North 00° 42' 32" West for a distance of 629.37 feet to a point;

Thence, North 33° 17' 34" East for a distance of 221.98 feet to a point;

Thence, North 56° 42' 26" West for a distance of 188.78 feet to a point;

Thence, North 33° 17' 34" East for a distance of 38.35 feet to the beginning of a tangential curve;

Said curve turning to the left through an angle of 33° 23' 40" having a radius of 825.00 feet, and whose long chord bears North 16° 35' 44" East for a distance of 474.07 feet and having an arc length of 480.84 feet to a point of intersection with a tangential line;

Thence, North 00° 06' 06" West for a distance of 336.76 feet to a point;

Thence, South 89° 53' 54" West for a distance of 84.17 feet to a point;

Thence, North 00° 06' 06" West for a distance of 290.00 feet to a point;

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Thence, North 89° 53' 54" East for a distance of 1406.60 feet to a point;

Thence South 00° 40' 12" East a distance of 5291.67 feet to the **POINT OF BEGINNING**;

Said tract of land containing 7,535,108 square feet or 172.9823 acres, more or less.

Not Official

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