

77-51 1-1

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That EDMOND INVESTORS, LLC, an Ohio limited liability company, hereby certifies it is the owner of, and the only persons, firm, corporation, trust, partnership or other entity having any ownership rights, title or interest in and to the land shown on the annexed plat of AAA EDMOND ADDITION, an Addition to the City of Edmond, Oklahoma County, State of Oklahoma and has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat.

The above owner does hereby dedicate all rights-of-way and easements as shown on the annexed plat to the public for streets, fire protection, utility and/or drainage easements, unless otherwise noted, for itself, its successors and assigns forever, and has caused the same to be released from all rights, easements and encumbrances so that title to same is clear, except as shown or noted in the Bonded Abstractor's Certificate.

Covenants, Conditions and Restrictions for the annexed plat may be filed under separate instrument.

In witness whereof, the undersigned having caused this instrument to be executed this 6 day of July, 2018

EDMOND INVESTORS, LLC an Ohio limited liability company

By: [Signature]

STATE OF OKLAHOMA) COUNTY OF OKLAHOMA) ss.

This instrument was acknowledged before me on this 6th day of July, 2018, as President of EDMOND INVESTORS, LLC, an Ohio limited liability company.

Witness under my hand and seal the day and year last above written.

Notary Commission Number: 16007353

Commission Expiration Date: 07/29/20

Public Notary

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for the State of Oklahoma, hereby certifies the records of Oklahoma County, Oklahoma show that title to the land shown on the annexed plat is vested in EDMOND INVESTORS, LLC, an Ohio limited liability company, on this 13 day of July, 2018 and there are no actions pending in said county and state against said land or the owner thereof, and the taxes are paid for the year 2012 and prior years, and there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, and there are no liens or other encumbrances of any kind against the land included in the annexed plat except easements, mortgages and mineral conveyances of record.

In witness whereof, said bonded abstractor has caused this instrument to be executed this 23 day of July, 2018

AMERICAN EAGLE TITLE COMPANY

By: [Signature] President

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Edmond, Oklahoma, the annexed plat of AAA EDMOND ADDITION, an Addition to the City of Edmond, Oklahoma County, State of Oklahoma, is hereby approved and the dedications shown hereon are hereby accepted.

ADOPTED by the Council of the City of Edmond, Oklahoma, this 28 day of January, 2019

ATTEST: [Signature] City Clerk, [Signature] Mayor

CITY CLERK'S CERTIFICATE

I, Cinda P. Coult, City Clerk of the City of Edmond, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessments have been paid in full and there are no special assessment procedures now pending against the land shown on the annexed plat of AAA EDMOND ADDITION, an Addition to the City of Edmond, Oklahoma County, State of Oklahoma.

Signed by the City Clerk on this 28 day of January, 2019

[Signature] City Clerk

PLANNING COMMISSION'S CERTIFICATE

I, Barry K. Moore, Chairperson of the Planning Commission of the City of Edmond, Oklahoma hereby certify that said Planning Commission duly approved the annexed plat at a meeting on the 6th day of March, 2018

[Signature] Chairperson

COUNTY TREASURER'S CERTIFICATE

I, Jerry Stone, hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, Oklahoma, and the tax records of said county show that all taxes for the year 2018 and prior years are paid on the land shown on the annexed plat and the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

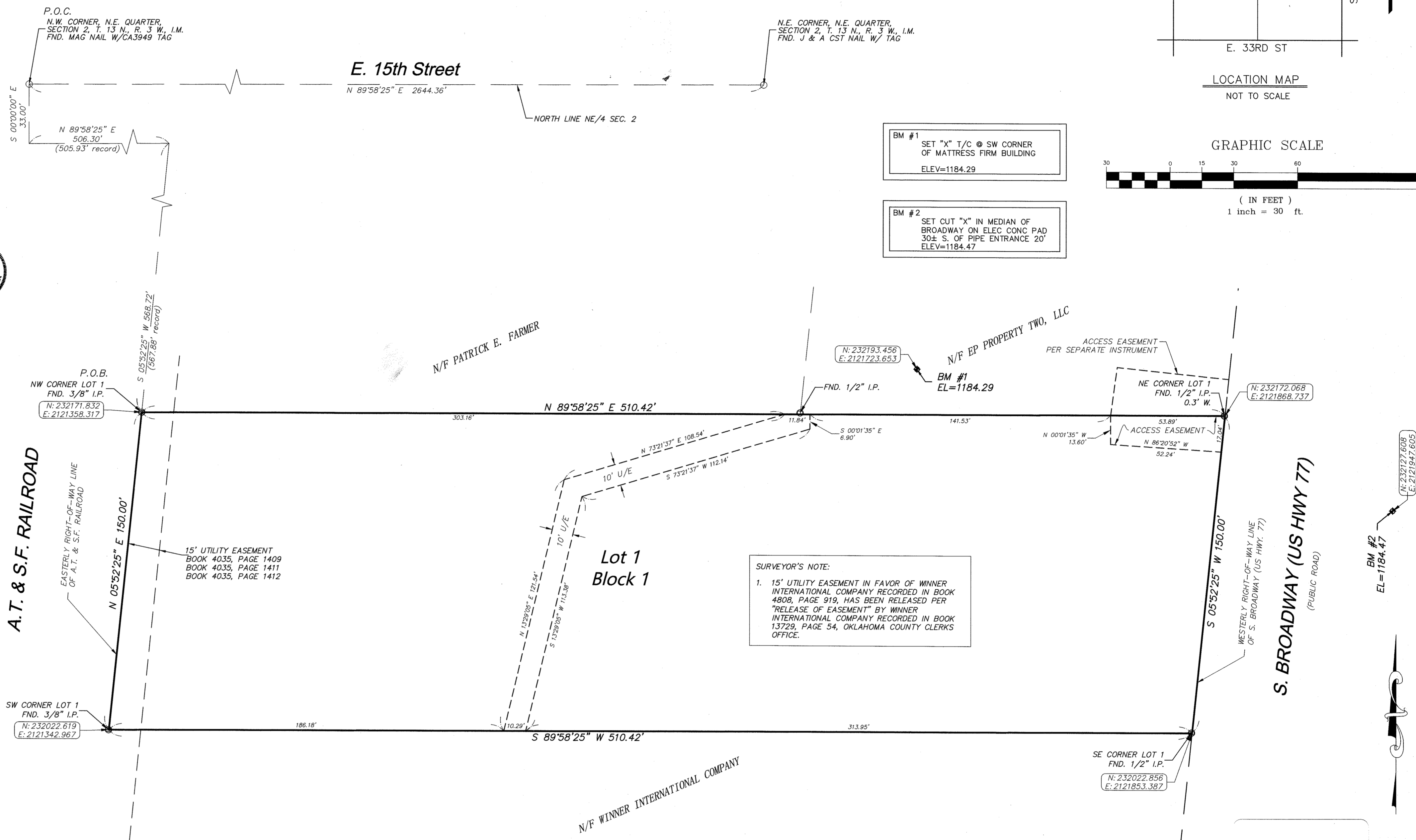
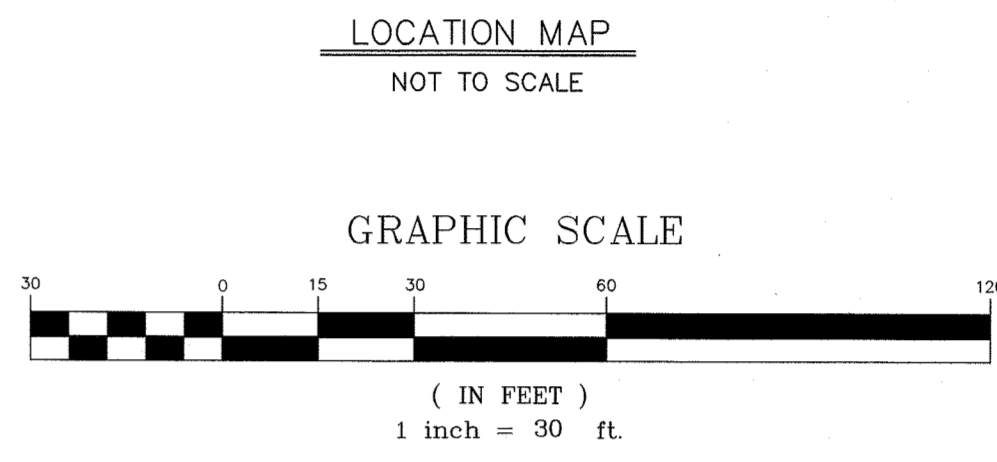
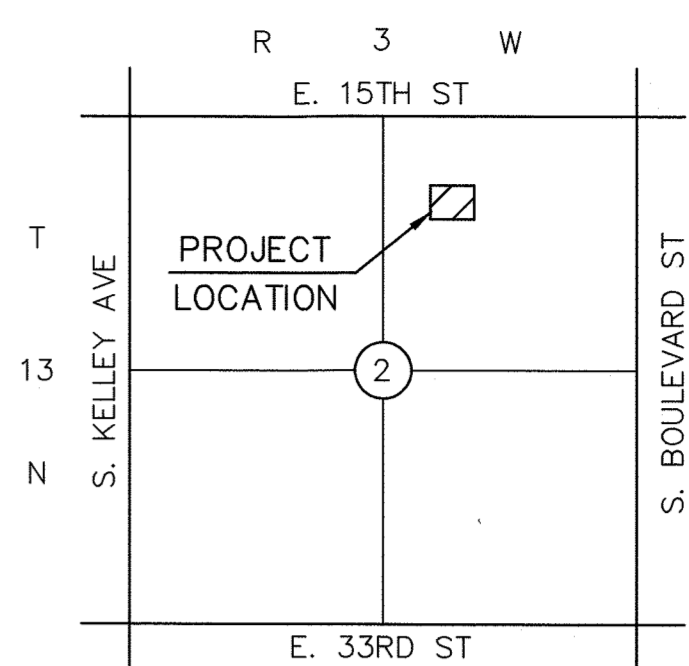
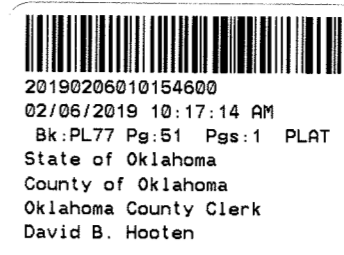
In witness whereof, said County Treasurer has caused this instrument to be executed this 16 day of February, 2019

[Signature] County Treasurer

NOTES: 1. The record bearing of North 89°58'25" East along the north line of the Northeast Quarter of Section 2, Township 13 North, Range 3 West, Indian Meridian, as shown on the annexed plat was used as the basis of bearings for this plat. 2. Instruments shown and noted hereon by specific recording information are shown for reference purposes only and are not dedicated as a part of this plat, unless otherwise noted.

Final Plat of AAA EDMOND ADDITION

AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA, BEING A PART OF THE NE/4 OF SECTION 2, T13N, R3W, I.M. CITY OF EDMOND, OKLAHOMA COUNTY, STATE OF OKLAHOMA



SURVEYOR'S NOTE: 1. 15' UTILITY EASEMENT IN FAVOR OF WINNER INTERNATIONAL COMPANY RECORDED IN BOOK 4808, PAGE 919, HAS BEEN RELEASED PER 'RELEASE OF EASEMENT' BY WINNER INTERNATIONAL COMPANY RECORDED IN BOOK 13729, PAGE 54, OKLAHOMA COUNTY CLERKS OFFICE.

LEGAL DESCRIPTION

A tract of land being a part of the Northeast Quarter (NE/4) of Section Two (2), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at the Northwest corner of said NE/4; THENCE South 00°00'00" West a distance of 33.00 feet to a point on the south statutory right way line of East 15th Street; THENCE North 89°58'25" East, parallel with the north line of said NE/4 and along said south statutory right of way line, a distance of 506.30 feet (505.93 feet record) feet to a point on the easterly right-of-way line of A.T. & S.F. Railroad; THENCE North 05°52'25" West, along said easterly right-of-way line, a distance of 568.72 feet (567.88 feet record) to the POINT OF BEGINNING; THENCE North 89°58'25" East, parallel to the north line of said NE/4, a distance of 510.42 feet to a point on the westerly right-of-way line of South Broadway (AKA State Highway 77); THENCE South 05°52'25" West, along said westerly right-of-way line and parallel to the easterly right-of-way line of A.T. & S.F. Railroad, a distance of 150.00 feet; THENCE South 89°58'25" West, parallel to the north line of said NE/4, a distance of 510.42 feet to a point on the easterly right-of-way line for A.T. & S.F. Railroad; THENCE North 05°52'25" East, along said easterly right-of-way line, a distance of 150.00 feet to the POINT OF BEGINNING. Said described tract of land contains an area of 76,157 square feet or 1.7483 acres, more or less.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Taylor Denniston, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma; and the annexed plat, consisting of one (1) sheet, represents a survey made under my supervision on the 7th day of June, 2018 and the monuments shown thereon exist and their positions are correctly shown, and this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors, and the original media of this plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Witness under my hand and seal this 7th day of June, 2018

Notary Commission Number: 12001575

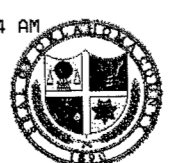
Commission Expiration Date: 2/16/20

[Signature] Notary Public

Basis of Bearing Note: The basis of bearing used for this survey was the City of Edmond GPS Control adjusted to monument station numbers 1119, 1119S, and 1100N on September 8, 2017.

According to the City of Edmond GPS Monument Data Sheets, horizontal and vertical control is based on the following: Oklahoma State-Plane Coordinate System North Zone Horizontal Datum: NAD83 Vertical Datum: NAVD88 Geoid Model: Geoid 93 Central Ellipsoid: GRS 83

20190206010154600 Filing Fee: \$18.00 02/06/2019 10:17:14 AM PLAT



ENGINEERS SURVEYORS PLANNERS SMITH ROBERTS BALDISCHWILER, L.L.C. 100 NORTHEAST 5th STREET - OKLAHOMA CITY, OK 73104, PH. (405) 840-7094 OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2019