

FINAL PLAT
BELMONT ESTATES I
AN ADDITION TO THE CITY OF EDMOND
A Part of the SW 1/4 Sec. 11, T 14 N, R 3 W, I.M.
OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned, BELMONT FARMS, L.L.C., an Oklahoma Limited Liability Company, hereby certifies that it is the owner of the legal title and the only person, firm, or corporation having any legal right, title or interest in and to the land shown on the annexed map or plat of BELMONT ESTATES I, an addition to the City of Edmond, being a subdivision of part of the SW1/4 of Section 11, T14N, R3W, I.M., Oklahoma County, Oklahoma, and do further certify:

THAT as the owner of the title to said land which is shown and described on the annexed plat of BELMONT ESTATES I, does hereby dedicate the streets and avenues shown on said map or plat for the use of the public, and their successors and assigns, and guarantee a clear title to said land and has caused the same to be released of all encumbrances so that the title is clear, except as shown in the Bonded Abstractor's Certificate hereon.

THAT the areas indicated on said plat as drainage and utility easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public utility function or service above or beneath the surface of the ground with rights of ingress and egress at any time for the purpose of installation, repair, maintenance, operation and removal of any such public or quasi-public utility.

SAID property covered by this plat and this dedication are subject to certain restrictions, reservations and covenants contained in a separate instrument which may be filed subsequent to the filing of the plat.

THAT the property platted herewith is subject to and a part of a Property Owners Association comprised of all lot owners within the BELMONT FARMS DEVELOPMENT and that Blocks A, B, C and D as shown on the Plat of BELMONT ESTATES I are Common Areas to be owned and maintained by said Property Owners Association. Said Common Areas have been reserved for drainage and stormwater detention facilities and for other uses as may be determined by said Association. The Property Owners Association is charged with the responsibility of maintaining all drainage swales and stormwater detention facilities located in Blocks A, B, C and D as may be required by the City of Edmond.

IN WITNESS WHEREOF, said Limited Liability Company has caused this instrument to be executed at Edmond, Oklahoma, this 14th day of January, 2000.

BELMONT FARMS, L.L.C., an Oklahoma Limited Liability Company

Gary Spencer, Notary Public

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

Before me, the undersigned, a Notary Public in and for said County and State, on this 14th day of January, 2000, personally appeared GARY SPENCER, 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

Notary Public Signature

My Commission Expires: 04/01/01

SURVEYOR'S CERTIFICATE

I, G. Earnest Isch, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of BELMONT ESTATES I, an addition to the City of Edmond, Oklahoma County, Oklahoma, correctly represents an accurate survey made under my supervision, and that the monuments shown thereon actually exist and are correctly shown

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

Before me, the undersigned, a Notary Public in and for said County and State, on this 14th day of January, 2000, personally appeared G. Earnest Isch, to me known to be the identical person who subscribed the name of the maker thereof and that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS MY HAND AND SEAL the day and year last above written.

Notary Public Signature

My Commission Expires: December 11, 2000

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned duly qualified and lawfully bonded abstractor of titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of said County show that the title to said land shown on the annexed plat of BELMONT ESTATES I, and being a part of the SW1/4 of Section 11, T14N, R3W, I.M., Oklahoma County, Oklahoma, is vested in BELMONT FARMS, L.L.C., an Oklahoma Limited Liability Company, and that on the 14th day of January, 2000, there were no actions pending, or judgments of any nature in any court, or on file with any Clerk of any Court in said County and State against said land or the owner thereof, and that the taxes are paid for 1999, and prior years, and that there are no outstanding tax sale certificates, tax deeds outside the chain of title relied on and that there are no liens, mortgages, easements, rights-of-way, oil and gas leases and mineral conveyances except those of record.

AMERICAN EAGLE Title Insurance Company

By: Debra Farnish, Vice President

ATTEST:

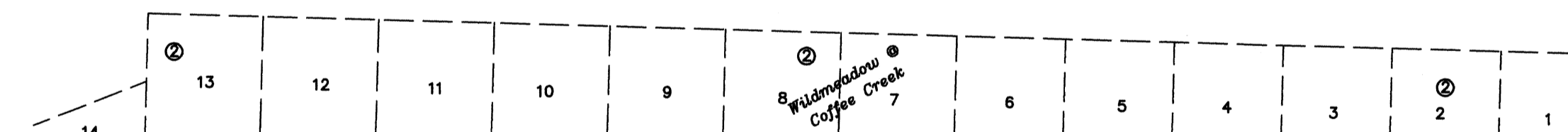
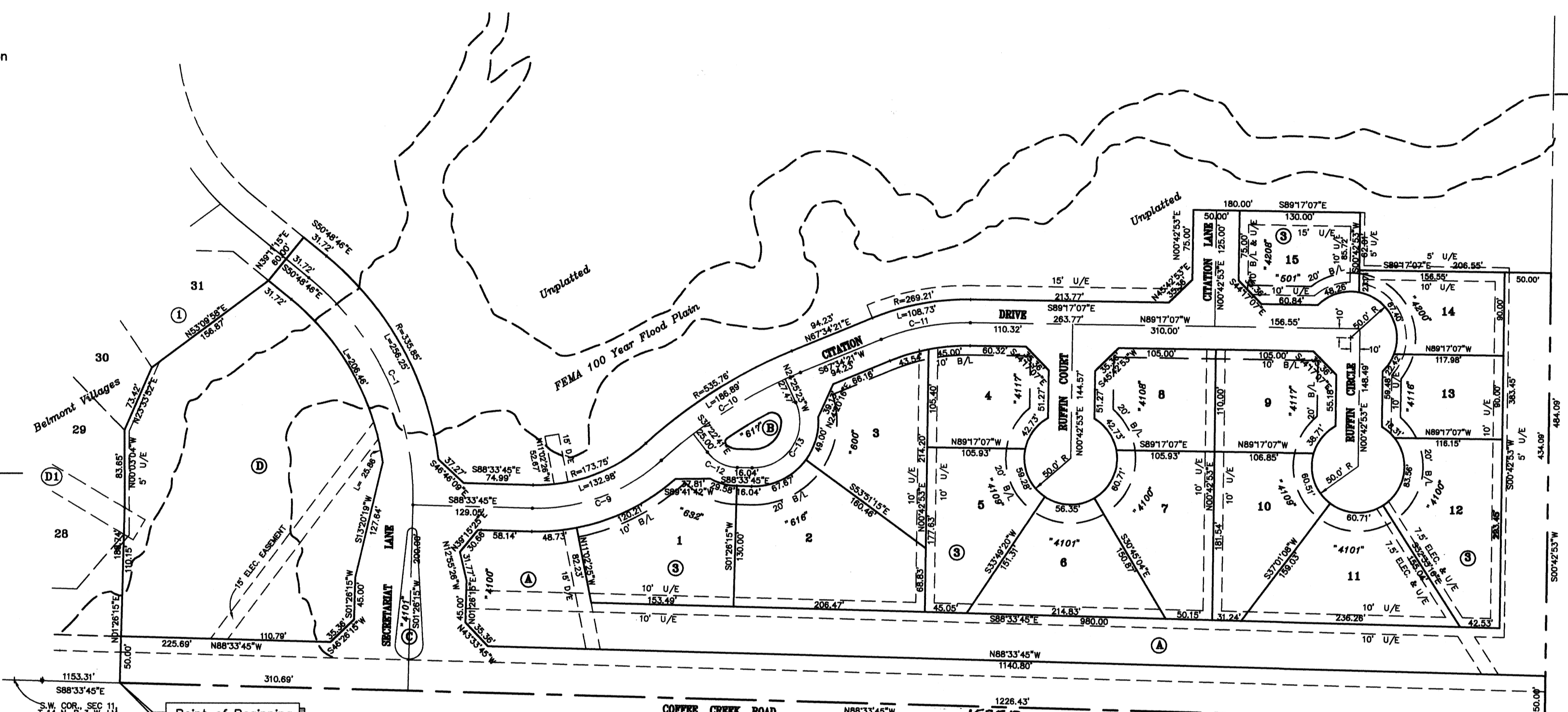


Table with 6 columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, BEARING. Contains data for curves C-1 through C-13.

Scale: 1" = 100'

COUNTY TREASURER'S CERTIFICATE
I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, and that the tax records of said County show all taxes are paid for the year 1999, and prior years, on the land shown on the annexed plat of BELMONT ESTATES I, a subdivision of part of the SW1/4 of Section 11, T14N, R3W, I.M., Oklahoma County, Oklahoma, and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the current year's taxes.

CITY CLERK CERTIFICATE
I, the undersigned, City Clerk of the City of Edmond, Oklahoma, do hereby certify that I have examined the record of said City and find all deferred payments or unreturned installments on special assessments have been paid in full and there is no special assessment procedure now pending against the land shown on the annexed plat of BELMONT ESTATES I, being a subdivision of part of the SW1/4 of Section 11, T14N, R3W, I.M., Oklahoma County, Oklahoma, on the 14th day of January, 2000.

CITY PLANNING COMMISSION APPROVAL
I, the undersigned, Chairman of the City Planning Commission of the City of Edmond, Oklahoma, do hereby certify that said Planning Commission duly approved the FINAL PLAT of BELMONT ESTATES I, an addition to the City of Edmond, being a subdivision of part of the SW1/4 of Section 11, T14N, R3W, I.M., Oklahoma County, Oklahoma, on the 2nd day of March, 1999.

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY CITY COUNCIL
Be it hereby resolved by the City Council of the City of Edmond, Oklahoma, that the annexed plat of BELMONT ESTATES I, a subdivision of part of the SW1/4 of Section 11, T14N, R3W, I.M., Oklahoma County, Oklahoma, shown hereon is hereby approved and accepted.

LEGAL DESCRIPTION
A part of the SW1/4, Section 11, T14N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING At the SW corner of said SW1/4; THENCE S88°33'45"E along the South line of said SW1/4 a distance of 1153.31 ft. to the POINT OF BEGINNING; THENCE N01°26'15"E a distance of 188.74 ft.; THENCE N00°03'04"W a distance of 83.65 ft.; THENCE S23°33'45"E a distance of 73.42 ft.; THENCE N53°09'58"E a distance of 156.87 ft.; THENCE N39°11'15"E a distance of 60.00 ft.; THENCE S50°48'46"E a distance of 31.72 ft. to a point of curve; Southeastery along said curve to the right with a radius of 335.85 ft. for an arc length of 256.25 ft. (the chord of said curve bears S28°57'16"E for a distance of 250.08 ft.); THENCE S46°46'09"E a distance of 37.27 ft.; THENCE S88°33'45"E a distance of 74.99 to a point of curve; THENCE Northeastery along said curve to the left with a radius of 173.75 ft. for an arc length of 132.98 ft. (the chord of said curve bears N69°30'42"E for a distance of 129.76 ft.) to a point of reverse curve; THENCE Northeastery along said reverse curve to the right with a radius of 535.76 ft. for an arc length of 186.89 ft. (the chord of said curve bears N57°34'45"E for a distance of 185.95 ft.); THENCE N67°34'21"E a distance of 94.23 to a point of curve; THENCE Northeastery along said curve to the right with a radius of 269.21 ft. for an arc length of 108.73 ft. (the chord of said curve bears N79°08'37"E for a distance of 108.00 ft.); THENCE S89°17'07"E a distance of 213.77 ft.; THENCE N45°42'53"E a distance of 35.36 ft.; THENCE N01°42'53"E a distance of 75.00 ft.; THENCE S89°17'07"E a distance of 180.00 ft.; THENCE S00°42'53"W a distance of 62.01 ft.; THENCE S89°17'07"E a distance of 206.55 ft.; THENCE S00°42'53"W a distance of 484.09 ft. to a point on the South line of said SW1/4; THENCE N88°33'45"W along the South line of said SW1/4 a distance of 1537.12 ft. to the POINT OF BEGINNING.

Said described tract contains 14.26 acres and is subject to easements and right-of-ways of record. APPROVED: James M. Hendall, City Engineer

FINAL PLAT Belmont Estates I Sheet 1 of 1. G. EARNEST ISCH CONSULTING ENGINEER. 2000 E. 15TH STREET - EDMOND - OKLAHOMA 73013. 405 - 348 - 1183. CA No. 1139.

OWNER, OWNER'S NOTARY, SURVEYOR, SURVEYOR'S NOTARY, ABSTRACTOR, COUNTY, CITY. Includes various professional seals and signatures.

59-55