

# FINAL PLAT BRADBURY STATION

AN ADDITION TO THE CITY OF EDMOND,  
A SUBDIVISION OF A PART OF THE  
SE 1/4, SECTION 29, T14N, R2W, I.M.  
OKLAHOMA COUNTY, OKLAHOMA

PART OF A PLANNED UNIT DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned, HANSEN FAMILY TRUST 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 BRADBURY STATION, an addition to the City of Edmond, being a subdivision of part of the SE 1/4 of Section 29, T14N, R2W, 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 BRADBURY STATION, does hereby dedicate the R/W on 2nd Street and Oakridge Drive as shown on said plat, for the uses of the public, and their successors and assigns, and guarantees a clear title to said land and have 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 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, operation and/or removal of any such public or quasi-public utility.

THAT Block 2 indicated on said plat is a private drainage easement and is reserved for Stormwater Detention to serve all of the Bradbury Station Planned Unit Development and for landscaping. No structures, storage of materials, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the private drainage easement shown. The Property Owner shall be responsible for the maintenance of said Block 2 and is charged with the responsibility of maintaining all drainage facilities as may be required by the City of Edmond.

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 this plat.

IN WITNESS WHEREOF, said Hansen Family Trust has caused this instrument to be executed at Edmond, Oklahoma, this 13th day of October, 2015

*Leonard M. Hansen Jr.*  
Co-trustee of Hansen Family Trust

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of October, 2015, personally appeared *Leonard M. Hansen Jr.* to me known to be the identical persons who subscribed the name of the maker thereof and therein set forth as the Co-trustee of HANSEN FAMILY TRUST.

WITNESS MY HAND AND SEAL the day and year last above written.  
MY COMMISSION NUMBER: *02017996*  
MY COMMISSION EXPIRES: *10/25/18*

### SURVEYOR'S CERTIFICATE

I, Colin K. Beatty, a Licensed Professional Land Surveyor in the State of Oklahoma, do hereby certify that the FINAL PLAT of BRADBURY STATION, an addition to the City of Edmond, Oklahoma County, Oklahoma, correctly represents a careful survey made under my supervision, and that the monuments noted thereon actually exist and are correctly shown.

*Colin K. Beatty*  
Colin K. Beatty, PLS #1870

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA } ss

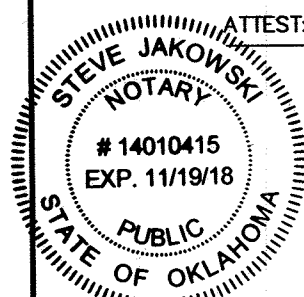
Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of October, 2015, personally appeared Colin K. Beatty, to me known to be the identical person who subscribed the name of the maker thereof and that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS MY HAND AND SEAL the day and year last above written.  
MY COMMISSION NUMBER: *02017996*  
MY COMMISSION EXPIRES: *10/25/18*

### 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 FINAL PLAT of BRADBURY STATION, and being a part of the SE 1/4 of Section 29, T14N, R2W, I.M., Oklahoma County, Oklahoma, is vested in HANSEN FAMILY TRUST and that on this 13th day of October, 2015 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 owners thereof, and that the taxes are paid for 2015, and prior years, and that there are no out-standing 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.

*Steve Jakowicz*  
First American Title & Trust Co.

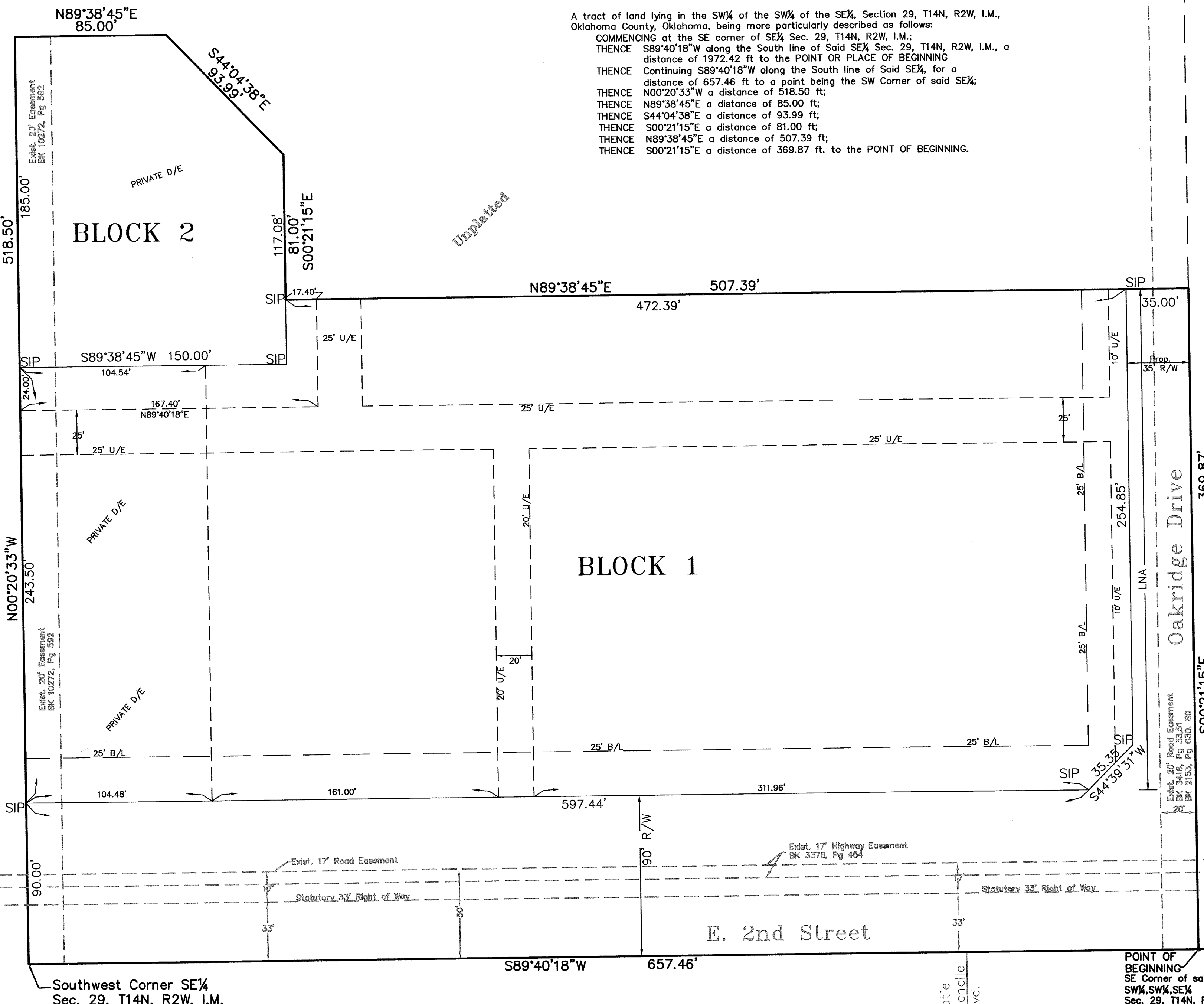


### COUNTY TREASURER'S CERTIFICATE

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 2015, and prior years, on the land shown on the FINAL PLAT of BRADBURY STATION, a subdivision of part of the SE 1/4 of Section 29, T14N, R2W, 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.

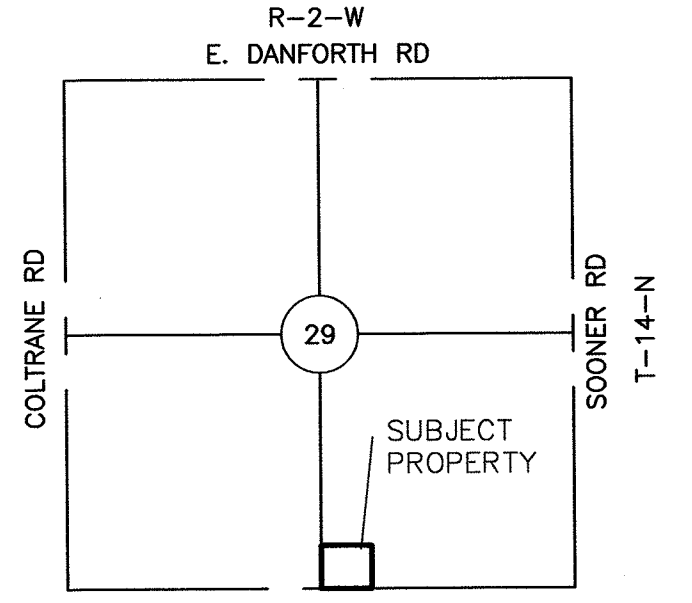
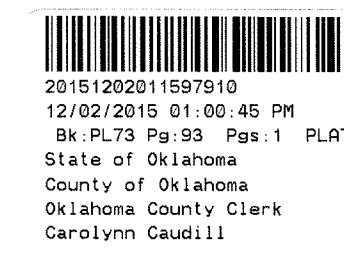
IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed in Oklahoma City, Oklahoma, on this 1st day of Dec 2015

*Forrest Buster Freeman*  
COUNTY TREASURER



**LEGAL DESCRIPTION**  
A tract of land lying in the SW 1/4 of the SW 1/4 of the SE 1/4, Section 29, T14N, R2W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows:  
COMMENCING at the SE corner of SE 1/4 Sec. 29, T14N, R2W, I.M.;  
THENCE S89°40'18\"/>

OWNER'S NOTARY: *ROSE ISCH*  
SURVEYOR: COLIN K. BEATTY, 1870  
SURVEYOR'S NOTARY: *ROSE ISCH*  
ABSTRACTER: *FIRST AMERICAN TITLE & TRUST COMPANY*  
COUNTY: *OKLAHOMA COUNTY*  
CITY: *EDMOND, OKLAHOMA*



### CITY CLERK CERTIFICATE

I, the undersigned, City Clerk of the City of Edmond, Oklahoma, do hereby certify that I have examined the records 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 FINAL PLAT of BRADBURY STATION being a subdivision of part of the SE 1/4 of Section 29, T14N, R2W, I.M., Oklahoma County, Oklahoma on this 26th day of October, 2015.

*Carolyn Caudill*  
CITY CLERK

### 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 BRADBURY STATION, an addition to the City of Edmond, being a subdivision of part of the SE 1/4 of Section 29, T14N, R2W, I.M., Oklahoma County, Oklahoma, on this 26th day of April, 2014.

*Don Moore*  
CHAIRMAN

### 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 FINAL PLAT of BRADBURY STATION, a subdivision of part of the SE 1/4 of Section 29, T14N, R2W, I.M., Oklahoma County, Oklahoma, shown hereon is hereby approved and accepted.

ADOPTED by the City Council of the City of Edmond, Oklahoma this 26th day of October, 2015.  
*Charles Ford*  
MAYOR  
*Carolyn Caudill*  
CITY CLERK

### SURVEY NOTES:

This 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. This Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

Basis for Bearing: City of Edmond GPS Monument Datum (NAD) 83  
Base Line: South Line of the SE 1/4, Sec. 29, T14N, R2W, I.M. - S89°40'18\"/>

### LEGEND

- SIP - Set Iron Pin at Property Corner
- U/E - Utility Easement
- D/E - Drainage Easement
- R/W - Right of Way
- B/L - Building Line
- LNA - Limits of No Access

FIRST AMERICAN TITLE  
133 NW 8TH  
OKLAHOMA CITY, OK 73102

Scale: 1" = 40'

6.04± ACRES

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OKLAHOMA COUNTY, OKLAHOMA

ISCH & ASSOCIATES, INC.  
CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING  
14848 Bristol Park Boulevard - EDMOND, OKLAHOMA 73013  
OFFICE (405) 286-5696 - FAX (405) 286-5982  
Certificate of Authorization No. 1139 Exp. Date: 6-30-17

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