

# FINAL PLAT

## OF BRIDGEWATER OFFICE - SECTION I

### A PART OF THE NW 1/4, SECTION 27, T-14-N, R-3-W, I.M. CITY OF EDMOND, OKLAHOMA COUNTY OKLAHOMA

**Legal Description**  
 A tract of land located in the Northwest Quarter (NW/4) of Section 27, Township 14 North (T-14-N), Range 3 West (R-3-W), Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4);  
 THENCE South 00°43'55" East, along the West line of said Northwest Quarter (NW/4), a distance of 1561.95 feet, to the POINT OF BEGINNING;  
 THENCE North 89°16'05" East a distance of 50.00 feet, to a point on the east right-of-way for Santa Fe Avenue, said point also being on the south right-of-way for Bradford Way;  
 THENCE North 48°02'55" East, along said south right-of-way, a distance of 32.95 feet, to a point of curve;  
 THENCE, continuing along said right-of-way, Southeastly along said curve to the right having a radius of 95.00 feet for an arc length of 14.11 feet (the chord of said curve bears South 71°21'17" East for a distance of 14.10 feet), to a point of reverse curve;  
 THENCE, continuing along said right-of-way, Southeastly along said curve to the left having a radius of 155.00 feet for an arc length of 63.93 feet (the chord of said curve bears South 78°54'57" East for a distance of 63.48 feet);  
 THENCE North 89°16'05" East, continuing along said right-of-way, a distance of 209.78 feet;  
 THENCE South 00°43'55" East a distance of 110.00 feet;  
 THENCE South 89°16'05" West a distance of 360.00 feet, to a point on the west line of said Northwest Quarter (NW/4);  
 THENCE North 00°43'55" West, along the West line of said Northwest Quarter (NW/4), a distance of 105.97 feet, to the POINT OF BEGINNING;

Said tract of land contains a gross area of 40,038.2 square feet or 0.92 acres, more or less, which includes a 50 foot street right-of-way for Santa Fe Avenue, for a net area of 34,740 square feet or 0.80 acres, and is subject to easements, right-of-ways and restrictions of record.

**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**

Be it resolved by the Council of the City of Edmond Oklahoma, that the dedications shown on the Final Plat of BRIDGEWATER OFFICE - SECTION I, to the City of Edmond, Oklahoma are hereby approved and accepted.

Adopted by the Council of the City of Edmond, this 11<sup>th</sup> day of December, 2000.  
*Amy Nadel* City Clerk  
*Bob Cudlin* Mayor

**COUNTY TREASURER'S CERTIFICATE**

I, Bruce A. Pitts, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County, Oklahoma, that the tax records of said county show that all taxes for the year 2000 and prior years are paid on the Final Plat of BRIDGEWATER OFFICE - SECTION I, an addition to the City of Edmond, Oklahoma, that 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 15<sup>th</sup> day of Dec, 2000.  
*Bruce A. Pitts* County Treasurer

**BONDED ABSTRACTOR'S CERTIFICATE**

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and State of Oklahoma, hereby certify that the records of said county show that the title to the land shown on the Final Plat of BRIDGEWATER OFFICE - SECTION I, an addition to the City of Edmond, Oklahoma is vested in ERC Properties, Inc., on the 11<sup>th</sup> day of December, 2000 and that there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, that the taxes are paid for the year of 2000 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat; except, mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 15<sup>th</sup> day of December, 2000.  
*American Eagle Title Insurance Company*  
 BY: *Terri J. Parrish* (Vice President)

ATTEST: Assistant Secretary

STATE OF OKLAHOMA  
 COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on the 15 day of December, 2000, personally appeared Terri J. Parrish to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its (vice) president, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above

My Commission Expires: 03-12-2003 Deborah Kaye Lane Notary Public

**PROFESSIONAL SURVEYOR'S CERTIFICATE**

I, Bruce A. Pitts, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of BRIDGEWATER OFFICE - SECTION I, an addition to the City of Edmond, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 5 day of December, 2000, and that monuments shown thereon actually exist and their positions are correctly shown, that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

*Bruce A. Pitts*  
 Bruce A. Pitts, P.L.S. # 1076

STATE OF OKLAHOMA  
 COUNTY OF OKLAHOMA  
 Before me, the undersigned, a notary public within and for said county and state, personally appeared Bruce A. Pitts, 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.

Witness under my hand and seal this 5<sup>th</sup> day of December, 2000  
 My Commission Expires: 3-1-04  
*Surveyor* Notary Public

**OWNER'S CERTIFICATE AND DEDICATION**  
 Know All Men By These Presents:

That ERC Properties, Inc. hereby certifies that it is the owner of, and the only person, firm or corporation having any right, title or interest in and to the land shown on the Final Plat of BRIDGEWATER OFFICE - SECTION I, an addition to the City of Edmond Oklahoma; that they have caused the same to be platted into lots, blocks, streets and easements as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of BRIDGEWATER OFFICE - SECTION I.

That ERC Properties, Inc. does hereby dedicate all rights-of-way and easements, as shown on said Final Plat to the public for streets, fire protection, utility and drainage easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements, and encumbrances. In witness whereof the undersigned having caused this instrument to be executed this 11<sup>th</sup> day of December, 2000. The Restrictive Covenants will be filed separately.

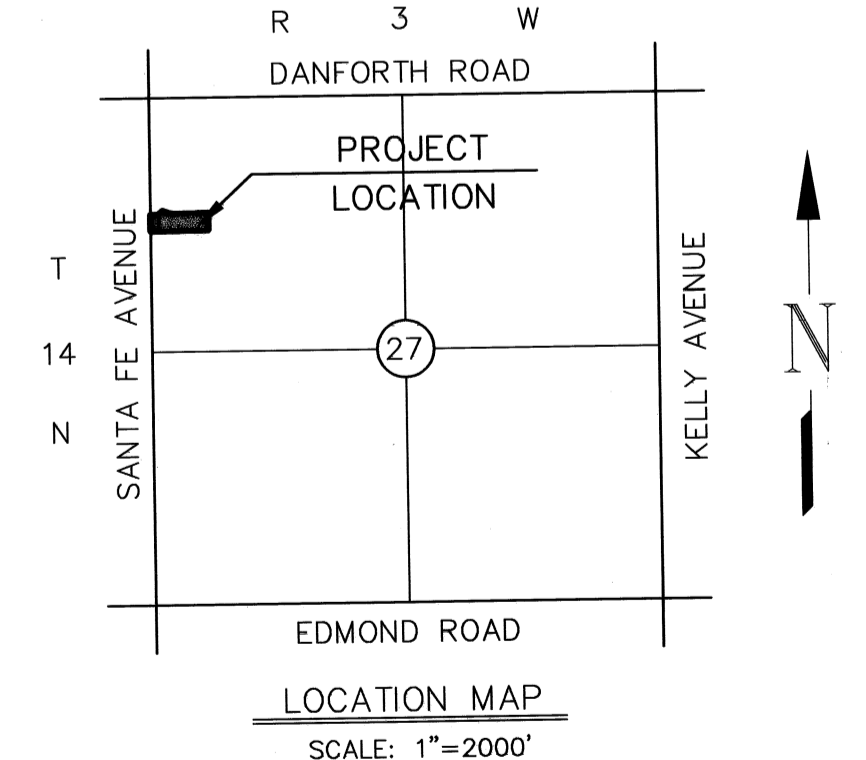
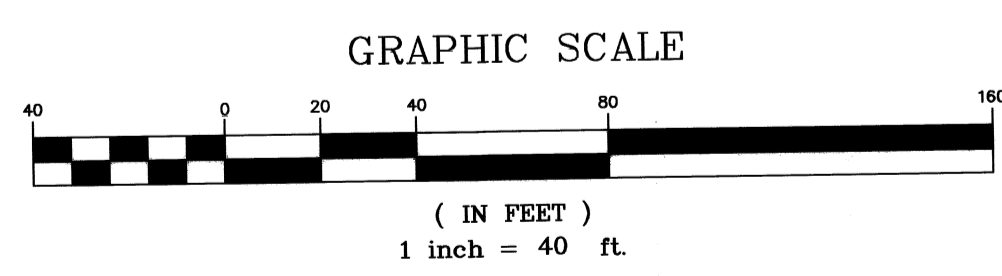
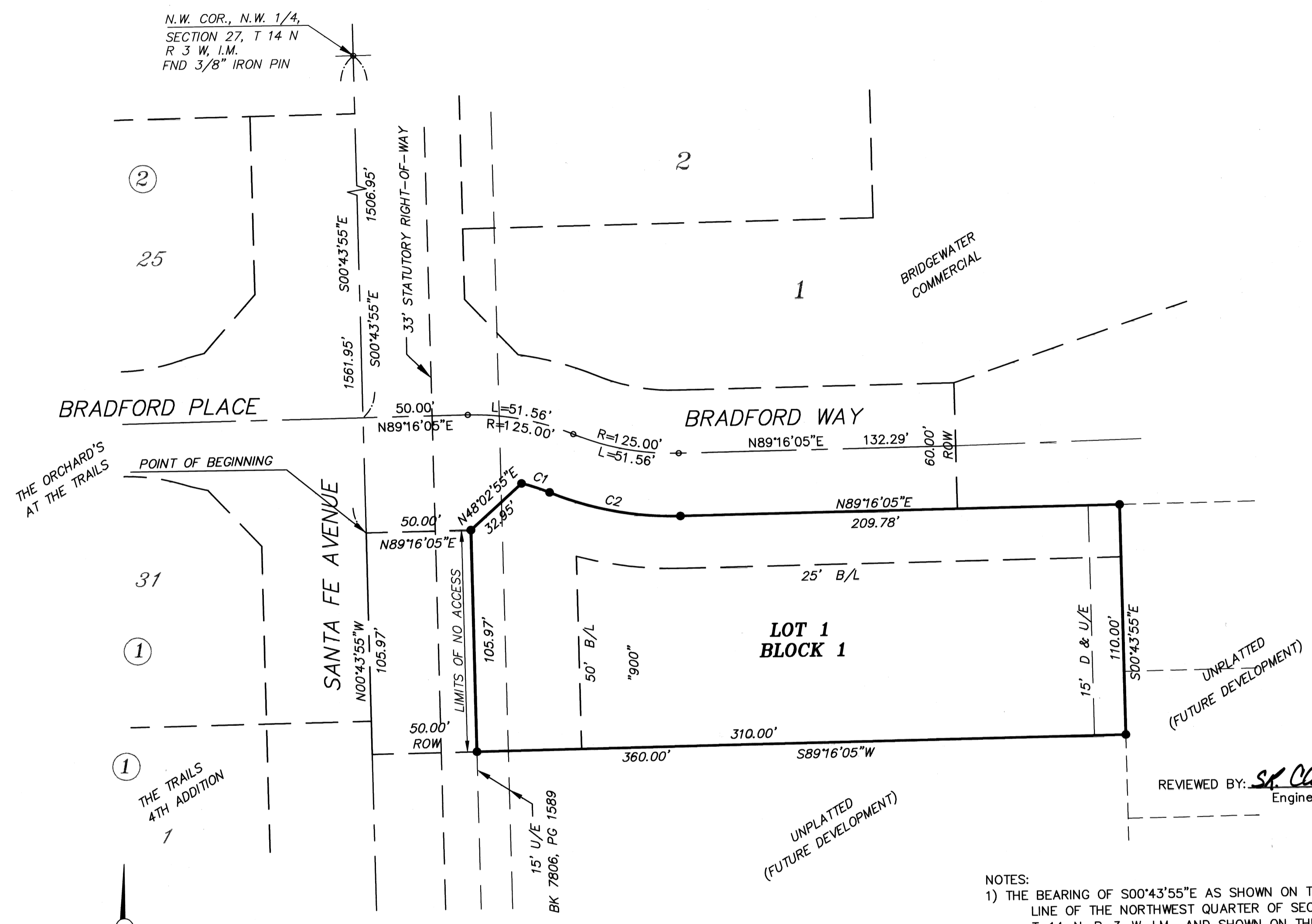
BY: ERC Properties, Inc.  
*President*  
 Notary Public

STATE OF OKLAHOMA  
 COUNTY OF Cleveland SS  
 Before me, the undersigned, a notary public in and for said county and state on the 11<sup>th</sup> day of December, 2000, personally appeared Christie Nickolls to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its president, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: 07-06-2003  
*Christie Nickolls*  
 Notary Public

**CERTIFICATE OF PLANNING COMMISSION**  
David Woods, Chair of the City Planning Commission of the City of Edmond, Oklahoma, hereby certify that the said Planning Commission duly approved the Final Plat of BRIDGEWATER OFFICE - SECTION I, an addition to the City of Edmond, Oklahoma, at a meeting on the 19<sup>th</sup> day of September, 2000.  
*David Woods*  
 Chairman

**CERTIFICATE OF CITY CLERK**  
 I, Nancy Nichols, 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 unmatrued installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of BRIDGEWATER OFFICE - SECTION I, an addition to the City of Edmond.  
 Signed by the City Clerk this 11<sup>th</sup> day of December, 2000.  
*Nancy Nichols*  
 City Clerk



- NOTES:**
- 1) THE BEARING OF S00°43'55"E AS SHOWN ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27 T-14-N, R-3-W, I.M., AND SHOWN ON THE FINAL PLAT OF BRIDGEWATER COMMERCIAL, WAS USED AS THE BASIS OF BEARING FOR THIS FINAL PLAT.
  - 2) EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEDICATED PURSUANT TO THIS FINAL PLAT.
- ~ INDICATES 3/8" IRON PIN
  - D & U/E ~ DRAINAGE & UTILITY EASEMENT
  - B/L ~ BUILDING SETBACK LINE

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	8°30'39"	95.00	14.11	7.07	14.10	N71°21'17"W
2	23°37'57"	155.00	63.93	32.43	63.48	N78°54'57"W

OWNER'S NOTARY  
 CITY CLERK  
 COUNTY TREASURER  
 CITY COUNCIL  
 ABSTRACTOR  
 ABSTRACTOR'S NOTARY  
 SURVEYOR  
 SURVEYOR'S NOTARY

ENGINEERS  
 SURVEYORS  
 PLANNERS  
**SMITH-ROBERTS and ASSOCIATES, INC.**  
 BRICKTOWN OKLAHOMA HARDWARE BUILDING  
 25 SOUTH OKLAHOMA AVENUE, - SUITE 400 - OKLAHOMA CITY, OK 73104.  
 PHONE (405) 840-7094  
 OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 794 EXPIRES JUNE 30, 2001

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