

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 1667.92 feet, to the POINT OF BEGINNING;
 THENCE North 89°16'05" East a distance of 360.00 feet;
 THENCE South 00°43'55" East a distance of 483.90 feet;

THENCE South 53°03'29" West a distance of 1.96 feet, to a point of curve;
 THENCE Southwesterly along said curve to the right having a radius of 150.00 feet for an arc length of 32.31 feet (the chord of said curve bears

South 59°13'46" West a distance of 32.25 feet;

THENCE South 65°24'03" West a distance of 93.49 feet;

THENCE South 89°16'05" West a distance of 159.87 feet;

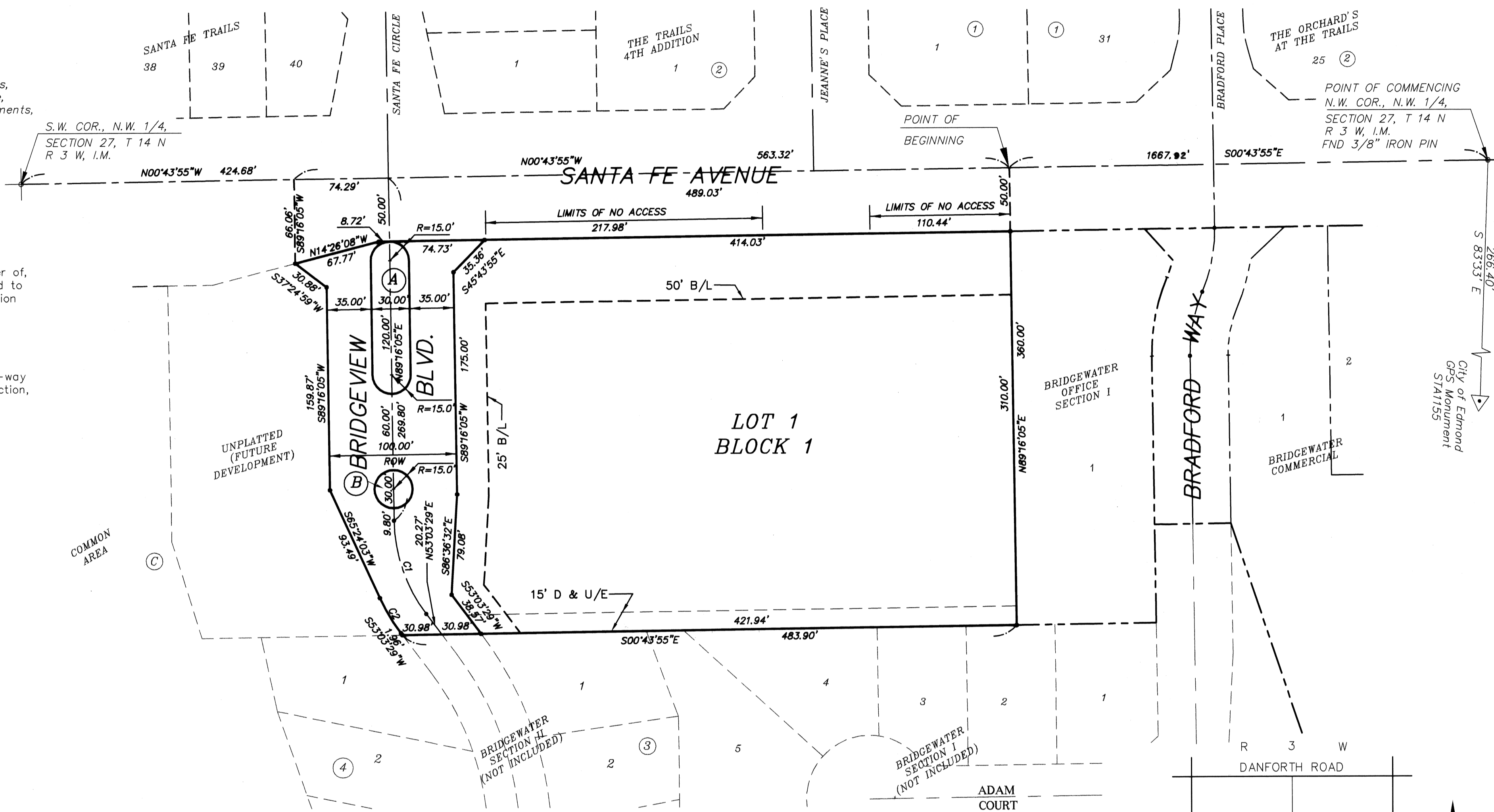
THENCE South 37°24'59" West a distance of 30.88 feet;

THENCE South 89°16'05" West a distance of 66.06 feet;

THENCE North 00°43'55" West, along the West line of said Northwest Quarter (NW/4), a distance of 563.32 feet, to the POINT OF BEGINNING;

Said tract of land contains a gross area of 192,921.66 square feet or 4.43 acres, more or less, which includes a 50 foot street right-of-way for Santa Fe Avenue, for a net area of 164,226.28 square feet or 3.77 acres, and is subject to easements, right-of-ways and restrictions of record.

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



OWNER'S CERTIFICATE AND DEDICATION

Know All Men By These Presents:

That ERC Land Development Group, LLC 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 II, an addition to the City of Edmond, Oklahoma; that it has 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 II.

That ERC Land Development Group, LLC 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 17th day of October, 2003. The Restrictive Covenants will be filed separately.

BY: ERC Land Development Group, LLC

BY: *Luana Pender*
 Vice President

STATE OF OKLAHOMA SS
 COUNTY OF

Before me, the undersigned, a notary public in and for said county and state on the 17th day of October, 2003, personally appeared *Nancy Nichols* 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 company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: *8/28/04*
 Luana Pender
 Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, *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 II, an addition to the City of Edmond, Oklahoma, at a meeting on the 3rd day of April, 2003.

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 unmatured 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 II, an addition to the City of Edmond.

Signed by the City Clerk this 27th day of October, 2003.

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.

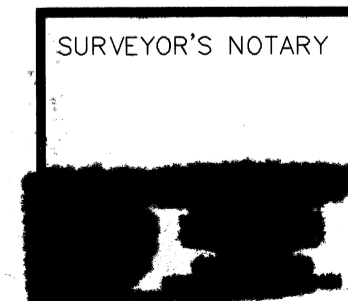
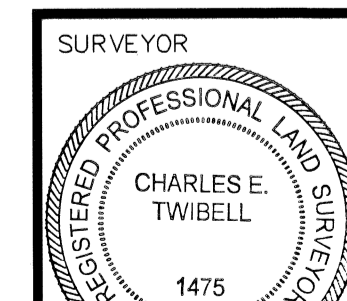
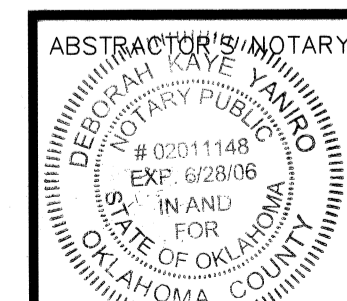
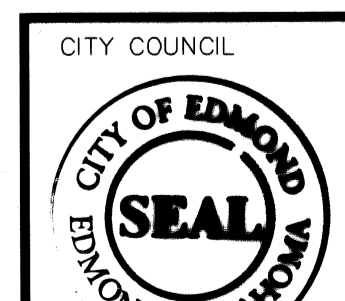
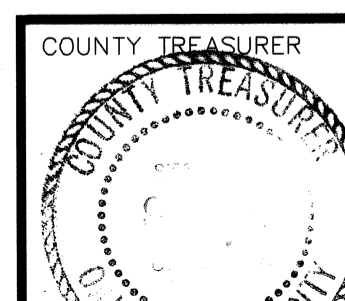
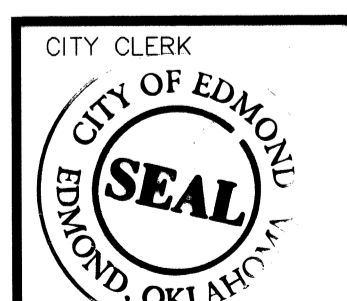
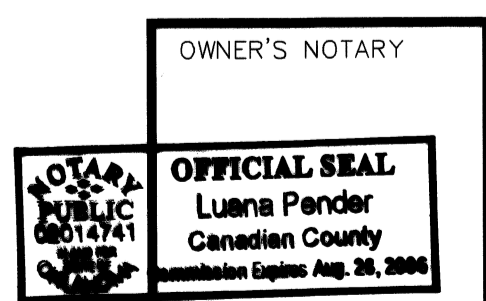
• ~ INDICATES 3/8" IRON PIN

D & U/E ~ DRAINAGE & UTILITY EASEMENT

B/L ~ BUILDING SETBACK LINE

Lots A & B are Common Areas to be maintained by the Bridgewater Property Owners Association.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	36°12'36"	125.00	79.00'	40.87	77.69	N71°09'47"E
C2	12°20'34"	150.00	32.31'	16.22	32.25	S59°13'46"W



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 II, to the City of Edmond, Oklahoma are hereby approved and accepted.

Adopted by the Council of the City of Edmond, this 27th day of October, 2003.
Nancy Nichols City Clerk
Laundra J. Naifeh Mayor

COUNTY TREASURER'S CERTIFICATE

I, *Brent 'Butler' Freeman*, 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 2002, and prior years are paid on the Final Plat of BRIDGEWATER OFFICE - SECTION II, an addition to the City of Edmond, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current year's taxes.

In Witness whereof, said County Treasurer has caused this instrument to be executed this 21st day of November, 2003.

Brent 'Butler' Freeman
 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 II, an addition to the City of Edmond, Oklahoma is vested in ERC Land Development Group, LLC, on the 31st day of October, 2003 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 2002 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 17th day of November, 2003.

Terri J. Parrish
 American Eagle Title Insurance Company
 (Vice President)

ATTEST: _____ Assistant Secretary

STATE OF OKLAHOMA SS
 COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on the 17th day of November, 2003, 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: *04-28-06*
Deborah Kaye Upmire
 Notary Public
 Commission No. *#0201148*

PROFESSIONAL SURVEYOR'S CERTIFICATE

I, *Charles E. Twibell*, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of BRIDGEWATER OFFICE - SECTION II, an addition to the City of Edmond, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 11th day of October, 2003, 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.

Charles E. Twibell
 Charles E. Twibell, P.L.S. # 1475

STATE OF OKLAHOMA SS
 COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared *Charles E. Twibell* 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 16th day of October, 2003.

My Commission Expires: *July 8, 2006*
Shelly D. McSpain
 Notary Public

ENGINEERS SURVEYORS PLANNERS
SMITH ROBERTS BALDISCHWILER, L.L.C.
 BRICKTOWN OKLAHOMA HARDWARE BUILDING
 25 SOUTH OKLAHOMA AVENUE, - SUITE 400 - OKLAHOMA CITY, OK 73104,
 PHONE (405) 840-7094
 OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2005

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