

FINAL PLAT BROADWAY PLAZA

BEING A PART OF THE NORTHWEST QUARTER SECTION 11, T.13 N., R. 3 W. I.M. CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A tract of land lying in the Northwest Quarter of Section 11, Township 13 North, Range 3 West of the Indian Meridian, City of Edmond, Oklahoma County, Oklahoma, and being more particularly described as follows:

A part of the Northwest Quarter of Section 11, Township 13 North, Range 3 West of the Indian Meridian, City of Edmond, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Northeast Corner of said Northwest Quarter of said Section 11:

THENCE South 00°10'37" East, along the East line of said Northwest Quarter a distance of 99.27 feet to the West Right-of-Way line of State Highway 77J (Broadway Extension);

THENCE South 30°32'45" West, along the West Right-of-Way line of State Highway 77-J (Broadway Extension), a distance of 2436.12 feet to the POINT OF BEGINNING;

THENCE continuing South 30°32'45" West, along said West Right-of-Way line of State Highway 77-J (Broadway Extension), a distance of 285.78 feet;

THENCE North 59°27'15" West along the West Right-of-Way line of State Highway 77-J (Broadway Extension), a distance of 10.00 feet;

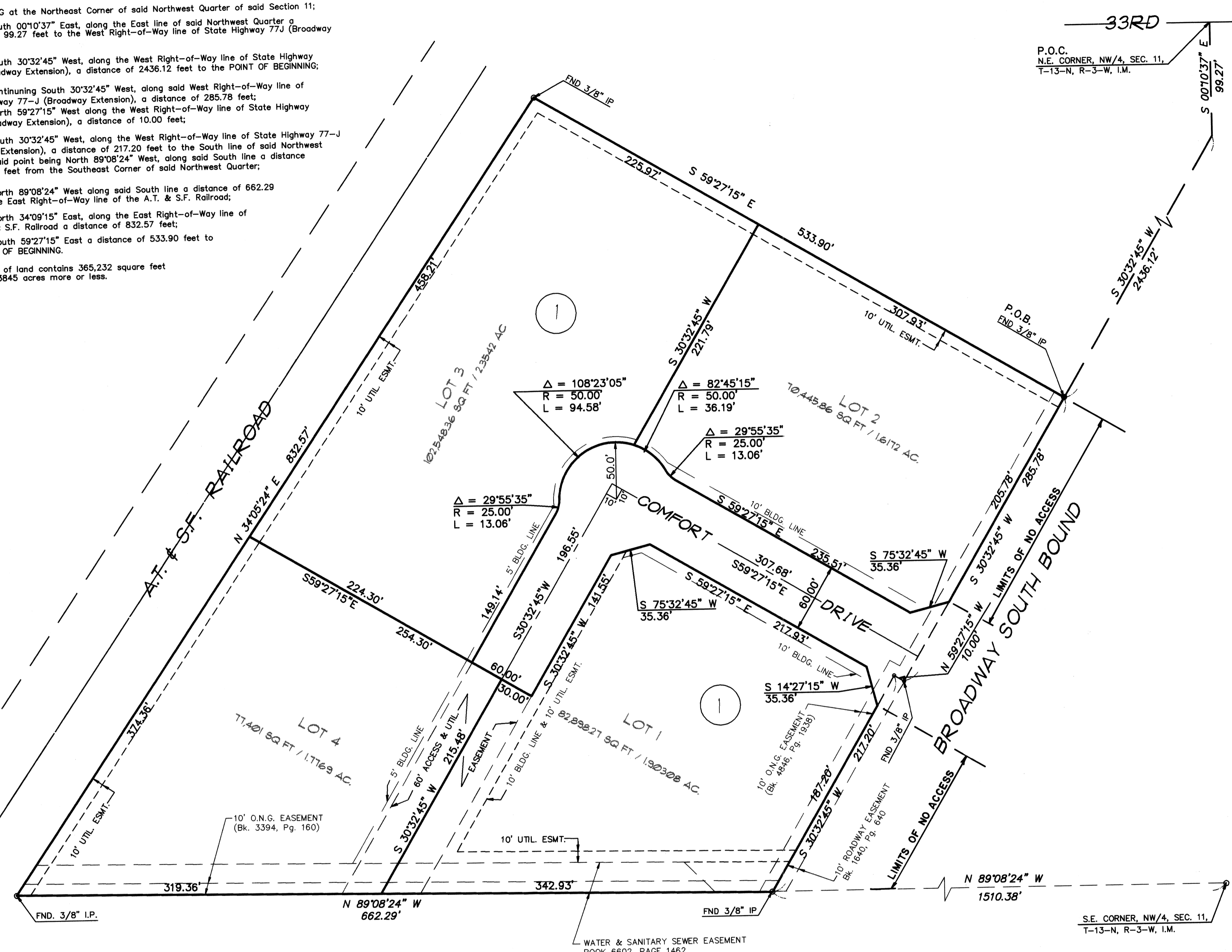
THENCE South 30°32'45" West, along the West Right-of-Way line of State Highway 77-J (Broadway Extension), a distance of 217.20 feet to the South line of said Northwest Quarter, said point being North 89°08'24" West, along said South line a distance of 1510.38 feet from the Southeast Corner of said Northwest Quarter;

THENCE North 89°08'24" West along said South line a distance of 662.29 feet to the East Right-of-Way line of the A.T. & S.F. Railroad;

THENCE North 34°09'15" East, along the East Right-of-Way line of the A.T. & S.F. Railroad a distance of 832.57 feet;

THENCE South 59°27'15" East a distance of 533.90 feet to the POINT OF BEGINNING.

Said tract of land contains 365,232 square feet and or 8.3845 acres more or less.



OWNER'S CERTIFICATE AND DEDICATION

Know All Men By These Presents:

That James W. Wallis, hereby certifies that he 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 Broadway Plaza, Block 1, 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 Broadway Plaza Block 1.

James W. Wallis, further certifies that he is the owner of and the only person, firm or corporation who has any right, title or interest in the land included in the above mentioned Final Plat, and it does hereby dedicate all streets and easements, as shown on said Final Plat, to the use of the public, for public highways, streets, fire protection, utility and drainage easements for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 13th day of November, 1997.

By: James W. Wallis

James W. Wallis
Notary Public

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared James W. Wallis, 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 13th day of November, 1997.

My Commission Expires: 3-28-98
James W. Wallis
Notary Public

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 instalments 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 Broadway Plaza Block 1, an addition to the City of Edmond.

Signed by the City Clerk this 24th day of November, 1997.

Nancy Nichols
City Clerk

CERTIFICATE OF PLANNING COMMISSION

I, Joe Thompson, 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 Broadway Plaza, Block 1, an addition to the City of Edmond, Oklahoma, at a meeting on the 22nd day of April, 1997.

Joe Thompson
Chairman

COUNTY TREASURER'S CERTIFICATE

I, FERRI HANCOCK 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 1997 and prior years are paid on the Final Plat of Broadway Plaza, Block 1, 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 5th day of November, 1997.

Ferri Hancock
County Treasurer
Chief Deputy

NOTES:

- 1. THIS PLAT 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
- 2. THE BEARING OF SOUTH 00°10'37" EAST, AS SHOWN ON THE EAST LINE OF THE NORTHWEST QUARTER, WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.
- 3. THE 60' ACCESS & UTILITY EASEMENT SHOWN HEREON IS FOR THE MUTUAL BENEFIT OF ADJACENT LOTS, LOTS No. 1 & No. 4.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Edmond Oklahoma, that the dedication shown on the Final Plat of Broadway Plaza, Block 1, an addition to the City of Edmond, Oklahoma County is hereby accepted.

Adopted by the Council of the City of Edmond, this 24th day of November, 1997.
Mayor
City Clerk

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 Broadway Plaza Block 1, an addition to the City of Edmond, Oklahoma County, Oklahoma is vested in James W. Wallis, on the 3rd day of November, 1997, 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 1996 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 13th day of November, 1997.

American Guaranty Title Company

ATTEST: *Annalyn Babbitt*
(Assistant) Secretary

By: *Ron Packham*
(Vice) President

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state, personally appeared Paul Backlund 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 written.

My Commission Expires: Oct. 15, 2001
Paul Backlund
Notary Public

REGISTERED SURVEYOR'S CERTIFICATE

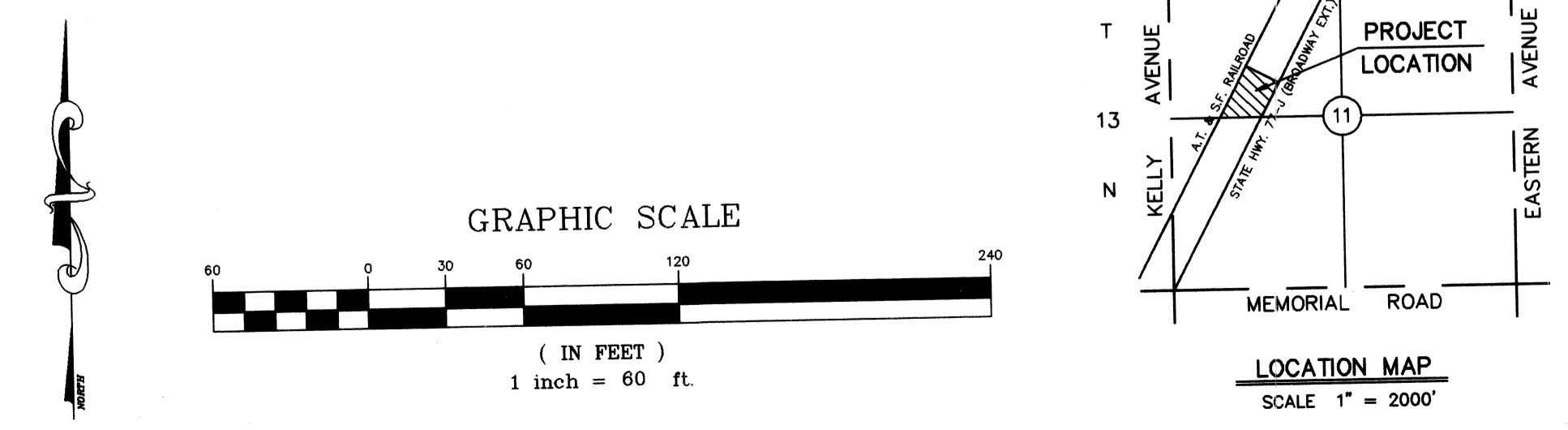
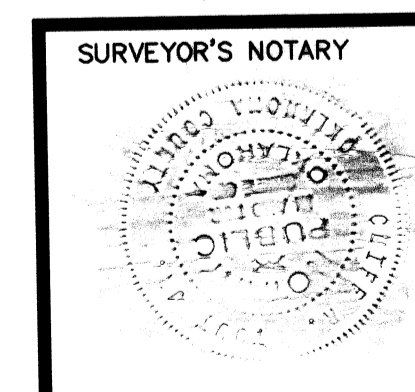
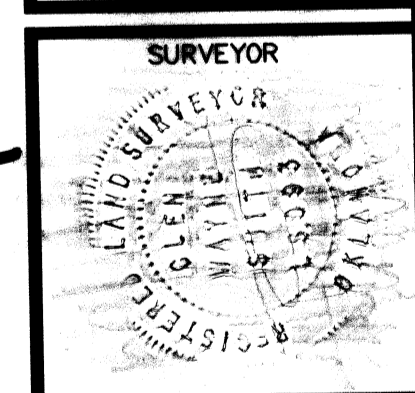
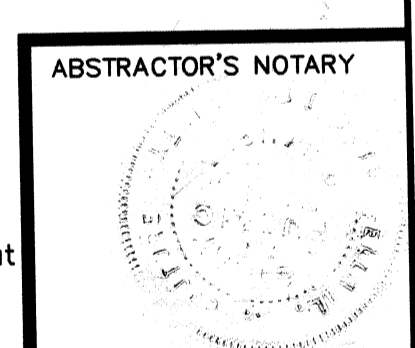
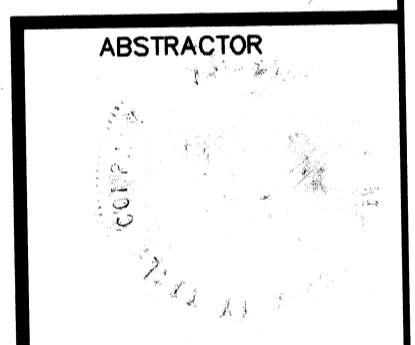
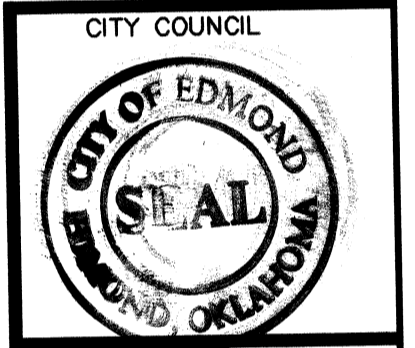
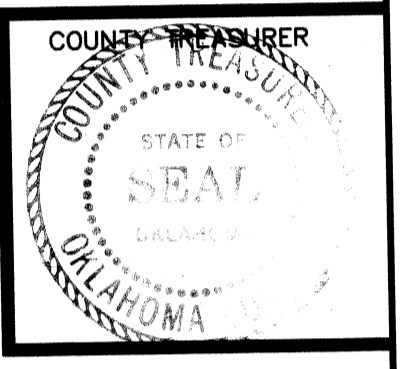
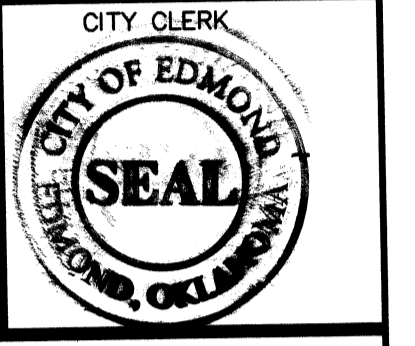
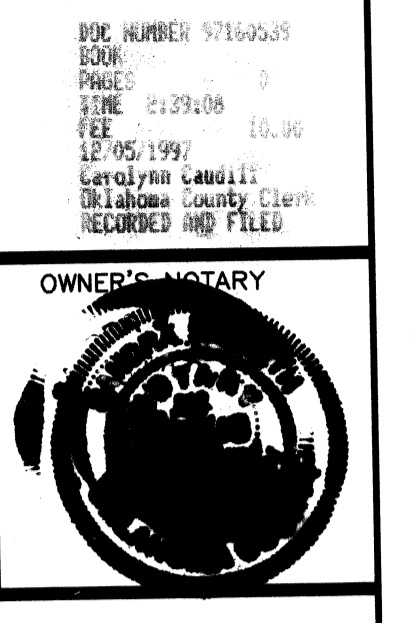
I, Glen W. Smith, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of BROADWAY PLAZA, an addition to the City of Edmond Oklahoma consisting of one (1) sheet, represents a survey made under my supervision on the 12th day of November, 1997, and 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.

Glen W. Smith
Glen W. Smith, Reg. L.S. #993

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Glen Smith, 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 13th day of November, 1997.
My Commission Expires: 1-16-01
Glen Smith
Notary Public



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SMITH-ROBERTS and ASSOCIATES, INC.
222 N. Main Street, Suite 240 Telephone: (405) 840-7094
Oklahoma City, OK 73112 FAX: (405) 840-9116
ENGINEERS • SURVEYORS • PLANNERS
CERTIFICATE OF AUTHORIZATION NO. 794 EXPIRES JUNE 30, 1998