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FINAL PLAT CHALK HILL ADDITION

A RE-PLAT OF LOTS 4 and 5, JAS. A. EBERT'S ADDITION TO THE CITY OF EDMOND

PART OF THE SE/4, SECTION TWENTY SIX (26) T-14-N, R-3-W, I.M. EDMOND, OKLAHOMA

CITY PLANNING COMMISSION APPROVAL

I, Barry K. Moore, Chairperson of the City Planning Commission of the City of Edmond, Oklahoma do hereby certify that the said Planning Commission duly approved the annexed plat of CHALK HILL ADDITION, a re-plat of Lots 4 and 5, Jas. A. Ebert's Addition to the City of Edmond, Oklahoma on this 6th day of September, 2018.

CHAIRPERSON
Barry K. Moore

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Edmond, Oklahoma, that the dedications shown on the annexed plat of CHALK HILL ADDITION, a re-plat of Lots 4 and 5, Jas. A. Ebert's Addition to the City of Edmond, Oklahoma are hereby accepted.

ADOPTED by the Council of the City of Oklahoma City, Oklahoma this 26th day of September, 2018.

APPROVED by the Mayor of the City of Oklahoma City, Oklahoma this 13th day of February, 2018.

Attest:
Tommy Williams Mayor

CITY CLERK'S CERTIFICATE

I, Kory Atkinson, City Clerk of the City of Edmond, Oklahoma, hereby certify that I have examined the records of the said City of Edmond, and find that all deferred payments or unmaturing installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of CHALK HILL ADDITION, a re-plat of Lots 4 and 5, Jas. A. Ebert's Addition to the City of Edmond, Oklahoma, on this 12 day of February, 2018.

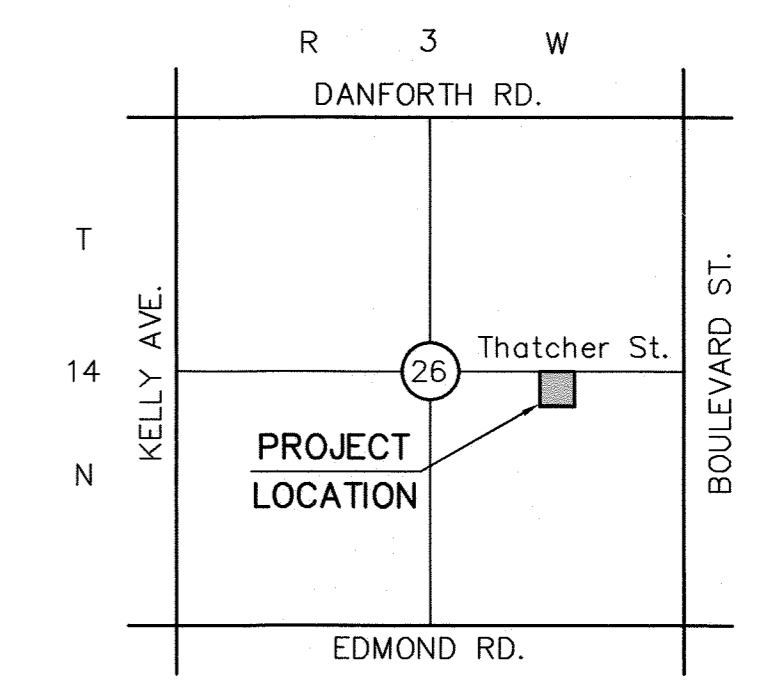
Kory Atkinson
City Clerk

COUNTY TREASURER'S CERTIFICATE

I, Jerry Stone, do hereby certify that I am the duly elected qualified and acting County Treasurer of Oklahoma County, Oklahoma and that the tax records of said County show that all taxes are paid for the year 2018 and prior years on the land shown on the annexed plat of CHALK HILL ADDITION a re-plat of Lots 4 and 5, Jas. A. Ebert's Addition to the City of Edmond, Oklahoma County, Oklahoma, and that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 16 day of March, 2018.

Jerry Stone
Treasurer



LOCATION MAP
NOT TO SCALE

OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

BENCHMARK # 1 ELEVATION = 1191.07
FND 1/2" I.P. W/LS1522 CAP AT NORTHEAST CORNER OF SUBJECT PROPERTY.

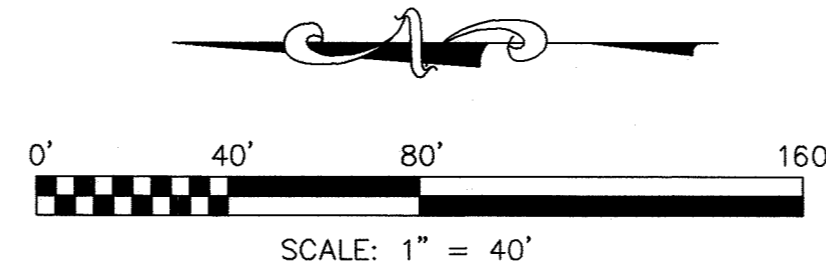
BENCHMARK # 2 ELEVATION = 1186.80
FND 1" PIPE AT SOUTHEAST CORNER OF SUBJECT PROPERTY.

NOTES:
1. ALL COMMON AREAS AND PRESERVES ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

RELATIVE MONUMENT FOR THIS PLAT:
EDMOND GPS MON. STA. 1156
N: 243486.12
E: 2118226.08
EL: 1177.00



LEGAL DESCRIPTION
A tract of land in the Southeast Quarter (SE/4) of Section Twenty-Six (26), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being a re-plat of Lots 4 and 5 of JAS. A. EBERT'S ADDITION to the City of Edmond and more particularly described as follows:
BEGINNING at the Northwest Corner of the recorded Plat of Sterling Pointe Addition, filed in Bk. 63, Pg. 27, Oklahoma County, Oklahoma;
Thence from said Northwest Corner, South 03°23'07" West, a distance of 666.06 feet to the Southwest corner of the Sterling Pointe Addition;
Thence North 89°58'40" West, a distance of 296.97 feet;
Thence North 01°52'56" East, a distance of 665.05 feet;
Thence North 89°59'06" East, a distance of 314.46 feet to the POINT OF BEGINNING.
Containing 203,237.21 square feet or 4.67 acres, more or less.



OWNER'S CERTIFICATE AND DEDICATION
The undersigned, CHALK HILL DEVELOPMENT, L.L.C., does hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the surface rights to the land shown on the final plat of CHALK HILL ADDITION, a re-plat of Lots 4 and 5, Jas. A. Ebert's Addition to the City of Edmond, a subdivision of a part of the SE 1/4, Section 26, T14N, R3W, I.M., Oklahoma County, Oklahoma, and does further certify:

That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to, oil, gas and mineral rights which have been, or are hereby reserved in their entirety, rights of oil, gas and mineral lessee's, present and future, which may include, among other rights, the right to lay pipe lines and build various appurtenances and structures necessary to remove oil, gas and minerals per terms of their lease agreements; easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstractor's Certificate.

That the area indicated on said plat as Utility and/or Drainage 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 removal of any such public or quasi public utility.

That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications.

CHALK HILL DEVELOPMENT, L.L.C.
[Signature]
Manager

State of Oklahoma }
County of Oklahoma } ss

Before me, the undersigned, a Notary Public in and for said County and State, on this 28th day of February, 2018, personally appeared Kyle Copeland to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as its Manager and acknowledged to me that she executed the same as the free and voluntary act and deed of said company for the uses and purposes thereon set forth.

My Commission Expires: 9/16/19
Ryan Leslie Noble
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstractor of Titles in and for Oklahoma County, State of Oklahoma, hereby certify that the records of proper officials of said County show that title to the land included in the annexed plat of CHALK HILL ADDITION, a re-plat of Lots 4 and 5, Jas. A. Ebert's Addition to the City of Edmond, a subdivision of a part of the Southeast 1/4, Section 26, T14N, R3W, I.M., Edmond, Oklahoma County, Oklahoma, is vested in CHALK HILL DEVELOPMENT, L.L.C., and that on this 31th day of February, 2018, 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 2017 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the exception of the rights, Rights-of-way and Mortgages of record.

Attest:
Charles Francis
Secretary
Vice-President

State of Oklahoma }
County of Oklahoma } ss

Before me, the undersigned, a Notary Public in and for said County and State on this 31th day of February, 2018, personally appeared Charles Francis to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice-President and acknowledged to me that Charles Francis executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said 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: 4/24/20
Robert Hillenbrand
Notary Public

SURVEYOR'S CERTIFICATE

I, Greg J. Massey, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat CHALK HILL ADDITION, a re-plat of Lots 4 and 5, Jas. A. Ebert's Addition to the City of Edmond represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. 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.

Greg J. Massey
Greg J. Massey, P.L.S. #1313

State of Oklahoma }
County of Oklahoma } ss

Before me, the undersigned, a Notary Public in and for said County and State on this 28th day of February, 2018, personally appeared Greg J. Massey 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.

My Commission Expires: 9/16/19
Ryan Leslie Noble
Notary Public

