

OWNER'S CERTIFICATE AND DEDICATION

# CHATEAU, Section 3

A Replat of a Part of Lot 14, Block 1, CHATEAU,  
an Addition to Edmond, Oklahoma

Being a Part of the SE 1/4, SECTION 27, T14N, R3W, I.M.  
OKLAHOMA COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS: that the undersigned CHATEAU DEVELOPERS, L.L.C., an Oklahoma Limited Liability Company, 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 CHATEAU, Section 3, an addition to the City of Edmond, Oklahoma County, Oklahoma, a Replat of a part of Lot 14, Block 1, CHATEAU, being a part of the Southeast 1/4 of Section 27, T14N, R3W, I.M., Oklahoma County, Oklahoma and does further certify:

THAT as the owner of the title to said land which is shown and described on the annexed plat of CHATEAU, SECTION 3, does hereby create as private driveways for the use of property owners within CHATEAU, SECTION 3 those areas designated private driveways and as shown on the face of said plat. And, as owner, thus further grant to the City of Edmond, utility easements, Waterline easements, Firelane, access easement for police, fire and other emergency vehicles over, across and upon said private driveways.

THAT the areas indicated on said plat as utility easements are hereby reserved for the purposes of locating, constructing, removing, 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 or egress at any time for the purposes above stated.

SAID property covered by this plat and this dedication are subject to certain restrictions, reservations and covenants contained in separate instruments some of which may be filed of record subsequent to the filing of this plat.

THAT the Common Areas, as shown hereon are owned by the CHATEAU HOMEOWNERS ASSOCIATION Inc., a non-profit Corp. comprised of all lot owners owning Lots within CHATEAU, SECTION 3. Said Common Area shall be reserved for the private use of said CHATEAU HOMEOWNERS ASSOCIATION and their members. Said CHATEAU HOMEOWNERS ASSOCIATION shall be responsible for the maintenance of all Private Drives and common areas.

Chateau Developers L.L.C.

MANAGER

*Benjamin M. Turner, Jr.*  
Benjamin M. Turner, Jr.

State of Oklahoma }  
County of Oklahoma ) ss

Before me the undersigned, a Notary Public in and for said County and State on this 14th day of August, 1998, personally appeared Benjamin M. Turner, Jr. to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as its president and 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 said company for the uses and purposes thereon set forth.

My Commission Expires:

3-7-2002

*Jamie A. Wood*  
Notary Public

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter 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 CHATEAU, Section 3, a subdivision of a part of the SE 1/4, Section 27, T14N, R3W, I.M., an addition to the City of Edmond, Oklahoma County, Oklahoma, is vested in CHATEAU DEVELOPERS, L.L.C. and that on this 14th day of August, 1998, 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 1997 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat.

EXCEPT:

Easements, Rights-of-way and Mortgages of record

Attest:

*Susan Lawrence*  
Secretary

The Oklahoma City Abstract & Title Co.  
*Ellen C. Sanden*  
Exec. V. President

State of Oklahoma }  
County of Oklahoma ) ss

Before me, the undersigned, a Notary Public in and for said County and State on this 14th day of August, 1998, personally appeared *Ellen C. Sanden* to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Exec. V. President and 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 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:

3-7-2002

*Jamie A. Wood*  
Notary Public

LEGAL DESCRIPTION:

A part of Lot 14, Block 1, CHATEAU, Edmond, Oklahoma County, Oklahoma, according to the recorded plat thereof and more particularly described as follows:  
BEGINNING at the Northeast corner of said Lot 14, thence South 00°13'03" West along the East line thereof a distance 359.46 feet to the Northeast corner of Lot 5, Block 2, CHATEAU, Section 2, according to the recorded plat thereof; thence North 89°46'57" West along the North line of said Lot 5 a distance of 58.45 feet; thence North 44°54'07" West along the Northeasterly Line of the said Block 2, CHATEAU, Section 2, a distance of 175.95 feet to a point on the South line Lot 13B, Block 1, CHATEAU; thence North 73°46'30" East along said South line a distance of 5.70 feet to the Southeast corner thereof; thence North 00°13'03" West a distance of 106.00 feet, thence North 46°46'45" West a distance of 189.17 feet to a point on the North line of the said CHATEAU; thence South 89°34'05" East along said North line a distance of 315.90 feet to the point of beginning.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Edmond, Oklahoma County, Oklahoma, that the dedications shown on the annexed plat of CHATEAU, Section 3, an addition to the City of Edmond, Oklahoma is hereby accepted.

ADOPTED by the Council of the City of Edmond, Oklahoma this 24th day of August, 1998.

APPROVED by the Mayor of the City of Edmond, Oklahoma this 24th day of August, 1998.

Attest:  
*Nancy Nichols*  
City Clerk

*Bob Larkin*  
Mayor

CITY CLERK'S CERTIFICATE

I, Nancy Nichols, City Clerk of the City of Edmond, Oklahoma County, Oklahoma, hereby certify that I have examined the records of said City of Edmond, and find that all deferred payments or unmatured 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 CHATEAU, Section 3, an addition to the City of Edmond, Oklahoma County, Oklahoma, on this 24th day of August, 1998.

*Nancy Nichols*  
City Clerk

CITY PLANNING COMMISSION APPROVAL

I, Bruce Andrews, 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 CHATEAU, Section 3, an addition to the City of Edmond, Oklahoma County, Oklahoma on this 5th day of August, 1997.

*Bruce Andrews*  
CHAIRPERSON

COUNTY TREASURER'S CERTIFICATE

I, Forest "Butch" Freeman 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 1997 and prior years on the land shown on the annexed plat of CHATEAU, Section 3, an 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 2nd day of September, 1998.

County Treasurer

By: *Forest "Butch" Freeman*  
Chief Deputy

BOOK NUMBER 199812890  
BOOK 58  
PAGE 43-45  
FILE 1521750  
FILING FEE \$25.00  
DUL. FEE \$0.00  
DWT. 05/04/98  
CAPTION LABELLED  
OKLAHOMA COUNTY CLERK  
RECORDED AND FILED

SURVEYOR'S CERTIFICATE

I, Carlos Davila, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat CHATEAU, Section 3, represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. I do certify that this Plat fulfills the permanency requirements of the Oklahoma State Statutes.

*Carlos Davila*  
Carlos Davila, R.L.S. # 37

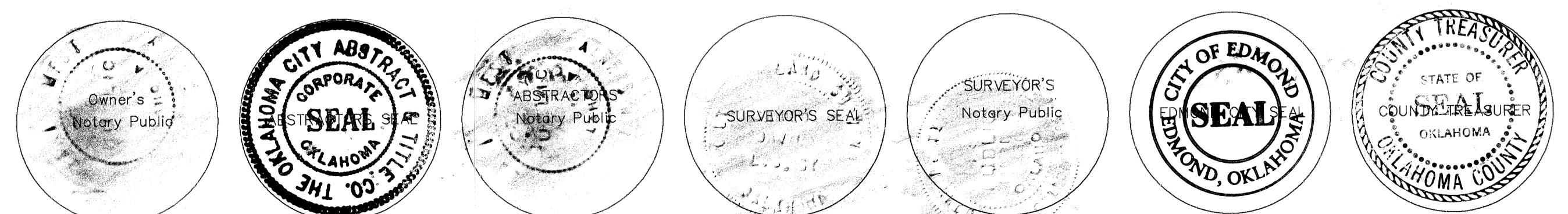
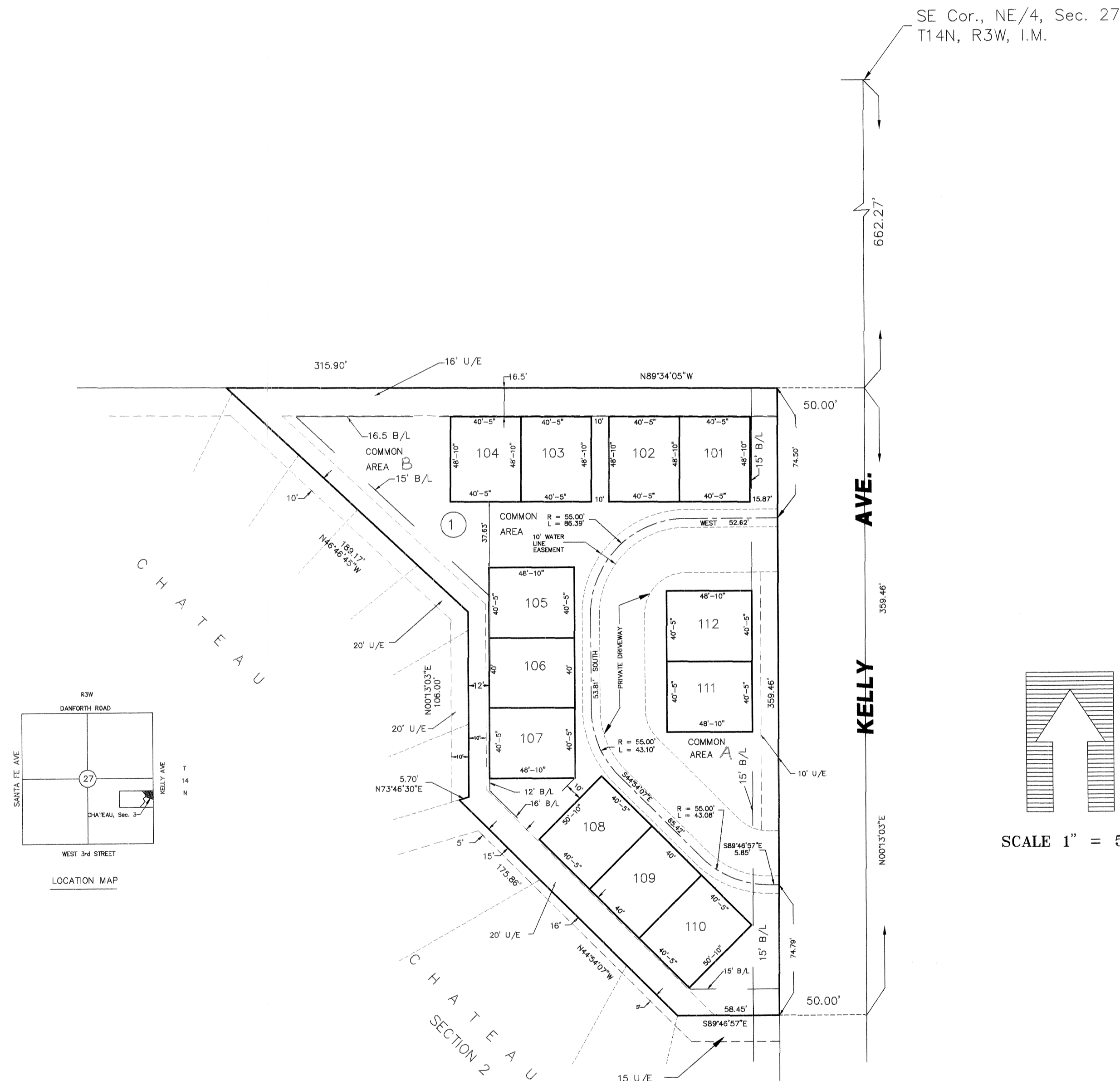
State of Oklahoma }  
County of Oklahoma ) ss

Before me the undersigned, a Notary Public in and for said County and State on this 14th day of August, 1998, personally appeared Carlos Davila 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:

April 20, 2002

*John C. Simmons*  
Notary Public



RED PLAINS PROFESSIONAL, INC.  
ENGINEERING • SURVEYING  
INFORMATION SYSTEMS

2224 N.W. 50th Street, Suite 270 Telephone: (405) 840-0122  
Oklahoma City, OK 73112 FAX: (405) 840-0552

CERTIFICATE OF AUTHORIZATION NO. 2926 EXPIRES JUNE 30, 1999