

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned, CHELSEA STATION PARTNERSHIP, an Oklahoma General Partnership, 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 CHELSEA STATION IV, an Addition to the City of Edmond, being a subdivision of parts of Government Lot 1 and the S 1/2 NE 1/4 of Section 2, T13N, R3W, I.M., Oklahoma County, Oklahoma, and do further certify:

THAT as the owner of the title to said land which is shown and described on the annexed plat of CHELSEA STATION IV, does hereby dedicate the streets and avenues shown on said map or plat for the uses of the public, their successors and assigns, and guarantees a clear title to said land and have caused the same to be released of all encumbrances so that the title is clear, except as shown in the Bonded Abstractor's Certificate hereon.

THAT the areas indicated on said plat as drainage or utility, 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 maintenance, operation, and removal of any such public or quasi-public utility.

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

THAT the property platted herewith is subject to and a part of a Property Owners Association comprised of all lot owners within the Chelsea Station Addition and that Blocks A and B as shown on the Plat of Chelsea Station recorded in Plat Book 54 at Page 99 and Blocks C and D as shown hereon are Common Areas have been reserved for drainage and stormwater detention facilities and for recreational uses as may be determined by Said Association. The Property Owners Association is charged with the responsibility of maintaining all drainage swales and stormwater detention facilities located in Blocks A, B, C and D as may be required by the City of Edmond.

IN WITNESS WHEREOF, said partnership has caused this instrument to be executed at Edmond, Oklahoma, this 12th day of April, 1993.

CHELSEA STATION PARTNERSHIP

Charles D. Lamb
CHARLES D. LAMB)
Robert E. Turner
ROBERT E. TURNER)
G. Earnest Isch
G. EARNEST ISCH)

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 12th day of April, 1993, personally appeared CHARLES D. LAMB, ROBERT E. TURNER, and G. EARNEST ISCH to me known to be the identical persons who signed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS MY HAND AND SEAL the day and year last above written.

Samuel M. ...
NOTARY PUBLIC

MY COMMISSION EXPIRES:
December 1, 1996

SURVEYOR'S CERTIFICATE

I, G. EARNEST ISCH, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of CHELSEA STATION IV, an Addition to the City of Edmond, Oklahoma County, Oklahoma, correctly represents an accurate survey made, under my supervision, and that the monuments shown thereon actually exist and are correctly shown.

G. Earnest Isch
G. EARNEST ISCH, R.L.S. #54

I, G. EARNEST ISCH, Professional Engineer No. 6606, do hereby certify that as of June 25, 1992 no part, parcel or lot of CHELSEA STATION IV is located within the Flood Zone A as identified by FEMA on Flood Insurance Rate Maps 400252-0040 B & 400252-0020 B with effective date April 16, 1990. These maps being the current FEMA maps for the subject property location.

G. Earnest Isch
G. EARNEST ISCH, P.E. #6606

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 12th day of April, 1993, personally appeared G. EARNEST ISCH to me known to be the identical person who signed the 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.

WITNESS MY HAND AND SEAL the day and year last above written.

Samuel M. ...
NOTARY PUBLIC

MY COMMISSION EXPIRES:
December 1, 1996

CHELSEA STATION IV

Lots 41-52 Block 1 & Lots 1-8 Block 3

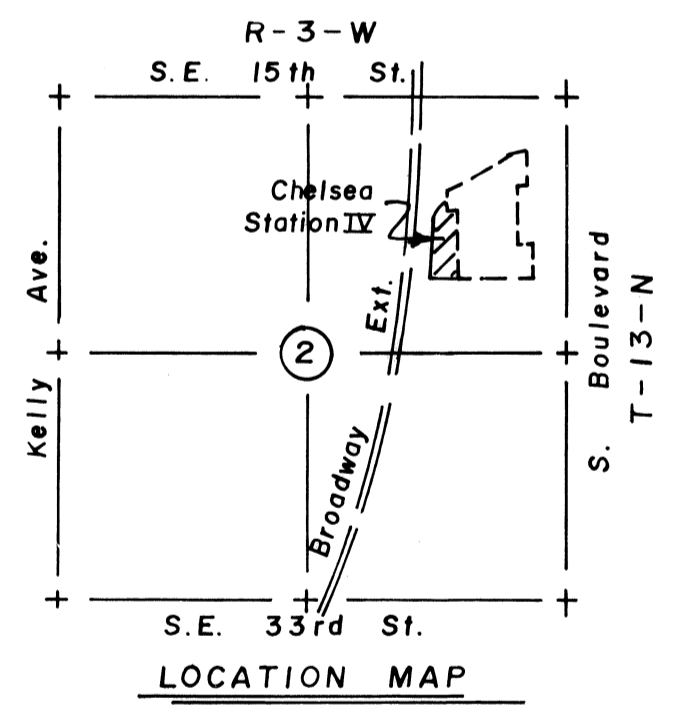
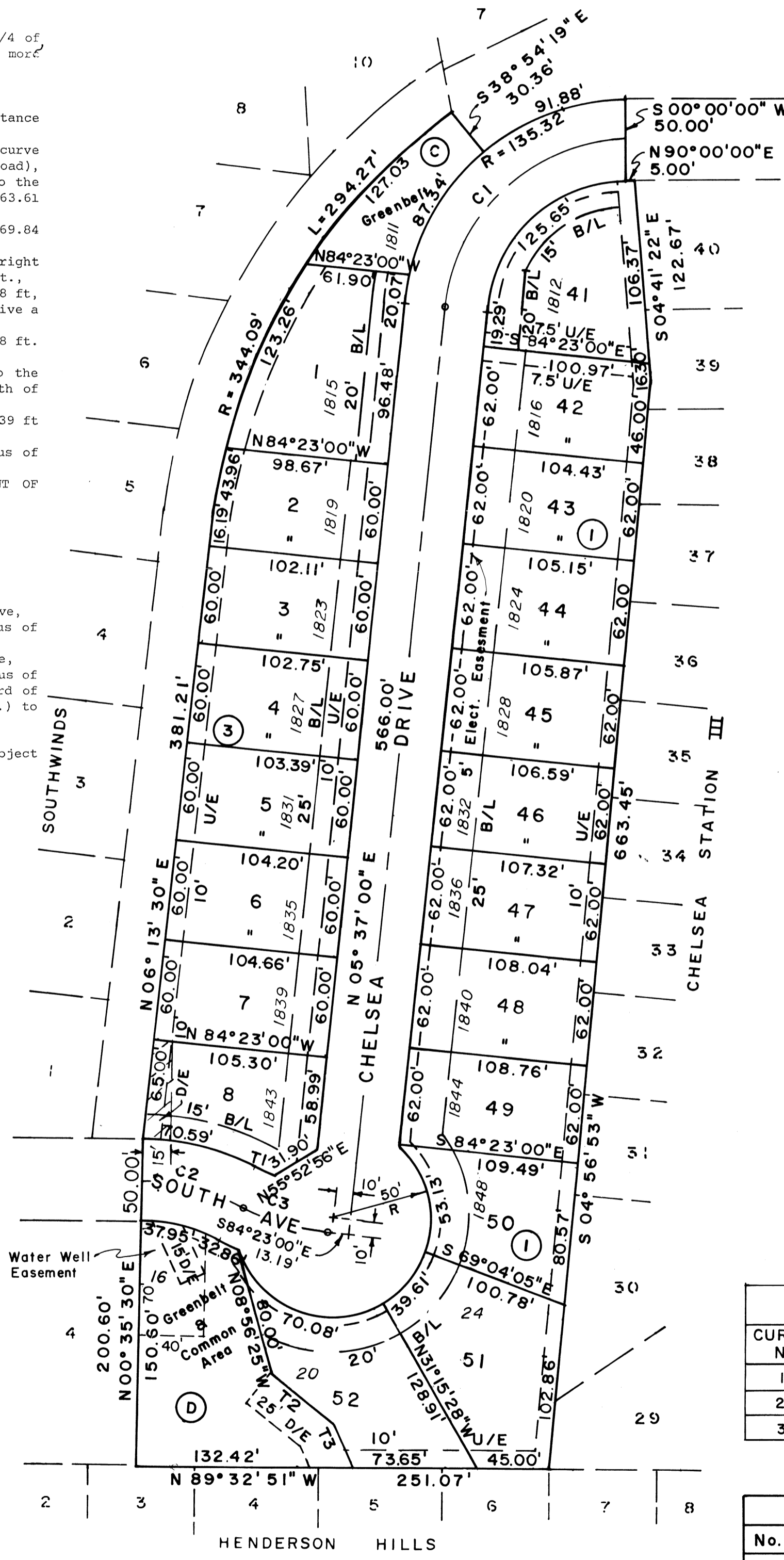
AN ADDITION TO THE CITY OF EDMOND
A PART OF THE NE 1/4 OF SEC 2, T13N, R3W, I.M. OKLAHOMA COUNTY, OKLAHOMA

LEGAL DESCRIPTION

Part of Government Lot 1 and Part of the South 1/2 of the NE 1/4 of Section 2, T13N, R3W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the NE Corner of Said Section 2,
THENCE S00°10'30"E along the East line of Said Sec. 2 a distance of 505.00 ft.,
THENCE S89°49'30"W a distance of 50.00 ft. to a point of curve (Said point being on the South right-of-way of Kings Road),
THENCE Southwesterly along said right-of-way on a curve to the left having a radius of 377.60 ft. for a length of 163.61 ft.,
THENCE S65°00'00"W along Said right-of-way a distance of 269.84 ft. to a point of curve,
THENCE Westerly along Said right-of-way on a curve to the right having a radius of 273.09 ft. for a length of 119.16 ft.,
THENCE N90°00'00"W along Said right-of-way a distance of 92.48 ft.,
THENCE S45°00'00"E along the West right-of-way of Chelsea Drive a distance of 35.36 ft.,
THENCE S00°00'00"E along Said right-of-way a distance of 64.88 ft. to a point of curve,
THENCE Southwesterly along Said right-of-way on a curve to the right having a radius of 280.80 ft. for an arc length of 177.49 ft.,
THENCE S36°13'00"W along Said right-of-way a distance of 220.39 ft to a point of curve,
THENCE Southwesterly on a curve to the right having a radius of 113.03 ft. for an arc length of 106.10 ft.,
THENCE S90°00'00"W a distance of 108.86 ft. to the POINT OF BEGINNING,
THENCE S00°00'00"E a distance of 50.00 ft.,
THENCE N90°00'00"E a distance of 5.00 ft.,
THENCE S04°41'22"E a distance of 122.67 ft.,
THENCE S04°56'53"W a distance of 663.45 ft.,
THENCE N89°32'51"W a distance of 251.07 ft.,
THENCE N00°55'30"E a distance of 200.60 ft.,
THENCE N06°13'30"E a distance of 381.21 ft. to a point of curve,
THENCE Northeasterly on a curve to the right having a radius of 344.09 ft. for an arc length of 294.27 ft.,
THENCE S38°54'19"E a distance of 30.36 ft. to a point of curve,
THENCE Northeasterly on a curve to the right having a radius of 135.32 ft. for an arc length of 91.88 ft. (the chord of said curve bears N70°32'50"E a distance to 90.13 ft.) to the POINT OF BEGINNING.

The above described tract contains 4.65 acres more or less and is subject to easements, rights-of-way and restrictions of record.



CURVE DATA

CURVE NO.	Δ	R	L	T
1.	84°23'00"	110.32'	162.47'	100.00'
2.	26°47'23"	125.98'	58.90'	30.00'
3.	21°45'53"	156.05'	59.28'	30.00'

"T" DATA

No.	Bearing	Length
1.	S65°27'01"E	12.95'
2.	N51°24'48"W	41.71'
3.	N23°40'13"W	25.00'

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned duly qualified and lawfully bonded abstractor of titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of said County show that the title to said land shown on the annexed plat of CHELSEA STATION IV, a subdivision of parts of Government Lot 1 and the S 1/2 NE 1/4 of Section 2, T13N, R3W, I.M., Oklahoma County, Oklahoma, is vested in CHELSEA STATION PARTNERSHIP, an Oklahoma General Partnership, and that on the 12th day of April, 1993, there were no actions pending, or judgments of any nature in any Court, or on file with any Clerk of any Court in said County and State against said land or the owner thereof, and that the taxes are paid for 1993, and prior years, and that there are no outstanding tax sale certificates, tax deeds outside the chain of title relied on and that there are no liens, mortgages, easements, rights of way, oil and gas leases and mineral conveyances except those of record.

BY *Michael J. ...*
PRESIDENT

ATTEST:
Jamie R. ...
ASSISTANT SECRETARY

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, and that the tax records of said County show all taxes are paid for the year 1992, and prior years, on the land shown on the annexed plat of CHELSEA STATION IV, a subdivision of parts of Government Lot 1 and the S 1/2 NE 1/4 of Section 2, T13N, R3W, I.M., Oklahoma County, Oklahoma, and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the current year's taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed in Oklahoma City, Oklahoma, on this 12th day of April, 1993.

David ...
COUNTY TREASURER

CITY CLERK'S CERTIFICATE

I, the undersigned, City Clerk of the City of Edmond, Oklahoma, do hereby certify that I have examined the records of said City and find all deferred payments or unreturned installments on special assessments have been paid in full and there is no special assessment procedure now pending against the land shown on the annexed plat of CHELSEA STATION IV, a subdivision of parts of Government Lot 1 and the S 1/2 NE 1/4 of Section 2, T13N, R3W, I.M., Oklahoma County, Oklahoma, on the 12th day of April, 1993.

Henry ...
CITY CLERK

CITY PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Edmond, Oklahoma, do hereby certify that said Planning Commission duly approved the Final Plat of CHELSEA STATION IV, an Addition to the City of Edmond, being a subdivision of parts of Government Lot 1 and the S 1/2 NE 1/4 of Section 2, T13N, R3W, I.M., Oklahoma County, Oklahoma, on the 18th day of August, 1992.

Harold ...
CHAIRMAN

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it hereby resolved by the City Council of the City of Edmond, Oklahoma, that the annexed plat of CHELSEA STATION IV, a subdivision of parts of Government Lot 1 and the S 1/2 NE 1/4 of Section 2, T13N, R3W, I.M., Oklahoma County, Oklahoma is hereby approved and the dedications shown hereon are hereby accepted.

ADOPTED by the City Council of the City of Edmond, Oklahoma this 12th day of April, 1993.

Randall ...
MAYOR

Nancy ...
CITY CLERK

NOTE:
Front yard set backs on a maximum of 20% of the lots in this plat may be less than 25 ft., provided that no more than three adjacent lots may be less than 25 ft. The Developer shall issue a letter of authorization for each lot that is approved for less than 25 ft. front set back.

This reproduction meets the requirements as outlined in Senate Bill 377, Section 518, as amended.



G. EARNEST ISCH CONSULTING ENGINEER
2000 E. 15TH STREET - EDMOND - OKLAHOMA 73013
405 - 348 - 1183

OWNER: [Signature] OWNER'S NOTARY: [Signature] SURVEYOR: [Signature] SURVEYOR'S NOTARY: [Signature] ABSTRACTOR: [Signature] COUNTY: [Signature] CITY OF EDMOND: [Signature]

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