

CHELSEA STATION

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

N.E. Cor. Sec. 2
T-13-N, R-3-W, I.M.

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 Block 4, 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 Block 4, does hereby dedicate the streets and avenues shown on said map or plat for the uses of the public, and their successors and assigns, and guarantee 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 are Common Areas to be owned and maintained by Said Property Owners Association. Said 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 and B 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 25th day of March, 1991.

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 25th day of March, 1991, 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.

Given under my hand and seal the day and year last above written.

Rose Isch
NOTARY PUBLIC

MY COMMISSION EXPIRES:
August 19, 1993

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 Block 4, 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

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of March, 1991, personally appeared G. EARNEST ISCH, to me known to be the identical person who subscribed the name of the maker thereof and that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

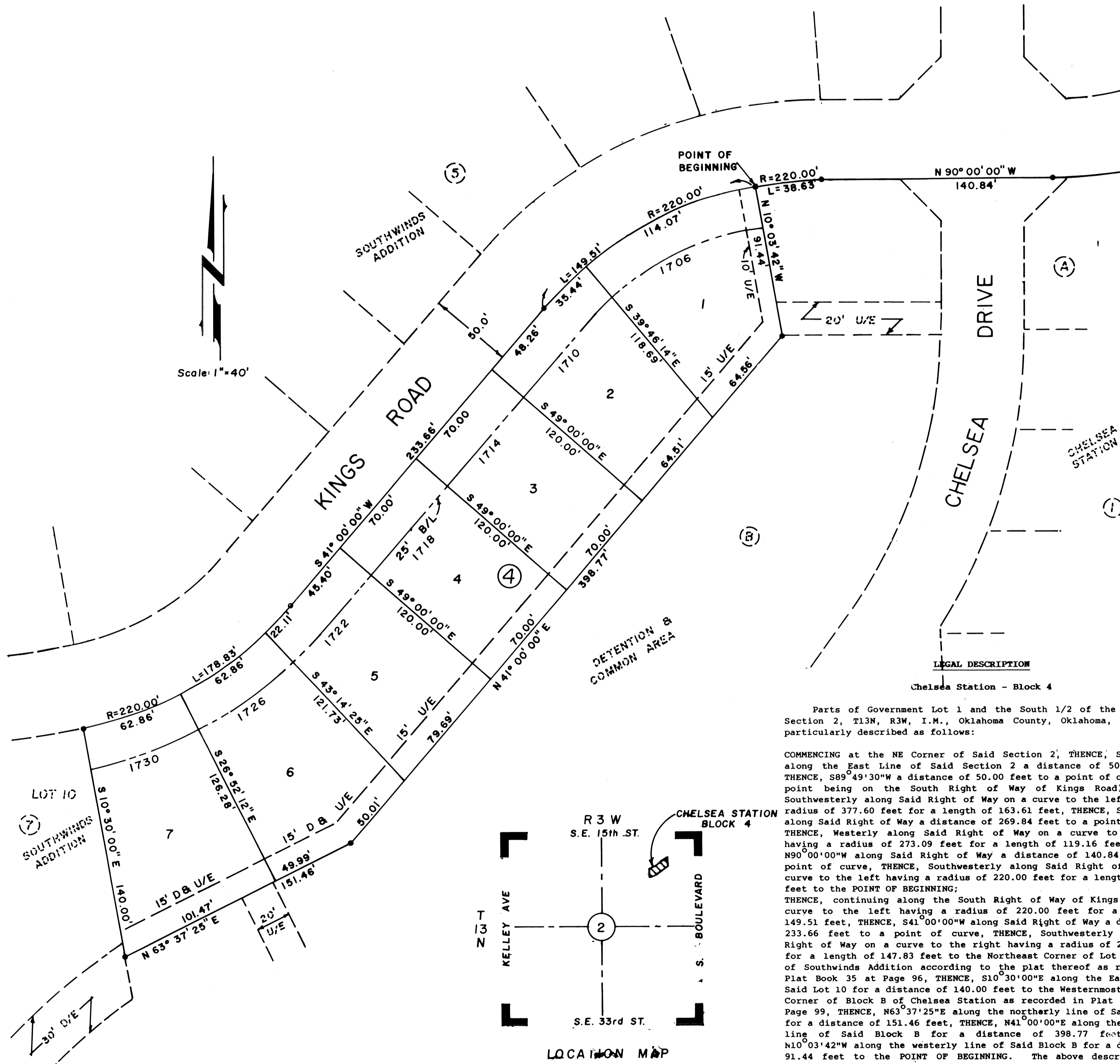
WITNESS MY HAND AND SEAL the day and year last above written.

Rose Isch
NOTARY PUBLIC

COMMISSION EXPIRES:
August 19, 1993

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

TRIANGLE/A & E, Inc.
BOX 306 OKLAHOMA CITY 73101



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 Block 4, 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 6th day of November, 1990.

David H. Taylor
CHAIRMAN

CITY CLERK 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 unamortized installments on the annexed plat of CHELSEA STATION, Block 4, 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 12th day of November, 1990.

Amy Nichols
CITY CLERK

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 Block 4, a subdivision of parts of Government Lot 1 and the S 1/2 NE 1/4 of Section 2, T13N, R3W, I.M., shown hereon are hereby approved and accepted.

ADOPTED by the City Council of the City of Edmond, Oklahoma this 12th day of November, 1990.

Paul Walters
PAUL WALTERS, MAYOR

Amy Nichols
CITY CLERK

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 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 26th day of March, 1991, 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 1990, 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.

Capital Abstract & Title Company

Michael A. Bell
PRESIDENT

ATTEST:
Julia J. Gray
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 1990, and prior years, on the land shown on the annexed plat of CHELSEA STATION, Block 4, 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.

Joe B. Barnes
COUNTY TREASURER

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed in Oklahoma City, Oklahoma, on this 12th day of April, 1991.

CHELSEA STATION
BLOCK 4

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

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Note: Some work in bill and there is no general survey showing the land shown in this plat.