

Doc # 62812
 Book 54 Page 41
 \$25.00

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 Lots 17-29, Block 1, and Lots 12-13, Block 2, 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 Lots 17-29, Block 1, and Lots 12-13, Block 2, 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 of 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 5th day of June, 1991.

CHELSEA STATION PARTNERSHIP
Charles D. Lamb *Robert E. Turner* *G. Earnest Isch*
 CHARLES D. LAMB ROBERT E. TURNER 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 5th day of June, 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 18, 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, Lots 17-29, Block 1, and Lots 12-13, Block 2, 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 5th day of June, 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

MY COMMISSION EXPIRES:
 August 18, 1993

OWNERS SEAL

OWNERS NOTARY

CITY SEAL

COUNTY TREASURER'S SEAL

SURVEYORS SEAL

SURVEYORS NOTARY

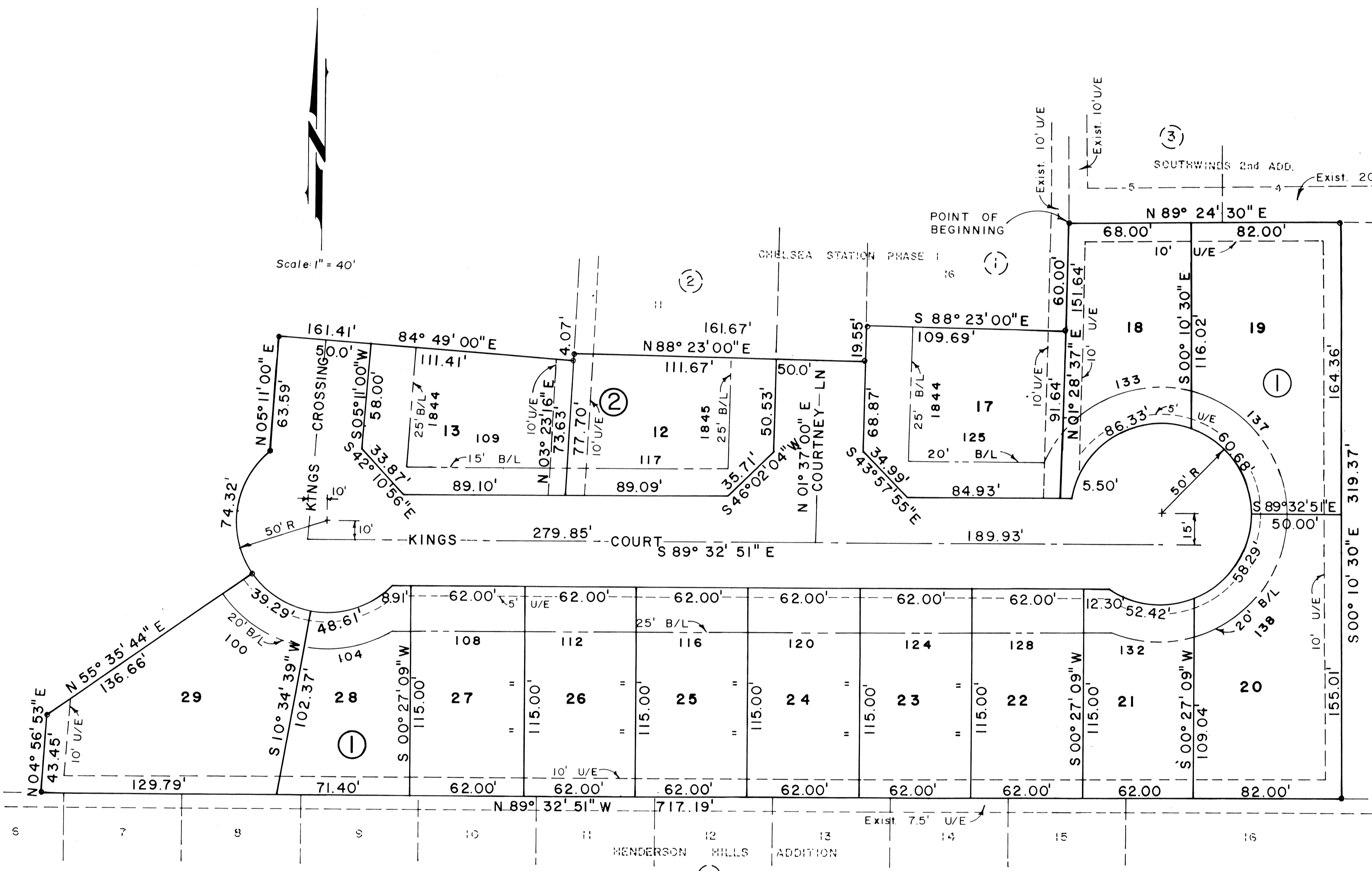
ABSTRACTORS SEAL

CHELSEA STATION

Lots 17-29, Block 1 & Lots 12-13, Block 2

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



Legal Description
 Parts of Government Lot 1 and the South 1/2 of the NE 1/4 of Section 2, T 13 N, R 3 W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the NE Corner of Said Sec. 2, THENCE S00°10'30"E along the East Line of Said Sec. 2 a distance of 505.00 feet, THENCE S89°49'30"W a distance of 50.00 feet 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 feet for a length of 163.61 feet, THENCE S65°00'00"W along said Right of Way a distance of 216.88 feet, THENCE S00°10'30"E a distance of 356.93 feet, THENCE S89°24'30"W a distance of 94.61 feet, THENCE S00°10'30"E a distance of 691.00 feet, to the POINT OF BEGINNING, (Said Point also being the NE Corner of Lot 16, Block 1 of Chelsea Station and the SW Corner of Southwinds Second Addition to the City of Edmond, Oklahoma according to the recorded plats thereof), THENCE N89°24'30"E a distance of 150.00 feet, THENCE S00°10'30"E a distance of 319.37 feet to a point on the north line of Block 4 of Henderson Hills 5th Addition to the City of Edmond, Oklahoma according to the recorded plat thereof, THENCE N89°32'51"W along the north line of Said Addition a distance of 717.19 feet, THENCE N04°56'53"E a distance of 43.45 feet, THENCE N55°35'44"E a distance of 136.66 feet to a point of curve, THENCE along a curve to the right for an arc length of 74.32 feet (the chord of said curve bears N08°10'33"E a distance of 67.66 feet), THENCE N05°11'00"E a distance of 63.59 feet, THENCE S84°49'00"E a distance of 161.41 feet, THENCE N03°23'16"E a distance of 4.07 feet to the SW Corner of Lot 11, Block 2 of Chelsea Station, THENCE S88°23'00"E along the south line of Said Lot 11 extended a distance of 161.67 feet, THENCE N01°37'00"E a distance of 19.55 feet to the SW Corner of Lot 16, Block 1 Chelsea Station, THENCE S88°23'00"E along the South line of Said Lot 16 a distance of 109.69 feet, THENCE N01°28'37"E along the East Line of Said Lot 16 a distance of 60.00 feet to the POINT OF BEGINNING.

The above described tract contains 3.85 acres more or less.

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 7th day of June, 1991, there were no actions pending, or judgements 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.

Capitol Abstract + Title Co.

BY: *William J. Paul*
 PRESIDENT

ATTEST:
John King
 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, Lots 17-29, Block 1, and Lots 12-13, Block 2, 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 17th day of June, 1991.

Shirley Howard
 COUNTY TREASURER

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 Lots 17-29, Block 1, and Lots 12-13, Block 2, 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 10th day of JUNE, 1991.

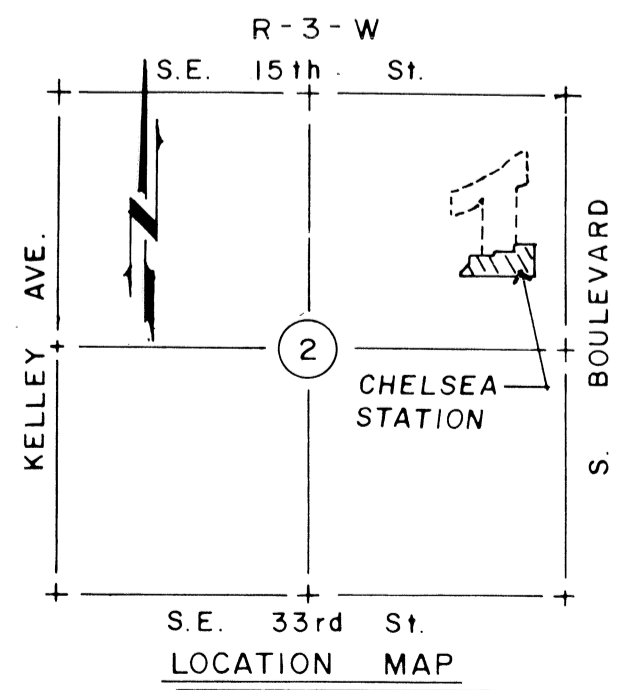
Randel Shadid
 Randel Shadid, Mayor

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 Lots 17-29, Block 1, and Lots 12-13, Block 2, 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 19th day of MARCH, 1991.

Steve D. Brinson
 CHAIRMAN

John King
 CITY CLERK



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 unreturned installments on the annexed plat of CHELSEA STATION, Lots 17-29, Block 1, and Lots 12-13, Block 2, 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 10th day of JUNE, 1991.

John King
 CITY CLERK

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