

# CHELSEA STATION

AN ADDITION TO THE CITY OF EDMOND

A Planned Unit Development of Part of Gov. Lot 1 and Part of the S 1/2 NE 1/4 of Sec. 2, T13N, R3W, I.M., OKLAHOMA COUNTY, OKLAHOMA

**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, 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, T 13 N, R 3 W, 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, does hereby dedicate the streets and avenues shown on said map or plat for the uses of the public, for 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 purposes of locating, constructing, installing, 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 Blocks A & B, as shown on the annexed plat, are Common Areas to be owned by a Property Owner's Association comprised of all lot owners within CHELSEA STATION addition. Said Common Areas shall be reserved for drainage and detention facilities and for recreational uses as may be determined by said Association. Said Property Owner's Association is charged with the responsibility of maintaining all drainage swales and detention facilities 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 11th day of Sept., 1989.

CHELSEA STATION PARTNERSHIP

By Charles D. Lame  
CHARLES D. LAME, Partner

By Robert E. Turner  
ROBERT E. TURNER, Partner

By G. Earnest Isch  
G. EARNEST ISCH, Partner

CURVE DATA				
CURVE NO.	Δ	R	L	T
1.	36°13'00"	305.80	193.30	100.00
2.	52°47'00"	132.63	122.19	65.82
3.	02°37'00"	3064.97	139.98	70.00

**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 S 00°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 to the POINT OF BEGINNING;

THENCE continuing S65°00'00"W along the South Right of Way of Kings Road a distance of 52.96 feet to a point of curve, THENCE westerly along said Right of Way on a curve to the right having a radius of 273.09 feet for a length of 119.16 feet, THENCE N90°00'00"W a distance of 140.84 feet to a point of curve, THENCE Southwesterly along said Right of Way on a curve to the left having a radius of 220.00 feet for a length of 38.63 feet, THENCE S10°03'42"E a distance of 91.44 feet, THENCE S41°00'00"W a distance of 398.77 feet, THENCE S63°37'25"W a distance of 151.46 feet, THENCE S10°30'00"E a distance of 25.00 feet, THENCE S38°54'19"E a distance of 30.35 feet to a point of curve, THENCE Northeasterly on a curve to the right having a radius of 135.32 feet for a length of 91.88 feet (the chord of said curve bears N70°32'51"E a distance of 90.13 feet), THENCE N90°00'00"E a distance of 109.86 feet to a point of curve, THENCE Northeasterly on a curve to the left having a radius of 113.03 feet for a length of 106.10 feet, THENCE S53°47'00"E a distance of 50.00 feet, THENCE N36°13'00"E a distance of 39.93 feet, THENCE S00°54'05"E a distance of 329.37 feet, THENCE S03°23'16"W a distance of 313.09 feet, THENCE S88°23'00"E a distance of 161.67 feet, THENCE N03°37'00"E a distance of 19.55 feet, THENCE S89°23'00"E a distance of 109.69 feet, THENCE N01°58'37"E a distance of 60.00 feet, THENCE N00°10'30"W a distance of 691.00 feet, THENCE N89°24'30"E a distance of 94.61 feet, THENCE N00°10'30"W a distance of 356.93 feet to the POINT OF BEGINNING.

The above described tract contains 8.36 acres more or less and is subject to easements and rights-of-way of record.

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of September, 1989, 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.  
G. Earnest Isch  
G. EARNEST ISCH  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
Aug 18, 1993

**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, a subdivision of Government Lot 1 and the S 1/2 NE 1/4 of Section 2, T 13 N, R 3 W, I.M., Oklahoma County, Oklahoma, is vested in CHELSEA STATION PARTNERSHIP, an Oklahoma General Partnership, and that on the 10th day of October, 1989, 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 1989 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.

ATTEST:  
Jack H. Shyges  
ASSISTANT SECRETARY

Capital Abstractors and Title Company  
By Charles L. Shyges  
Executive Vice-President

**COUNTY TREASURER'S CERTIFICATE**

I, the undersign, 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 1989, and prior years, on the land shown on the annexed plat of CHELSEA STATION, a subdivision of Government Lot 1 and the S 1/2 NE 1/4 of Section 2, T 13 N, R 3 W, 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 11th day of September, 1989.

Joni Howell  
COUNTY TREASURER

**CITY CLERK'S CERTIFICATE**

I, PATSY SANDEFUR, 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 assessment procedure now pending against the land shown on the annexed plat of CHELSEA STATION, a subdivision of Government Lot 1 and the S 1/2 NE 1/4 of Section 2, T 13 N, R 3 W, I.M., Oklahoma County, Oklahoma on the 11th day of September, 1989.

Patsy Sandefur  
PATSY SANDEFUR, 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 an addition to the City of Edmond, a subdivision of Government Lot 1 and the S 1/2 NE 1/4 of Section 2, T 13 N, R 3 W, I.M., Oklahoma County, Oklahoma, on the 7th day of February, 1989.

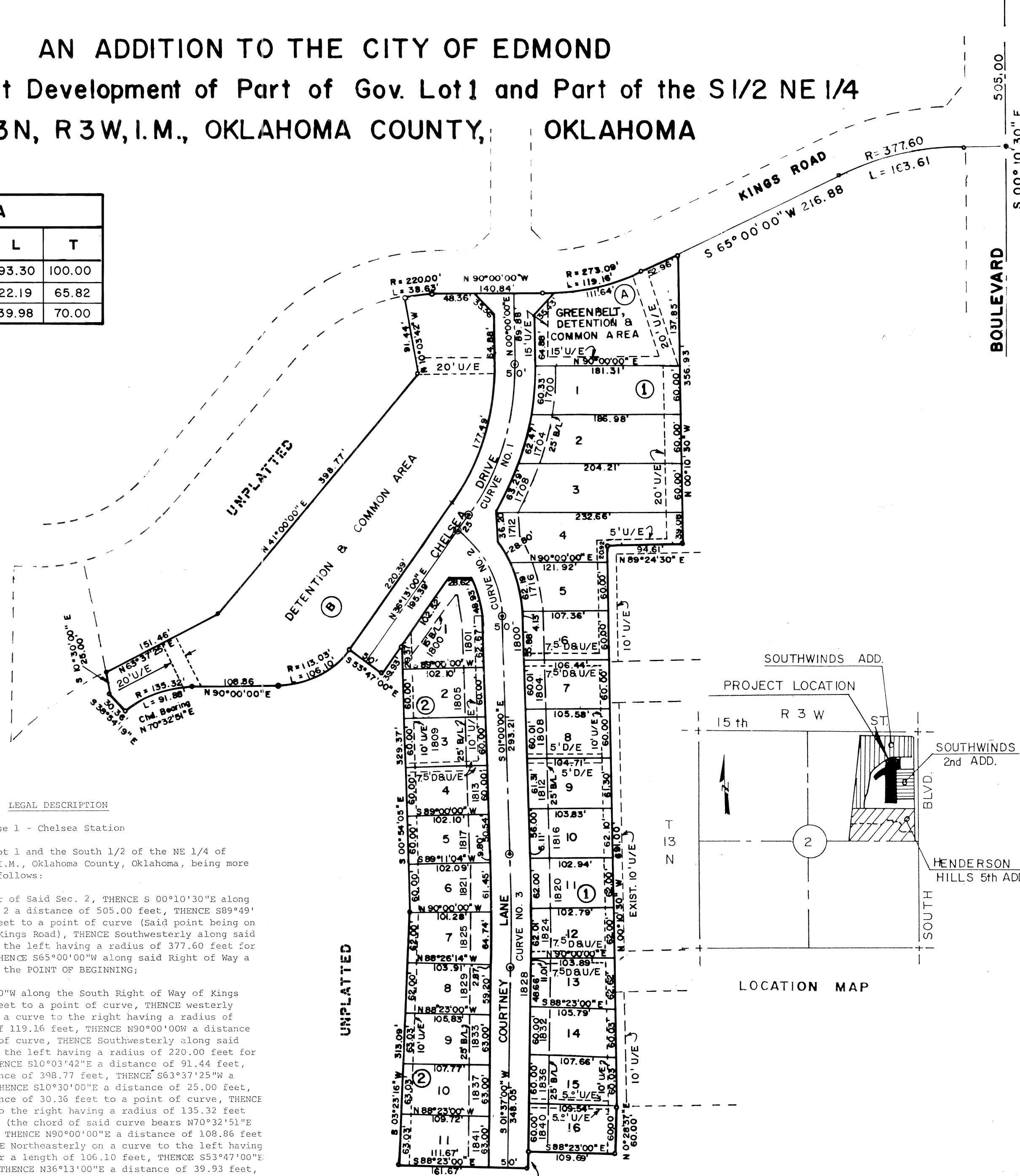
Jack H. Shyges  
CHAIRMAN

**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, a subdivision of Government Lot 1 and the S 1/2 NE 1/4 of Sec. 2, T 13 N, R 3 W, I.M., Oklahoma County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the City Council of the City of Edmond, Oklahoma this 11th day of September, 1989.

Patsy Sandefur CITY CLERK  
Paul Walters PAUL WALTERS, MAYOR



STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of September, 1989, personally appeared CHARLES D. LAME, 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 Lock  
NOTARY PUBLIC

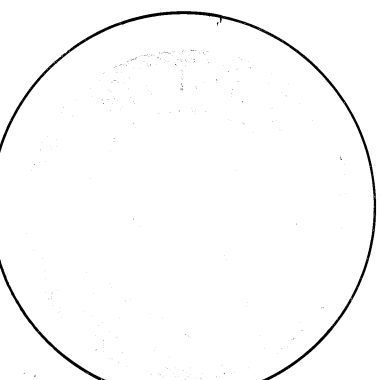
MY COMMISSION EXPIRES:  
Aug 18, 1993

**SURVEYOR'S CERTIFICATE**

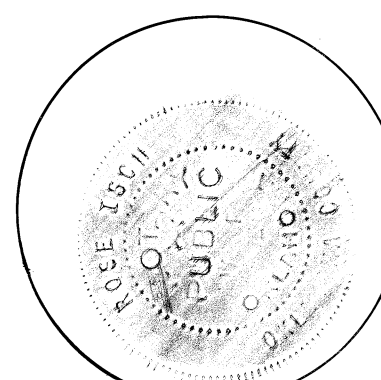
I, G. EARNEST ISCH, a registered land surveyor in the State of Oklahoma, do hereby certify that the annexed plat of CHELSEA STATION, an addition to the City of Edmond, Oklahoma County, Oklahoma, correctly represents an accurate survey made, under my supervision, and that the monuments shown thereon actually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



G. Earnest Isch  
G. EARNEST ISCH  
Registered Land Surveyor #54



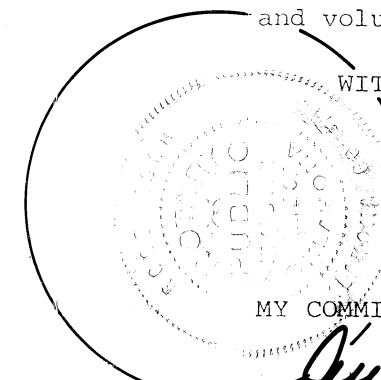
COUNTY TREASURER



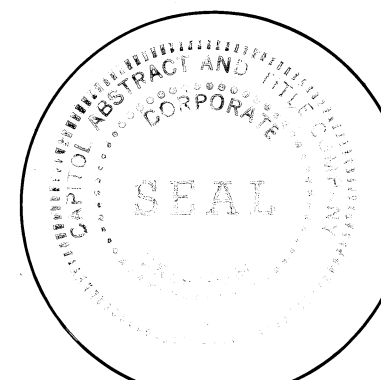
OWNER'S NOTARY



CITY OF EDMOND



SURVEYOR'S NOTARY



ABSTRACTOR