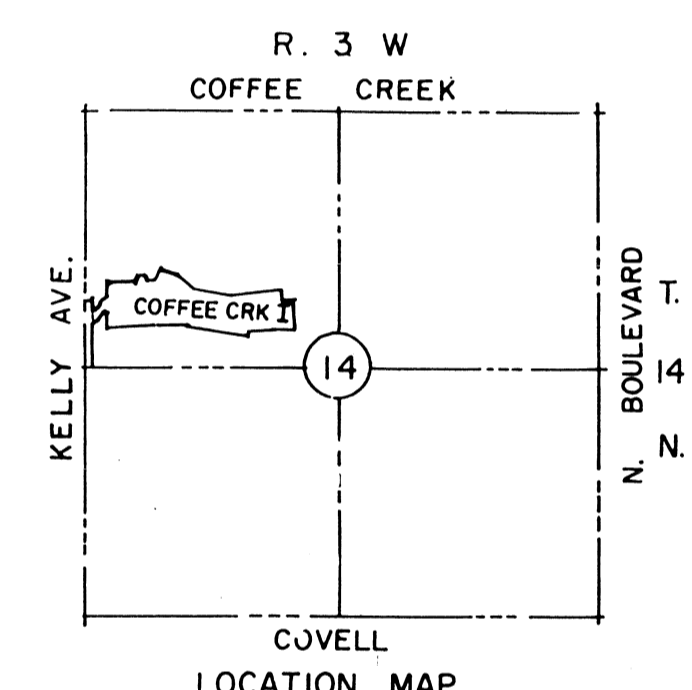
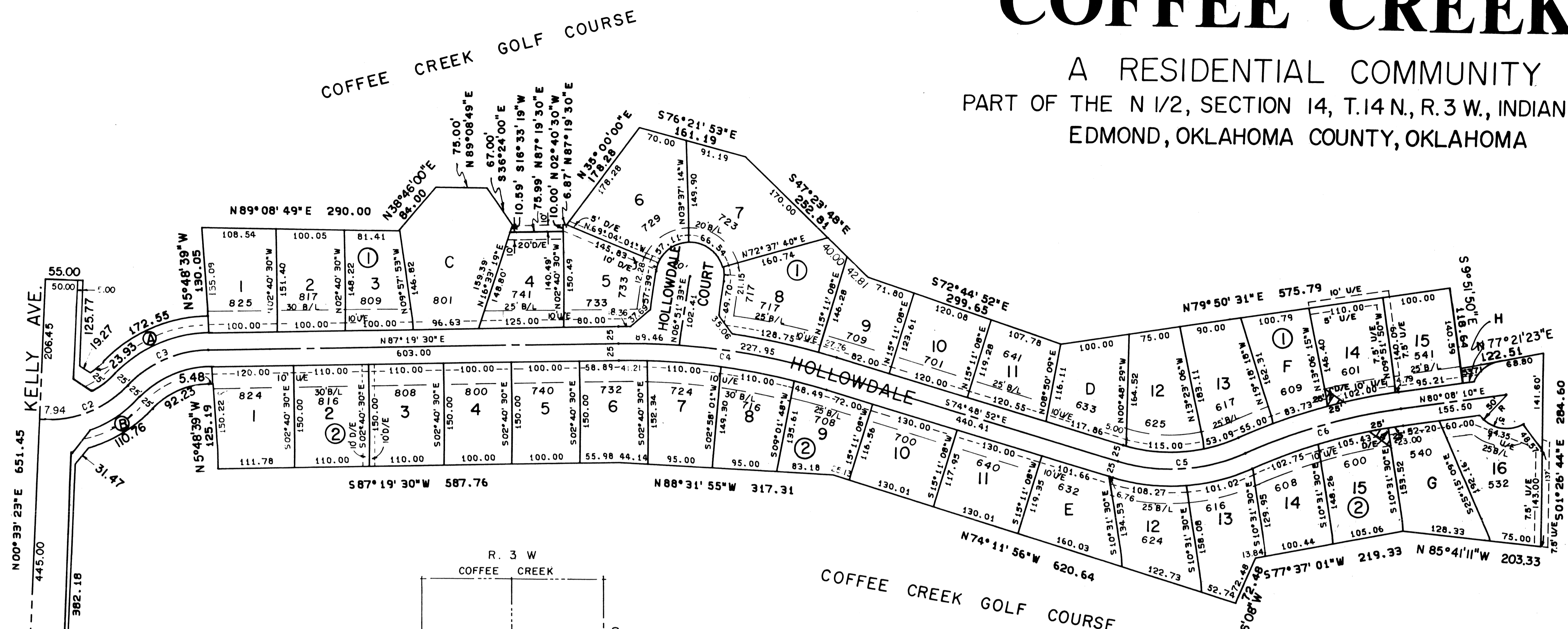


# COFFEE CREEK I

A RESIDENTIAL COMMUNITY  
PART OF THE N 1/2, SECTION 14, T.14 N., R.3 W., INDIAN MERIDIAN  
EDMOND, OKLAHOMA COUNTY, OKLAHOMA



CURVE DATA

Δ	R	L	T
1. 12°47'22"	107.19	23.93	12.01
2. 49°15'22"	157.19	135.14	12.06
3. 46°01'29"	164.81	132.39	70.00
4. 17°51'38"	1018.22	317.41	160.00
5. 41°29'00"	264.06	191.19	100.00
6. 16°26'02"	831.00	238.35	120.00

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that the undersigned, COFFEE CREEK DEVELOPMENT CO., 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 COFFEE CREEK I, an addition to the City of Edmond, being a subdivision of part of the N 1/2 of Section 14, T14N, 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 COFFEE CREEK I, 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 this plat.

THAT the property platted herewith is subject to and a part of a Property Owners Association comprised of all lot owners within the Coffee Creek I and that Lots A, B, C, D, E, F, G & H as shown on the Plat of Coffee Creek I 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 Lots A, B, C, D, E, F, G & H 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 13th day of MAY, 1992.

**COFFEE CREEK DEVELOPMENT CO.**

*Ron Rosser*  
RON ROSSER  
General Partner

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of MAY, 1992, personally appeared RON ROSSER 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.

*Amorie Caudill*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-3-95

**LEGAL DESCRIPTION**

A part of the N 1/2 of Section 14, T14N, R3W, I.M., City of Edmond, Oklahoma County, Oklahoma and being more particularly described as follows:

Beginning at the SW corner of said N 1/2, Section 14,  
Thence N00°32'23"E along the West line of said N 1/2 for a distance of 651.45',  
Thence S89°26'37"E for a distance of 55.00',  
Thence S00°33'23"W and parallel with the West line of said N 1/2 for a distance of 125.77',  
Thence S59°13'26"E for a distance of 19.27',  
Thence Northeasterly on a curve to the left having a radius of 107.19' and whose tangent bears N54°05'58"E for a distance of 23.93' to a point of reverse curve,  
Thence Northeasterly along said reverse curve, being to the right, having a radius of 214.81' for a distance of 172.55',  
Thence N05°48'39"W for a distance of 130.05',  
Thence N89°08'49"E for a distance of 290.00',  
Thence N38°46'00"E for a distance of 84.00',  
Thence N89°08'49"E for a distance of 75.00',  
Thence S36°24'00"E for a distance of 67.00',  
Thence S16°33'19"W for a distance of 10.59',  
Thence N87°19'30"E for a distance of 75.99',  
Thence N02°40'30"W for a distance of 10.00',  
Thence N87°19'30"E for a distance of 6.87',  
Thence N35°00'00"E for a distance of 178.28',  
Thence S76°21'53"E for a distance of 161.19',  
Thence S47°23'48"E for a distance of 252.81',  
Thence S72°44'52"E for a distance of 299.65',  
Thence N79°50'31"E for a distance of 575.79',  
Thence S09°51'50"E for a distance of 118.64',  
Thence N77°21'23"E for a distance of 122.51',  
Thence S0°26'44"E for a distance of 284.60',  
Thence N85°41'11"W for a distance of 203.33',  
Thence S77°37'01"W for a distance of 219.33',  
Thence S21°56'08"W for a distance of 72.48',  
Thence N74°11'56"W for a distance of 620.64',  
Thence N88°31'55"W for a distance of 317.31',  
Thence S87°19'30"W for a distance of 387.76',  
Thence N05°48'39"W for a distance of 125.19',  
Thence S87°19'30"W for a distance of 5.48' to a point of curve,  
Thence Westerly along said curve, being to the left, having a radius of 114.81' for a distance of 92.33' to a point of reverse curve,  
Thence Westerly along said reverse curve to the right having a radius of 207.19' for a distance of 110.76',  
Thence S37°57'30"W for a distance of 31.47',  
Thence S00°33'23"W for a distance of 382.18' to a point on the 50th line of said N 1/2 of Section 14,  
Thence N88°03'34"W along said South line for a distance of 55.02' to the POINT OF PLACE OF BEGINNING.

Said described tract contains 17.48 acres.

**SURVEYOR'S CERTIFICATE**

I, ROBERT L. McCUTCHAN, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of COFFEE CREEK I, 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.

*Robert L. McCutchan*  
ROBERT L. McCUTCHAN, R.L.S. #153

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 17th day of MAY, 1992, personally appeared ROBERT L. McCUTCHAN, 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.

*Samuel*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: August 18, 1993

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

**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 unsecured 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 COFFEE CREEK I being a subdivision of part of the N 1/2 of Section 14, T14N, R3W, I.M., Oklahoma County, Oklahoma, on the 11th day of May, 1992.

*Arny Nudel*  
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 COFFEE CREEK I, an addition to the City of Edmond, being a subdivision of part of the N 1/2 of Section 14, T14N, R3W, I.M., Oklahoma County, Oklahoma, on the 22nd day of October, 1991.

*Steve B. Brier*  
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 COFFEE CREEK I, a subdivision of part of the N 1/2 of Section 14, T14N, R3W, I.M., Oklahoma County, Oklahoma, shown hereon is hereby approved and accepted.

ADOPTED by the City Council of the City of Edmond, Oklahoma this 11th day of May, 1992.

*Randall E. Shadid*  
MAYOR  
*Arny Nudel*  
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 title to said land shown on the annexed plat of COFFEE CREEK I and being a part of the N 1/2 of Section 14, T14N, R3W, I.M., Oklahoma County, Oklahoma, is vested in COFFEE CREEK DEVELOPMENT CO., an Oklahoma General Partnership, and that on the 13th day of MAY, 1992, 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 1991 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, assessments, rights of way, oil and gas leases and mineral conveyances except those of record.

*Reginald A. Inge*  
REGINALD A. INGE  
ABSTRACTOR

ATTEST:  
*John D. Stimpert*  
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 1991, and prior years, on the land shown on the annexed plat of COFFEE CREEK I, a subdivision of part of the N 1/2 of Section 14, T14N, 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 4th day of June, 1992.

*Gene Howard*  
COUNTY TREASURER

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



OWNERS NOTARY

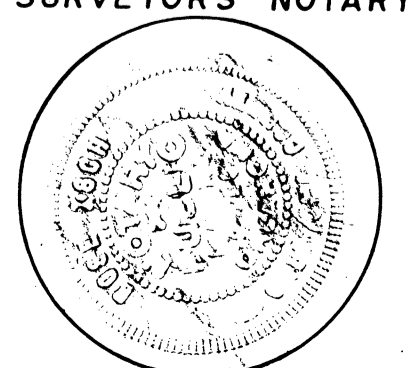
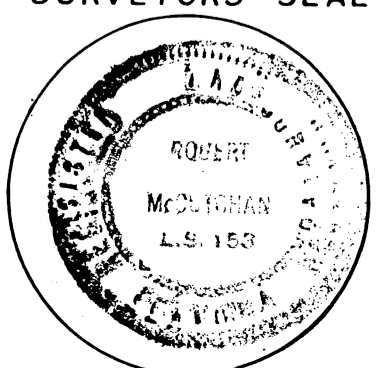
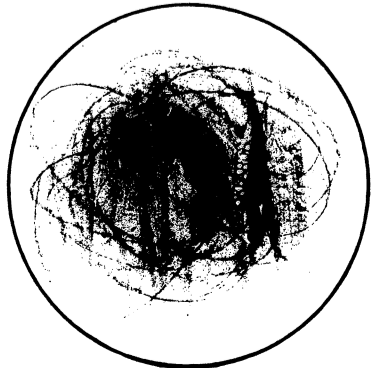
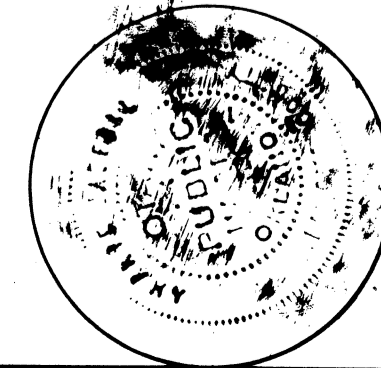
CITY SEAL

SURVEYORS SEAL

SURVEYORS NOTARY

ABSTRACTORS SEAL

COUNTY TREASURER'S SEAL



G. EARNEST ISCH CONSULTING ENGINEER  
2000 E. 15TH STREET - EDMOND - OKLAHOMA 73013  
405 - 348 - 1185