

COFFEE CREEK I-A

A RESIDENTIAL COMMUNITY
 PART OF THE N 1/2, SEC. 14, T-14-N, R-3-W, I.M.
 EDMOND, OKLAHOMA COUNTY, OKLAHOMA

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 A, an addition to the City of Edmond, being a subdivision of part of 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 A, 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 Coffee Creek Development and that Blocks L, M, and N as shown on the Plat of Coffee Creek I A 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 L, M, and N 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 14th day of Dec 1994

COFFEE CREEK DEVELOPMENT CO., an Oklahoma General Partnership

BY: R.J. LINKS INVESTMENT COMPANY, an Oklahoma Corporation,
 General Partner
Ronald N. Yordi
 Ronald N. Yordi, President
Judy Yordi
 Judy Yordi, Attorney

STATE OF OKLAHOMA)
) SS
 COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 14th day of December, 1994, personally appeared Ronald N. Yordi, President of R.J. LINKS INVESTMENT COMPANY, an Oklahoma Corporation as General Partner of COFFEE CREEK DEVELOPMENT CO., an Oklahoma General Partnership, to me known to be the identical person who executed the within and 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.

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

Darci D. Keider
 NOTARY PUBLIC

MY COMMISSION EXPIRES:
 February 11, 1998

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 A, 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

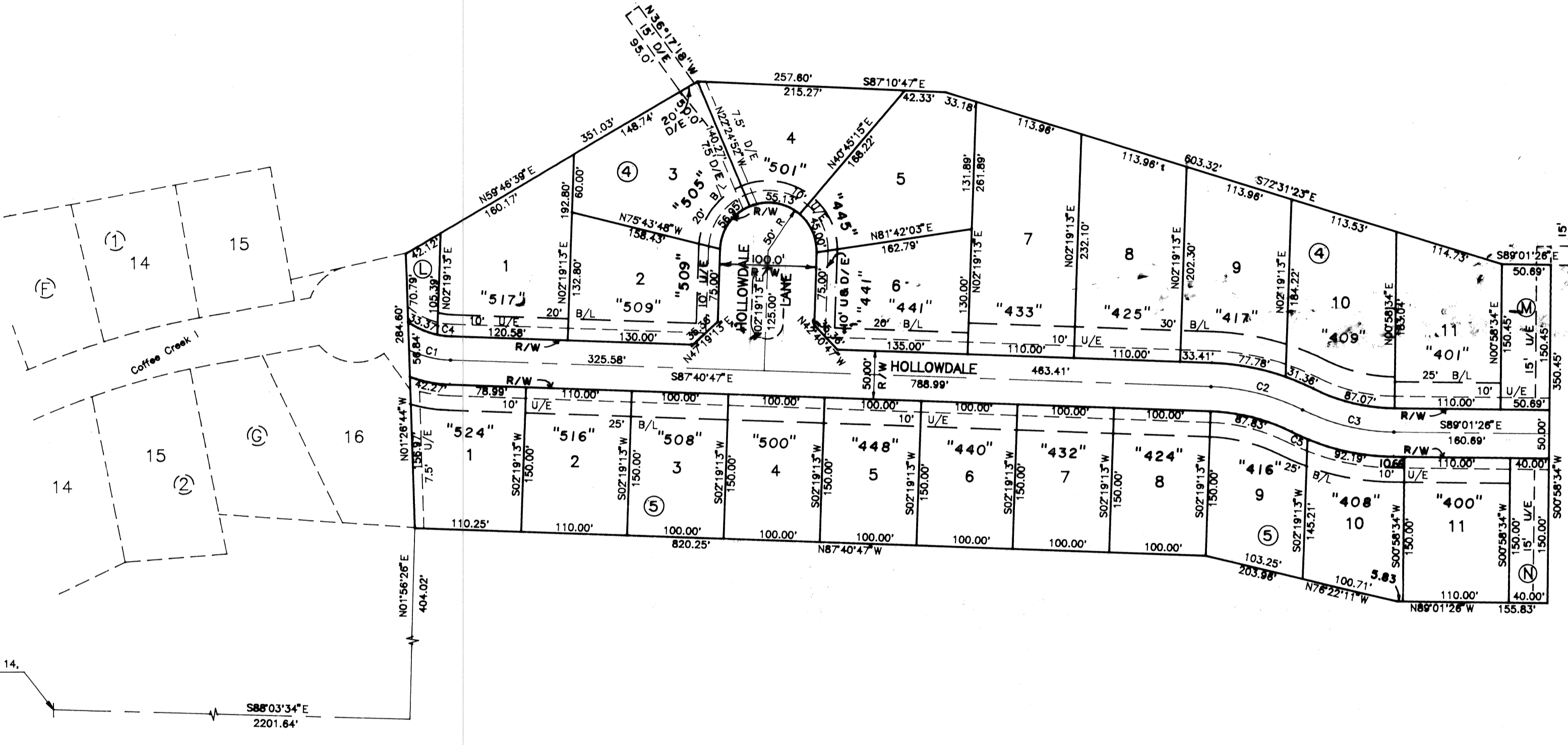
STATE OF OKLAHOMA)
) SS
 COUNTY OF LOGAN)

Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of December, 1994, 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.

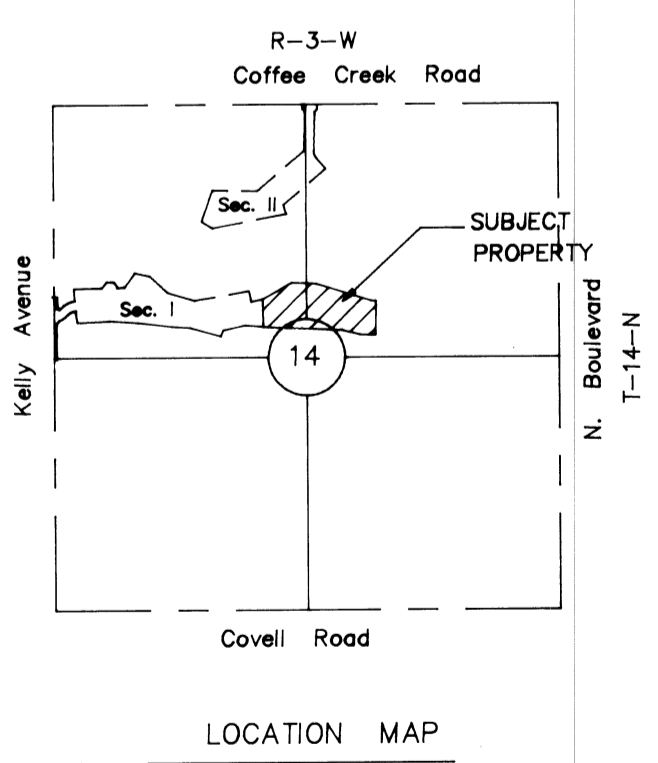
WITNESS MY HAND AND SEAL the day and year last above written.

Sandra J. Pina
 NOTARY PUBLIC

MY COMMISSION EXPIRES:
 December 11, 1996



Curve No.	Delta	Radius	Length	Tangent
#1	2°33'21"	108.52'	44.62'	22.83'
#2	2°42'45"	231.11'	98.48'	50.00'
#3	2°54'35"	218.66'	98.31'	50.00'
#4	9°57'15"	83.52'	14.51'	
#5	4°04'52"	243.66'	17.36'	



LEGAL DESCRIPTION
 Coffee Creek I-A
 Being 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:
 COMMENCING At the SW corner of said N 1/2;
 THENCE S88°03'34"E along the South line of said N 1/2 for a distance of 2201.64';
 THENCE N01°46'28"E for a distance of 404.02' to the POINT OF BEGINNING. Said point also being the SE corner of Lot 16, Block 2, Coffee Creek I;
 THENCE N59°46'39"E for a distance of 351.03';
 THENCE S87°10'49"E for a distance of 257.60';
 THENCE S72°31'22"E for a distance of 603.32';
 THENCE S89°01'26"E for a distance of 50.69';
 THENCE S0°58'34"W for a distance of 350.45';
 THENCE N89°01'26"W for a distance of 155.83';
 THENCE N76°22'11"W for a distance of 203.96';
 THENCE N87°40'47"W for a distance of 820.25' to the POINT OF BEGINNING.

Scale: 1"=100'

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 A 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 14th day of December, 1994, 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.

CAPITOL ABSTRACT & TITLE CO.
 BY: *Jeffrey A. Cox*
 Jeffrey A. Cox
 PRESIDENT

ATTEST:
Judy S. Skaggs
 Judy S. Skaggs
 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 1994, and prior years, on the land shown on the annexed plat of COFFEE CREEK I A, a subdivision of part of the N 1/2 of Section 14, T14N, R3W, I.M., Oklahoma County, Oklahoma, and that the required ad valorem liability has been deposited in the office of the County Treasurer guaranteeing payment of the assessed taxes thereon.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed in Oklahoma City, Oklahoma, on this 28th day of Dec 1994.

Conrad "Butch" Purnian
 COUNTY TREASURER

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 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 A being a subdivision of part of the N 1/2 of Section 14, T14N, R3W, I.M., Oklahoma County, Oklahoma, on the 12th day of December, 1994.

Randy Nichols
 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 A, 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 18th day of January, 1994.

Randy Nichols
 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, 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 12th day of December, 1994.

Randy Nichols
 MAYOR

OWNER: [Seal]
 OWNER'S NOTARY: [Seal]
 SURVEYOR: [Seal]
 SURVEYOR'S NOTARY: [Seal]
 ABSTRACTOR: [Seal]
 COUNTY: [Seal]
 CITY: [Seal]

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

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