

Book 43
Page 93
Fee \$5.00

OWNER'S CERTIFICATE AND DEDICATION

We the undersigned, John Coffey Jr, and Melba M. Coffey, husband and wife, do hereby certify that we are the owners of the legal title and the only persons, firm, or corporation having any legal right, title, or interest in and to the lands shown on the annexed plat of COFFEY'S FIRST ADDITION, being a subdivision in the S.E. 1/4, Sec. 1, T13N, R3W, I.M., Edmond, Oklahoma County, Oklahoma, and do further certify:

1. That as the owners of the title to said land, we hereby dedicate the streets and avenues shown on said plat for the use of the public and its successors and assigns; guarantees 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 by the Bonded Abstractor's Certificate.

2. That the areas indicated on said plat as "Utility Easement" are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting, and performing any public or quasi-public utility or utility function or service above or beneath the surface of the ground, with the right 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.

3. That said property covered by said plat and dedication is subject to certain reservations, restrictions, and covenants contained in a separate instrument, which said instrument will be dated the 5th day of Sept 1969, and which said instrument consisting of 2 legal sized sheets of typewritten paper, will be filed for record in the office of the County Clerk of Oklahoma County, State of Oklahoma, Subsequent to and as a part and parcel of said plat and dedication.

Melba M Coffey
Melba M. Coffey
Wife

John Coffey Jr
John Coffey Jr.
Husband

STATE OF OKLAHOMA ss
COUNTY OF OKLAHOMA

Before me the undersigned, a Notary Public in and for the said County and State on this 5th day of Sept. 1969, personally appeared John Coffey Jr. and Melba M. Coffey, husband and wife, to me known to be the identical persons who subscribed the names of the makers thereof to the within and foregoing instrument as husband and wife, and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notary Seal the day and year last above written.
My Commission Expires: 6-4-73

Trinity D. Partersfield
Notary Public

SURVEYOR'S CERTIFICATE

I, Frank P. Pierce, a Registered Professional Engineer and Registered Land Surveyor in and for MAPCO ENGINEERING CORPORATION, do hereby certify that a careful survey was made of the property as shown by the annexed plat of COFFEY'S FIRST ADDITION, being a subdivision in the S.E. 1/4, Sec. 1, T13N, R3W, I.M., Edmond, Oklahoma County, Oklahoma, this 5th day of Sept. 1969.

Frank P. Pierce
Frank P. Pierce
P.E. & L.S.

STATE OF OKLAHOMA ss
COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for the said County and State, on this 5th day of Sept. 1969, personally appeared Frank P. Pierce, 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.

Witness my hand and seal the day and year last above written.
My Commission Expires: 6-4-73

Trinity D. Partersfield
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA ss
COUNTY OF OKLAHOMA

The undersigned a duly qualified Abstractor in and for said County and State hereby certifies that according to the records of said County and State, title to the land shown on the annexed plat of COFFEY'S FIRST ADDITION, being a subdivision in the S.E. 1/4, Sec. 1, T13N, R3W, I.M., Edmond, Oklahoma County, Oklahoma, appears to be vested in John Coffey Jr. and Melba M. Coffey, husband and wife, on the 5th day of Sept. 1969, unencumbered by pending actions, judgments, liens, mortgages, or other encumbrances, except mineral reservations and rights of ways of record.

Executed this 5th day of Sept. 1969. Except Mortgage of Record in favor of Security Federal Savings + Loan Recorded in Book 3255 Page 884
Attest: Cecil Marshall Ass't. Secretary
Oklahoma City Abstract Co. - SAVINGS + LOAN Recorded in Book 3788 Page 440

Cecil Marshall
Ass't. Secretary

Jack Blackwell Jr.
President

COUNTY TREASURER'S CERTIFICATE

I, Jack Blackwell, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, Oklahoma, and that the records of said County and State show all taxes have been paid for the year 1969, and prior years on the land shown on the annexed plat of COFFEY'S FIRST ADDITION, being a subdivision in the S.E. 1/4, Sec. 1, T13N, R3W, I.M., Edmond, Oklahoma County, Oklahoma, and that the required statutory security has been deposited in the office of said County Treasurer guaranteeing payment of the current years taxes.

In Witness whereof said County Treasurer has caused this instrument to be executed at Oklahoma City, Oklahoma, on this 5th day of Sept. 1969.

Marrion Hudson, Chief Dep.
County Treasurer
Jack Blackwell

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Edmond, Oklahoma, that the dedications shown and described on the annexed plat of COFFEY'S FIRST ADDITION, being a subdivision in the S.E. 1/4, Sec. 1, T13N, R3W, I.M., Edmond, Oklahoma County, Oklahoma, are hereby accepted.

Adopted by the Mayor and City Council of the City of Edmond, Oklahoma, this 6th day of October 1969.
Approved by the Mayor this 19th day of Dec. 1969.

W. B. Bryan
City Clerk

Frank J. Singler
Mayor

CITY PLANNING COMMISSION APPROVAL

I, Kenneth Rees Chairman of the City Planning Commission of the City of Edmond, Oklahoma, hereby certify that said Commission duly approved the annexed plat of COFFEY'S FIRST ADDITION, being a subdivision in the S.E. 1/4, Sec. 1, T13N, R3W, I.M., Edmond, Oklahoma County, Oklahoma, on the 6 day of Oct. 1969.

Kenneth M. Rees
Chairman

CITY CLERK'S CERTIFICATE

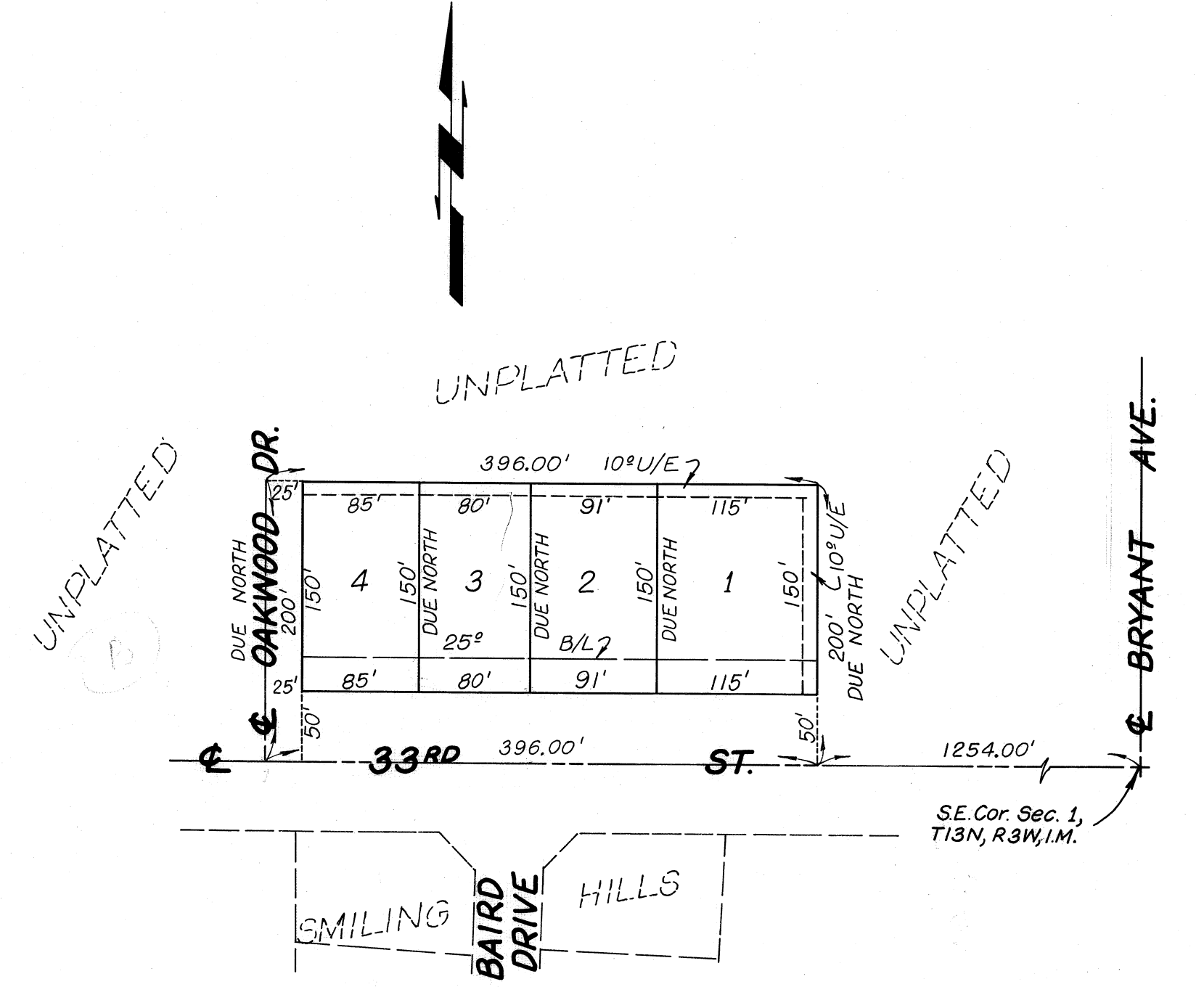
I, W.B. BRYAN City Clerk of Edmond, Oklahoma, do hereby certify that I have examined the records of said City and find all deferred payments or unmatured installments upon special assessments have been paid in full and there is no special assessments now pending against said land shown on the annexed plat of COFFEY'S FIRST ADDITION, being a subdivision in the S.E. 1/4, Sec. 1, T13N, R3W, I.M., Edmond, Oklahoma County, Oklahoma, on the 19th day of December 1969.

W. B. Bryan
City Clerk

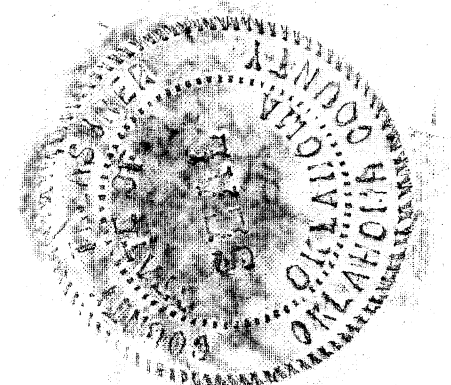
COFFEY'S FIRST ADDITION

BEING A SUBDIVISION IN THE S.E. 1/4, SEC. 1, T13N, R3W, I.M.
EDMOND, OKLAHOMA COUNTY, OKLAHOMA

SCALE : 1" = 100'



43
93



MAPCO
ENGINEERING CORPORATION
413 Robert S. Kerr Ave. 235-9656
OKLAHOMA CITY, OKLAHOMA 73102