

Book 55
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Jul 8 1992

113.289

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT

That Jackie D. and Patsy M. McBride (husband and wife), hereby certifies that they are the owners and the only owners, who have any right, title or interest in and to the land shown on the said annexed plat of COLTRANE PARK an addition to the City of Edmond, Oklahoma. That they have caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of COLTRANE PARK. Further certify that they are the owners of and only owners, persons, firm or partnership who has any right, title or interest to the land included in the above mentioned plat and they hereby dedicates all of the streets and easements as shown on said annexed plat to the use of the public for public highways, streets, drainage and utility easements, for their successors and assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the bonded abstractor's certificate.

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S 67°42'45" W	18.25	42°49'38"	25.00	18.69	9.80
C2	N 86°45'06" W	73.08	93°53'56"	50.00	81.94	53.52
C3	N 00°52'26" W	62.83	77°51'24"	50.00	67.94	40.39
C4	N 85°00'36" E	73.08	93°54'40"	50.00	81.95	53.54
C5	S 69°27'15" E	18.26	42°50'22"	25.00	18.69	9.81

ATTEST

Jackie D. McBride
Patsy M. McBride

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said county and state on this 13th day of February, 1992, personally appeared JACKIE D. AND PATSY M. McBRIDE (HUSBAND AND WIFE) to me known to be the identical persons who signed the names of the makers thereof to the within and foregoing instrument and acknowledged to me that they executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

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

My commission expires: 2 months
Notary Public

CITY PLANNING COMMISSION APPROVAL

I, Harold Eagle of the City Planning Commission of the City of Edmond, Oklahoma; hereby certify that the said Planning Commission duly approved the final record plat of COLTRANE PARK to the City of Edmond, Oklahoma, at the meeting on the 19th day of May, 1992.

Signature: Harold Eagle
VICE-CHAIRMAN

CERTIFICATE OF CITY CLERK

I, Nancy Nichols City Clerk of the City of Edmond, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payment on unmatured installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of COLTRANE PARK to the City of Edmond, Oklahoma.

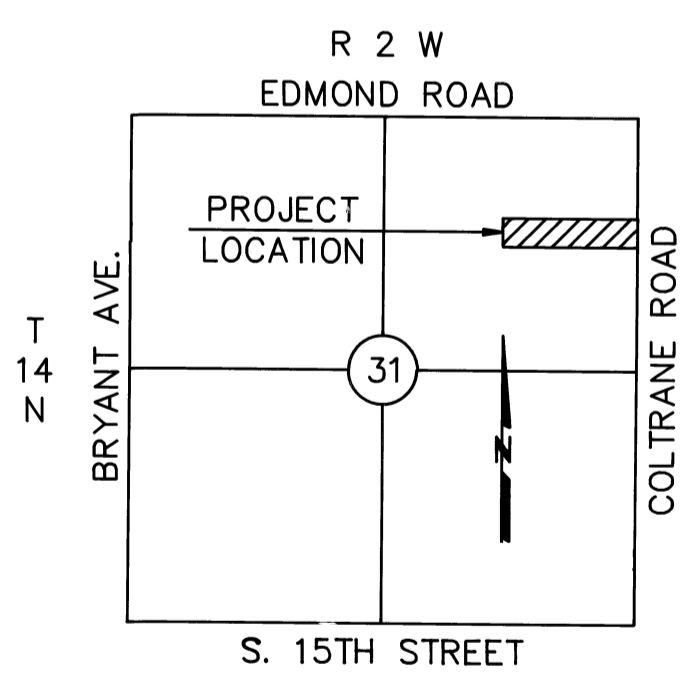
Signed by the City Clerk on this 10th day of August, 1992.
Nancy Nichols
CITY CLERK

COUNTY TREASURER'S CERTIFICATE

I, Terri Howard do hereby certify that I am duly qualified and acting County Treasurer of Oklahoma County, Oklahoma, that the tax records of said county show that all taxes for the year 1991, and prior years are paid on said land shown on the annexed plat of COLTRANE PARK to the City of Edmond, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current years taxes.

In witness whereof: Said County Treasurer has caused this instrument to be executed this 29th day of September, 1992.

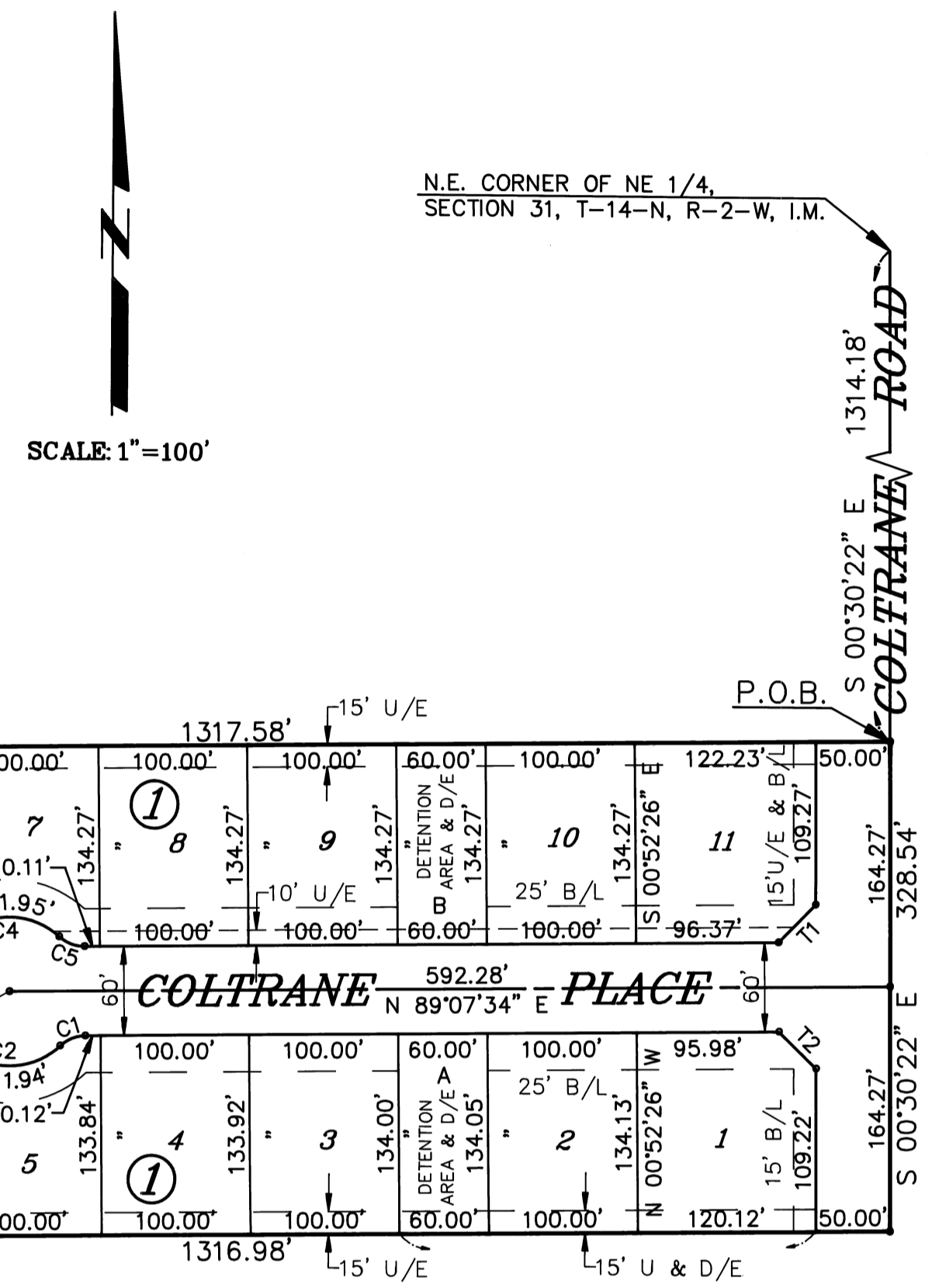
BY: Terri Howard
COUNTY TREASURER
BY: [Signature]
CHIEF DEPUTY



LOCATION MAP
SCALE: 1"=2000'

I, Laxman P. Godhania, Professional Engineer No. 11022 do hereby certify that as of the 30th day of October 1990 no part, parcel or lot of COLTRANE PARK is located within the FEMA identified 100 year Flood Plain.

Laxman P. Godhania
Laxman P. Godhania, P.E. #11022



BONDED ABSTRACTOR'S CERTIFICATE

The undersigned a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of COLTRANE PARK to the City of Edmond, Oklahoma, is vested in JACKIE D. AND PATSY M. McBRIDE (HUSBAND AND WIFE), and that on the 17th day of September, 1992 there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or the owner(s) thereof, that the taxes are paid for the year 1991 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens or other encumbrances of any kind against the land included in the annexed plat except easements, mortgages and mineral conveyances of record.

In witness whereof the undersigned has caused this instrument to be executed this 26th day of September, 1992.

ATTEST:

AMERICAN GUARANTY TITLE COMPANY
By: [Signature]
Assistant Secretary Vice President

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said county and state on this 24th day of September, 1992, personally appeared DON EVANS to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its VICE PRESIDENT and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed as the free and voluntary act and deed of said individual for the uses and purposes therein set forth.

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

My commission expires: June 19, 1993
Notary Public

SURVEYOR'S CERTIFICATE

I, Raymond Lee Prescott, IV, do hereby certify that I am by profession a land surveyor and that the annexed plat of COLTRANE PARK to the City of Edmond, Oklahoma, correctly represents a survey made under my supervision on the 30th day of October, 1990, and that all monuments shown hereon actually exist and their positions are correctly shown.

Ray Prescott
Raymond Lee Prescott
Registered Land Surveyor Number 1131

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said county and state on this 30th day of October, 1990, personally appeared Raymond Lee Prescott, IV to me known to be the identical person who executed the above 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 under my hand and seal the day and year last above written.

My commission expires: February 27, 1993
D. ANNETTE WHITE, NOTARY PUBLIC

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS

BE IT HEREBY RESOLVED BY the Council of the City of Edmond, Oklahoma, that the plat of COLTRANE PARK, to the City of Edmond, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Edmond, Oklahoma, this 10th day of August, 1992.

ADOPTED by the Mayor of the City of Edmond, Oklahoma this 10th day of August, 1992.

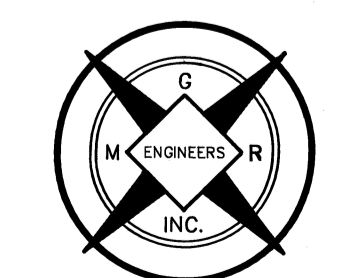
ATTEST: Nancy Nichols
CITY CLERK
Randall Coy Shadid
MAYOR

COLTRANE PARK

To The City of Edmond, Oklahoma County, Oklahoma
A Part Of The NE 1/4, Section 31, T-14-N, R-2-W, I.M.

The original tracing meets the requirements as outlined in Senate Bill 377, Section 518, as amended.

Laxman P. Godhania
Laxman P. Godhania
Professional Engineer No. 11022



PREPARED BY:
MGR INC.
ENGINEERS, PLANNERS & SURVEYORS
1224 SOUTH KELLY
EDMOND, OKLAHOMA 73034 PH 405/341-1698

Vertical column of seals and stamps including: ABSTRACTOR'S SEAL, ABSTRACTOR'S NOTARY, SURVEYOR'S SEAL, SURVEYOR'S NOTARY, OWNER'S SEAL, and COUNTY TREASURER'S SEAL.

55/95