

FINAL PLAT

Coltrane Self-Storage

A PART OF THE
SW/4 OF SECTION 19, T 14 N, R 2 W, I.M.

OWNERS CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Coltrane Storage LLC, hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of Coltrane Self Storage, an addition to the City of Edmond, Oklahoma. That it has 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 Self Storage, an addition to the City of Edmond, Oklahoma County, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said annexed plat to the public for use as public streets and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear.

In witness whereof the undersigned has caused this instrument to be executed on this 4th day of August, 2017.

Jay Johnson
Jay Johnson, Member/Manager
Coltrane Storage LLC
9204 N. Kelly Avenue
Oklahoma City, OK 73131

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th day of August, 2017, personally appeared Jay Johnson to me known to be the identical person who subscribed, as Member/Manager of Coltrane Storage LLC, and duly acknowledged to me that they executed the same as the free and voluntary act and deed of their person and as the free and voluntary act and deed of said company.

My Commission Expires: 10/6/2018

Notary Public: *Taylor Posey*

COLTRANE SELF STORAGE RECORD TITLE BOUNDARY DESCRIPTION

A part of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Fourteen (14) North, Range Two (2) West, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast corner of said Southeast Quarter (SE/4), said point being a 3/8" iron pin in asphalt, pavement:

THENCE South 89°50'16" West along the South line of said Southeast Quarter (SE/4), also along the center line of Danforth for a distance of 380.00 feet;

THENCE North 00°19'45" West and parallel with the East line of said Southeast Quarter (SE/4) for a distance of 710.00 feet;

THENCE North 89°50'16" East and parallel with the South line of said Southeast Quarter (SE/4) for a distance of 380.00 feet to a point on the East line of said Southeast (SE/4), said point also being on the center line of Coltrane Road;

THENCE South 00°19'45" East along the East line of said Southeast Quarter (SE/4) and center line of Coltrane Road for a distance of 710.00 feet to the point or place of beginning.

Described parcel contains 269,781.08 Sq. Ft. or 6.19 Acres, more or less.

Any alteration of this property boundary description by any party other than the author, stated below, voids this property boundary description and the plat of survey to which it relates.

The Basis of Bearing for this description is the record description.

Mark A. Ritchie, PLS #1597
CDSok Project No. 140035-JOH
Prepared 2017-08-04

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and or Oklahoma County and the 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 Self Storage, an addition to the City of Edmond, Oklahoma, is vested in Coltrane Storage LLC, and on the 04th day of December, 2017, 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 owners thereof, that the taxes are paid for the year of 2016 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, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

ATTEST
In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 14th day of December, 2017.

First American Title & Trust Company
133 NW 8th Street
Oklahoma City, OK 73102

By: *Jason Waldrop*
Vice-President

COUNTY TREASURER'S CERTIFICATE

Forest "Butch" Freeman hereby certify that I am the duly elected, qualified and sworn County Treasurer of Oklahoma County, Oklahoma, that the tax records of said county show that all taxes for the year 2016 and prior years are paid on the annexed plat of Coltrane Self Storage, an addition to the City of Edmond, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the 2017's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 14th day of December, 2017.

County Treasurer: *Forest "Butch" Freeman*

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Edmond, that the annexed plat of Coltrane Self Storage, an addition to the City of Edmond, Oklahoma County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Edmond, this 13 day of November, 2017.

APPROVED by the Mayor of the City of Edmond, this 13 day of November, 2017.

ATTEST Mayor: *Charles Lee* City Clerk: *Kory Atkinson*

CERTIFICATE OF CITY CLERK

I, Kory Atkinson, City Clerk of Edmond, Oklahoma, hereby certify that I have examined the records of said city and find that all deferred payments or unmatrued 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 Self Storage, an addition to the City of Edmond, Oklahoma.

Signed by the City Clerk on this 13 day of November, 2017.
City Clerk: *Kory Atkinson*

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Mark A. Ritchie, do hereby certify that I am by profession a Land Surveyor, and the annexed plat of Coltrane Self Storage, an addition to the City of Edmond, Oklahoma, consisting of Two (2) sheets, represents a survey made under my supervision on the 4th day of August, 2017. I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, effective July 25, 2013; and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

Mark A. Ritchie
Mark A. Ritchie
Professional Land Surveyor #1597

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

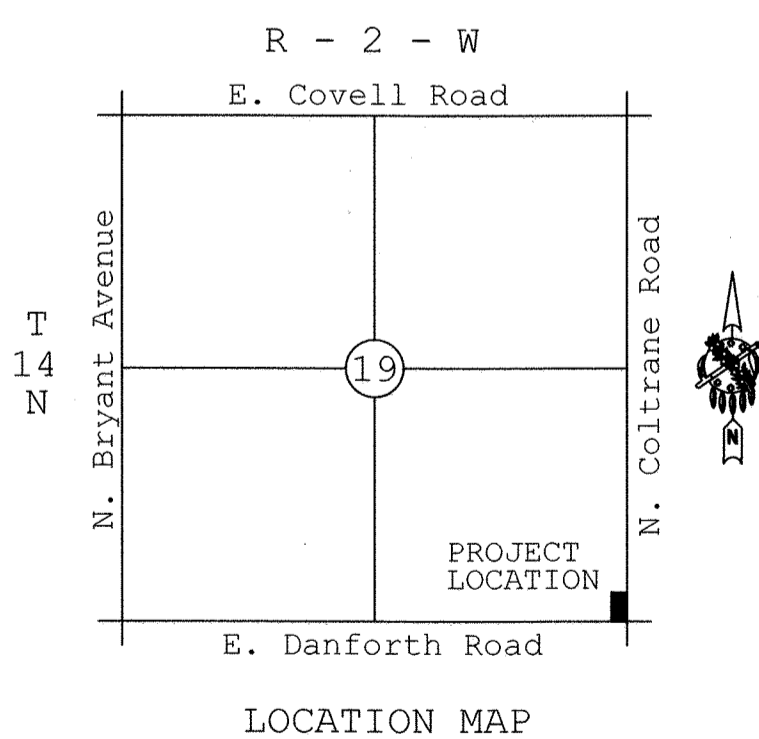
Before me, the undersigned, a Notary Public in and for said County and State, on this 4th day of August, 2017, personally appeared Mark A. Ritchie, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and 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.

My Commission Expires: 10/6/2018

Notary Public: *Taylor Posey*

LEGEND

EXISTING FEATURES	
UNDERGROUND GAS	—UG—
OVERHEAD ELECTRIC	—OE—
UNDERGROUND ELECTRIC	—UE—
CHAIN LINK FENCE	—x—
EXISTING SANITARY SEWER	—SS—
OVERHEAD DATA	—OD—
UNDERGROUND FIBER OPTIC	—FO—
SECTION LINE	—S—
MUNICIPAL ROW	—M—
STATUTORY ROW	—SR—
FND. 3/8" I.P.	—F—
IRRIGATION CONTROL VALVE	—ICV—
WATER VALVE	—WV—
FIRE HYDRANT	—FH—
WATER METER	—WM—
GAS METER	—GM—
ELECTRIC METER	—EM—
POWER POLE	—PP—
GUY ANCHOR	—GA—
STORM DRAIN MANHOLE	—SDM—
SANITARY SEWER CLEANOUT	—SSC—
ELECTRIC OUTLET	—EO—
TELEPHONE RISER	—TR—
TRAFFIC SIGNAL BOX	—TSB—
SIGN	—S—

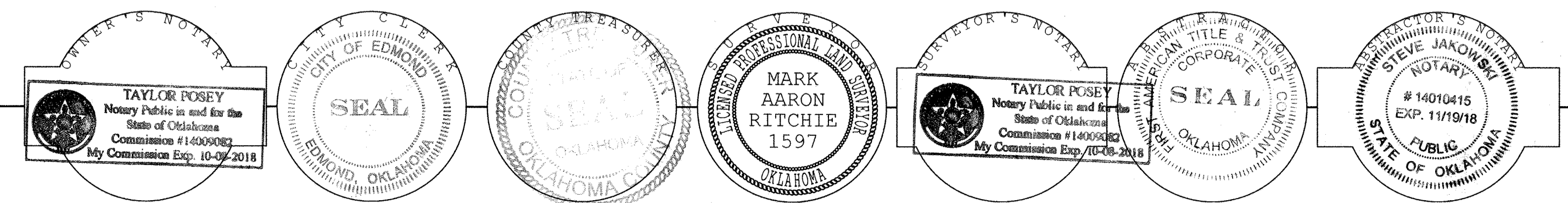


CERTIFICATE OF PLANNING COMMISSION

I, Frank Udon, Chairperson of the Planning Commission of the City of Edmond, Oklahoma, do hereby certify that the said Planning Commission duly approved the final plat of Coltrane Self Storage, an addition to the City of Edmond, Oklahoma at a meeting on the 21st day of July, 2015.

Chairperson: *Frank Udon*

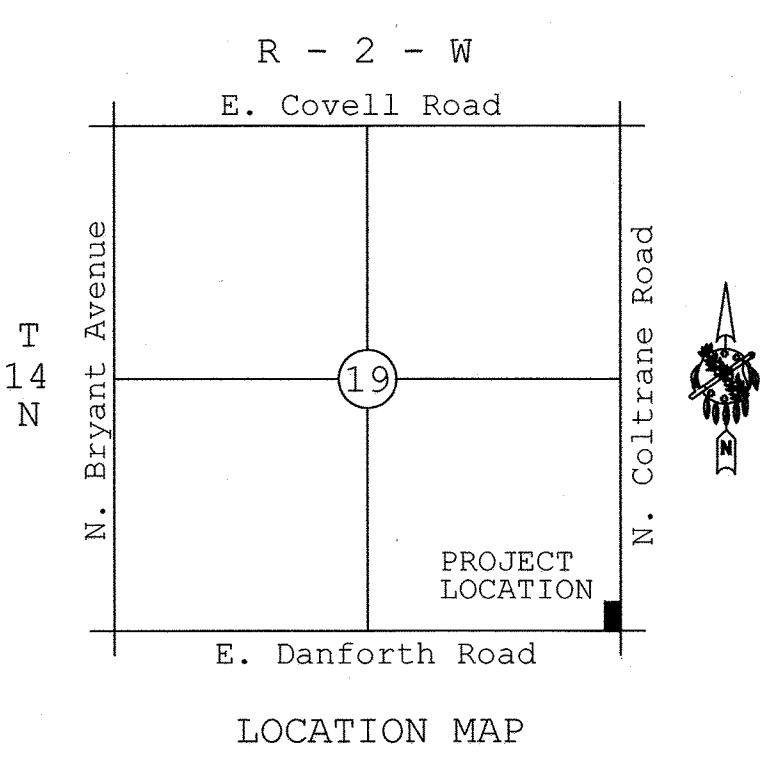
Sheet 1 of 2
Final Plat - Coltrane Self Storage
Civil Design & Survey of Oklahoma, Inc.
CA 4827 Exp: 6-30-18
2201 Rambling Road
Edmond, Oklahoma 73025
Phone: 405-550-0168 Fax: 866-347-8552
e-mail: MarkAaronRitchie@live.com
Proj.No.: 140035-JOH Issue Date: 2017-08-04



FINAL PLAT

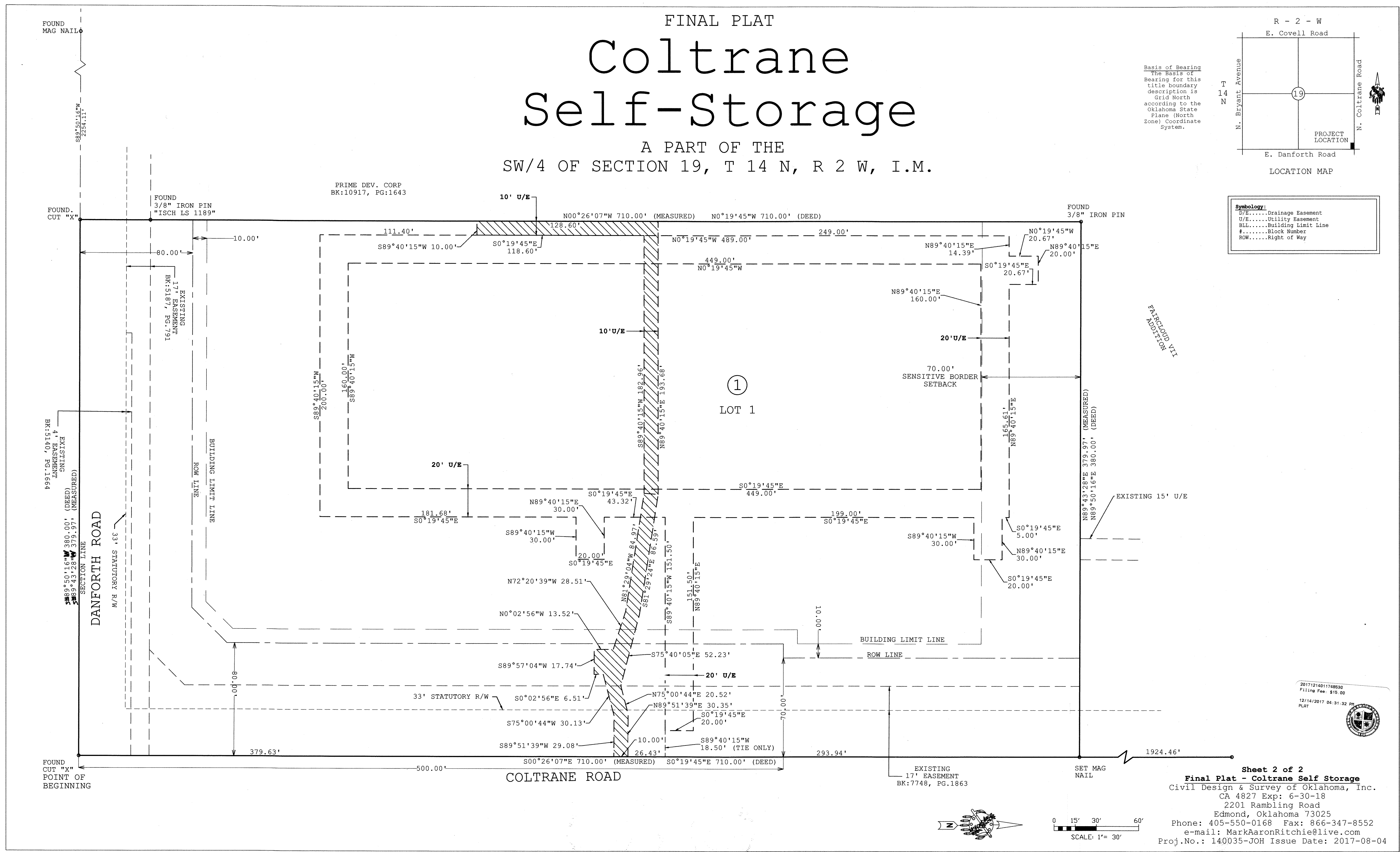
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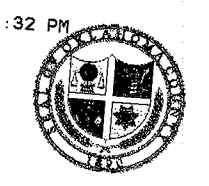


Basis of Bearing
The Basis of Bearing for this title boundary description is Grid North according to the Oklahoma State Plane (North Zone) Coordinate System.

Symbology:	
D/E.....	Drainage Easement
U/E.....	Utility Easement
BL.....	Building Limit Line
#.....	Block Number
ROW.....	Right of Way



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PLAT



Sheet 2 of 2
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 CA 4827 Exp: 6-30-18
 2201 Rambling Road
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 Phone: 405-550-0168 Fax: 866-347-8552
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