

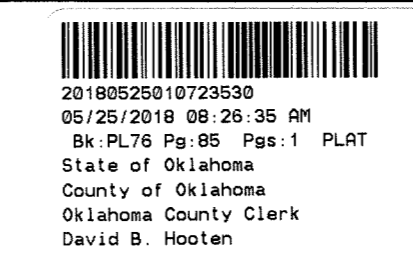
FINAL PLAT

COTTAGE GROVE, SECTION 2

MIDWEST BOULEVARD & COVELL ROAD

PART OF THE SW/4, SECTION FOURTEEN (14) T-14-N, R-2-W, I.M.

EDMOND, OKLAHOMA



OWNER'S CERTIFICATE AND DEDICATION

The undersigned, COTTAGE GROVE, L.L.C., does hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the surface rights to the land shown on the final plat of COTTAGE GROVE, SECTION 2, a subdivision of a part of the SW 1/4, of Section 14, T14N, R2W, I.M., Edmond, Oklahoma County, Oklahoma, and does further certify:

That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat for the use of the public and its successors and assigns, and subject to; oil, gas and mineral rights which have been, or are hereby reserved in their entirety, easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstracter's Certificate.

That the area indicated on said plat as Drainage and/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, operation and removal of any such public or quasi public utility.

That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedications.

COTTAGE GROVE, L.L.C.
By: Michael L. McGrope
Manager

State of Oklahoma)
County of Oklahoma) ss

Before me, the undersigned, a Notary Public in and for said County and State on this 20th day of MARCH, 2018, personally appeared Michael L. McGrope to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as its Manager and acknowledged to me that he executed the same as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

My Commission Expires: 12/08/18
Madeline Beatz
Notary Public

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter of Titles in and for Oklahoma County, State of Oklahoma, hereby certifies that the records of proper officials of said County show that title to the land included in the annexed plat of COTTAGE GROVE, SECTION 2, a subdivision of a part of the SW 1/4, SW 1/4, of Section 14, T14N, R2W, I.M., an addition to the City of Edmond, Oklahoma County, Oklahoma, is vested in COTTAGE GROVE L.L.C., and that on this 3rd day of April, 2018, 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 2017 and all prior years and that no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat.

EXCEPT:
Easements, Rights-of-way and Mortgages of record

Attest: Michelle Rein
Secretary
The Oklahoma City Abstract & Title Co.
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 2nd day of April, 2018, personally appeared Michelle Rein 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 executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.
My Commission Expires: 6-2-19
Commission No. 03001726
Jami DeLaha
Notary Public

SURVEYOR'S CERTIFICATE

I, Gregory J. Massey, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of COTTAGE GROVE, SECTION 2, represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

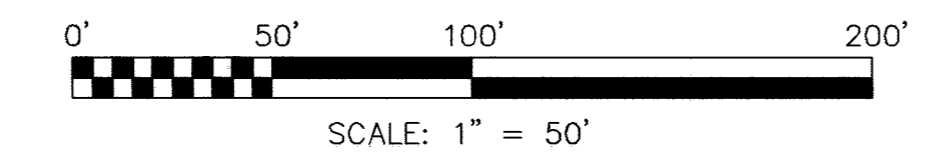
Greg J. Massey
Gregory J. Massey R.L.S. # 1313

State of Oklahoma)
County of Oklahoma) ss

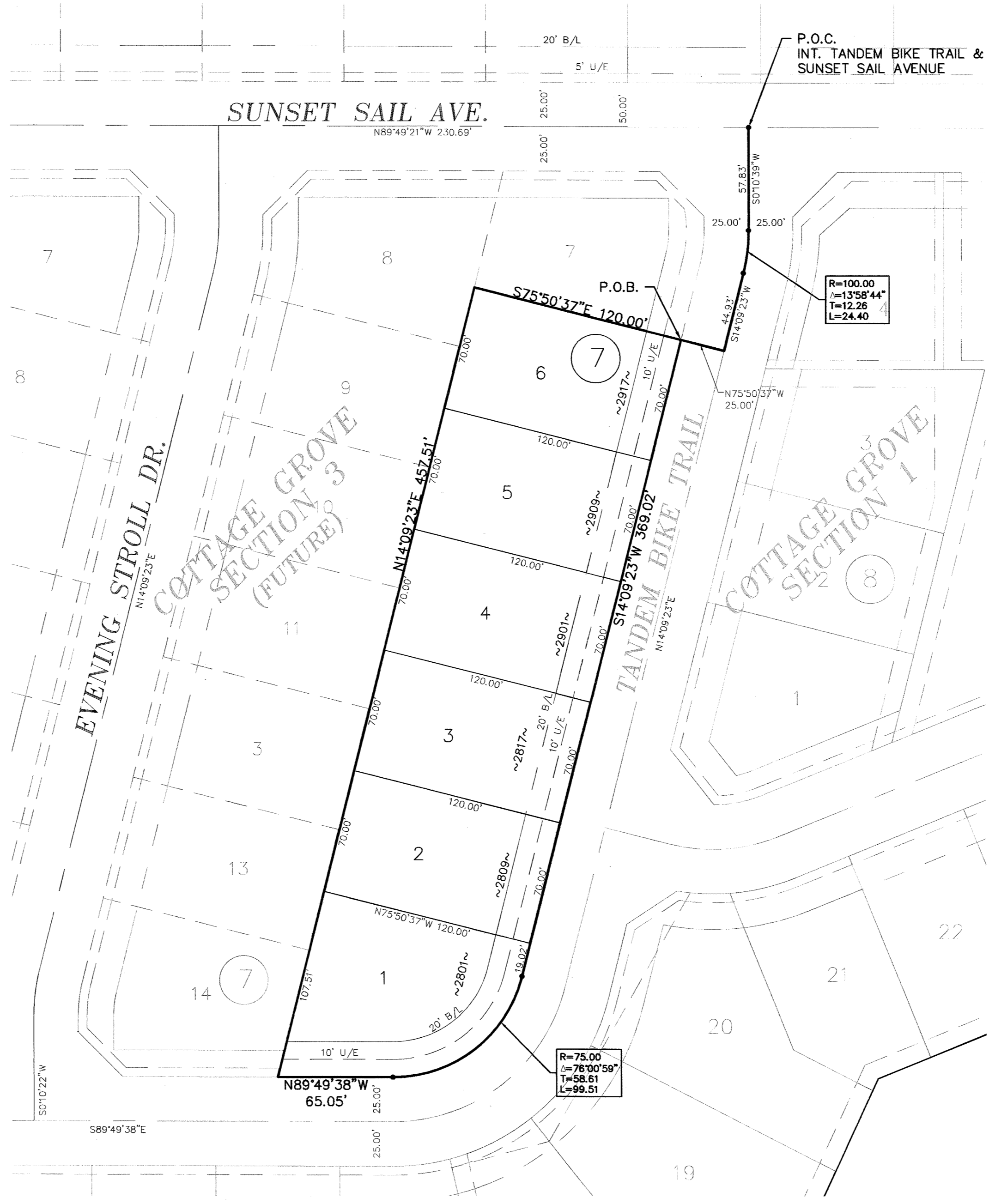
Before me the undersigned, a Notary Public in and for said County and State on this 20th day of MARCH, 2018, personally appeared Gregory J. Massey to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires: 12/08/18
Commission No. Madeline Beatz
Notary Public

OKLAHOMA CITY ABSTRACT & TITLE CO.
P.O. BOX 285
OKLAHOMA CITY, OK 73101



LEGAL DESCRIPTION
A tract of land in the South Half (S/2) of the Southwest Quarter (SW/4), Section Fourteen (14), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:
COMMENCING at the centerline intersection of Tandem Bike Trail and Sunset Sail Avenue; Thence South 00°10'39" West, along the centerline of Tandem Bike Trail, as platted in Cottage Grove, Section 1, Book PL72, Page 68, Oklahoma County, Oklahoma, a distance of 57.83 feet;
Thence southwesterly along a tangent curve to the left having an arc length 24.40 feet, a radius of 100.00 feet, and having a chord bearing of South 07°10'01" West, a distance of 24.34 feet;
Thence South 14°09'23" West, a distance of 44.93 feet;
Thence North 75°50'37" West, a distance of 25.00 feet to the POINT OF BEGINNING;
Thence South 14°09'23" West, parallel with Tandem Bike Trail, a distance of 369.02 feet;
Thence southwesterly along a non-tangent curve to the left having an arc length 99.51 feet, a radius of 75.00 feet, and having a chord bearing of South 52°09'53" West, a distance of 92.37 feet;
Thence North 89°49'38" West, a distance of 85.05 feet;
Thence North 14°09'23" East, a distance of 457.51 feet;
Thence South 75°50'37" East, a distance of 120.00 feet to the POINT OF BEGINNING.
Said described tract containing 52,444.08 square feet or 1.2040 acres, more or less.



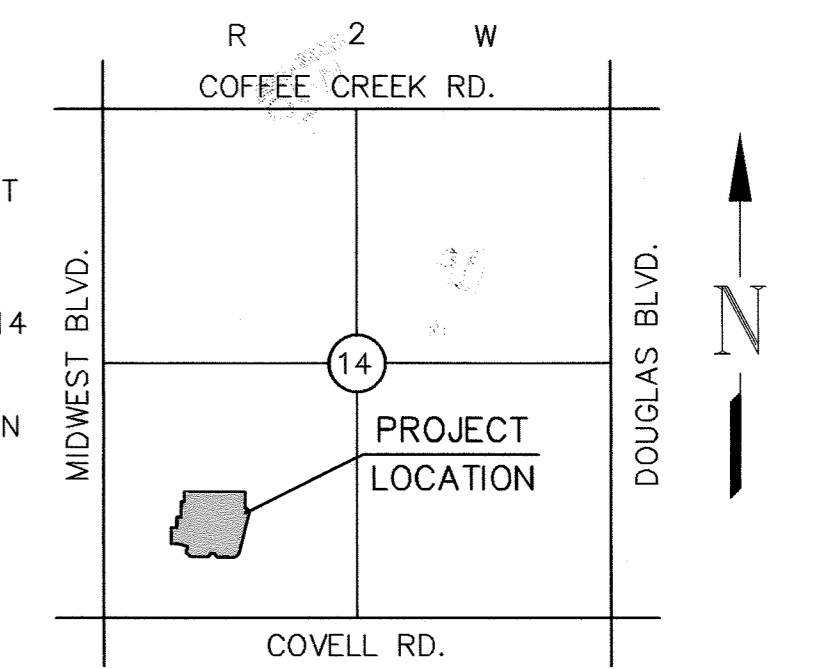
CITY PLANNING COMMISSION APPROVAL
I, Bryan M. Moore, Chairperson of the City Planning Commission of the City of Edmond, Oklahoma do hereby certify that the said Planning Commission duly approved the annexed plat of COTTAGE GROVE, SECTION 2, an addition to the City of Edmond, Oklahoma on this 3rd day of March, 2018.
Bryan Moore
CHAIRPERSON

ACCEPTANCE OF DEDICATION BY CITY COUNCIL
BE IT HEREBY RESOLVED by the Council of the City of Edmond, Oklahoma, that the dedications shown on the annexed plat of COTTAGE GROVE, SECTION 2, an addition to the City of Edmond, Oklahoma is hereby accepted.
ADOPTED by the Council of the City of Edmond, Oklahoma this 14th day of May, 2018.
APPROVED by the Mayor of the City of Edmond, Oklahoma this 14th day of May, 2018.
Charles Paul Mayor
David B. Hooten City Clerk

CITY CLERK'S CERTIFICATE
I, David B. Hooten, City Clerk of the City of Edmond, Oklahoma, hereby certify that I have examined the records of said City of Edmond, and find that all deferred payments or unmaturing installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the annexed plat of COTTAGE GROVE, SECTION 2, an addition to the City of Edmond, Oklahoma, on this 14th day of May, 2018.
David B. Hooten
City Clerk

COUNTY TREASURER'S CERTIFICATE
I, Gregory J. Massey, do hereby certify that I am the duly elected qualified and acting County Treasurer of Oklahoma County, Oklahoma and that the tax records of said County show that all taxes are paid for the year 2017 and prior years on the land shown on the annexed plat of COTTAGE GROVE, SECTION 2, an addition to the City of Edmond, Oklahoma; and that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of current years taxes.
IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 21st day of May, 2018.
Gregory J. Massey County Treasurer
Michelle Rein Chief Deputy

NOTES:
1. The Basis for Bearing is the West line of the Southwest Quarter of Section Fourteen (14), T14N, R2W, I.M. North 00°20'31" West
2. All field work for boundary survey and placement of iron pins was performed by Ryan Doudican, PLS #1591, of Oklahoma Survey Company, for, and under the direction of Gregory J. Massey, PLS # 1313 of Red Plains Professional in _____, 20__.



OWNER/DEVELOPER: COTTAGE GROVE, LLC
ADDRESS: 2705 SUMMIT DRIVE
EDMOND, OK 73034
PHONE: 405-330-2555

