

LEGAL DESCRIPTION

Being a part of the S 1/2, S 1/2, E 1/2, NE 1/4 of Section 1, T13N, R4W, I.M. City of Oklahoma City, Oklahoma County, Oklahoma and being more particularly described as follows: COMMENCING At the SE corner of said NE 1/4; THENCE N00°00'00"E along the East line of said NE 1/4 for a distance of 230.00 ft. to the POINT OF BEGINNING; THENCE Continuing N00°00'00"E along said East line for a distance of 427.84 ft. to the NE corner of said S 1/2, S 1/2, E 1/2, NE 1/4; THENCE S89°48'57"W along the North line of said S 1/2, S 1/2, E 1/2, NE 1/4 for a distance of 693.85 ft.; THENCE S00°11'03"E for a distance of 230.00 ft.; THENCE S89°48'57"W for a distance of 45.82 ft.; THENCE S00°11'03"E for a distance of 198.43 ft.; THENCE N89°46'12"E and parallel with the South line of said NE 1/4 for a distance of 738.29 ft. to the POINT OF BEGINNING.

Said described tract contains 7.021 acres more or less.

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BOOK 1
PAGE 458:43
FEE 25.00
06/22/1998
CAROLANN CAULFIELD
Oklahoma County Clerk
RECORDED AND FILED

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 EDINBURGH I, a part of the S1/2, S1/2, E1/2, NE 1/4 of Section 1, T13N, R4W, I.M., Oklahoma County, Oklahoma is vested in BILL ROBERTS, INC., an Oklahoma corporation, and that on the 21st day of May, 1998, there were no actions pending, or judgments of any nature in any Court, or on file with any Clerk or Court in said County and State against said land or owner thereof, and that the taxes are paid for 1997, 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 lease and mineral conveyances except those of record.

Oklahoma City Abstract & Title Co

By: *[Signature]*
Exec. U.P.

ATTEST: *[Signature]*

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified County Treasurer of Oklahoma County, State of Oklahoma, and that the tax records of said County show all taxes are paid for the year 1997, and prior years, on the land shown on the annexed plat of EDINBURGH I, a subdivision of part of the S1/2, S1/2, E1/2, NE 1/4 of Section 1, T13N, R4W, I.M., Oklahoma County, Oklahoma and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the current year's taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed in Oklahoma City, Oklahoma, on this 22nd day of June, 1998.

[Signature]
COUNTY TREASURER

CITY CLERK'S CERTIFICATE

I, the undersigned, City Clerk of the City of Oklahoma City, Oklahoma, do hereby certify that I have examined the records of said City and find all deferred payments or unmatured 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 EDINBURGH I, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma on the 16 day of June, 1998.

[Signature]
CITY CLERK

CITY PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Oklahoma City, Oklahoma, do hereby certify that said Planning Commission duly approved the Final Plat of EDINBURGH I, an addition to the City of Oklahoma City, being a subdivision of part of the S1/2, S1/2, E1/2, NE 1/4 of Section 1, T13N, R4W, I.M., Oklahoma County, Oklahoma, on the 22nd day of February, 1998.

[Signature]
CHAIRMAN

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it hereby resolved by the City Council of the City of Oklahoma City, Oklahoma, that the dedications shown on the attached plat of EDINBURGH I are hereby accepted.

ADOPTED by the City Council of the City of Oklahoma City, Oklahoma this 16 day of June, 1998.

[Signature]
CITY CLERK

FINAL PLAT EDINBURGH I

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

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Bill Roberts, Inc., an Oklahoma Corporation, 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 EDINBURGH I, an addition to the City of Oklahoma City, being a subdivision of part of the S 1/2, S 1/2, E 1/2, NE 1/4 of the Section 1, T13N, R4W, 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 EDINBURGH I, does hereby dedicate May Avenue shown on said plat as a public street, and does hereby create as private streets for the use of property owners in the EDINBURGH Addition the area designated as Block 5 as shown on the face of said Plat. And as owner does further grant to the City of Oklahoma City a fire lane, and access easement for police, fire and other emergency vehicles over, across and upon said private streets. The maintenance of all private streets shown hereon shall be the responsibility of a Property Owners Association comprised of all lot owners within the EDINBURGH Addition. The undersigned owner guarantees a clear title to the public street, the private streets and all utility easements and has 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 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/or removal of any such public or quasi-public utility.

SAID property covered by this plat and this dedication are subject to certain restrictions and covenants contained in a separate instrument which may be filed subsequent to the filing of the plat.

THAT Block 5, as shown on the annexed plat, is Common Area to be owned by a Property Owners Association comprised of all lot owners within the EDINBURGH Addition. Said Common Area shall be reserved for open space and stormwater drainage. Said Property Owner's Association is charged with the responsibility of maintaining all drainage swales and common areas.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed at Oklahoma City, Oklahoma, this 21st day of May, 1998.

BILL ROBERTS, INC.

[Signature]
BILL ROBERTS, PRESIDENT

ATTEST:

SECRETARY

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 21st day of May, 1998, personally appeared BILL ROBERTS, President of BILL ROBERTS, Inc. to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing Owner's Certificate and Dedication as its 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.

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

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

December 11, 2000

SURVEYOR'S CERTIFICATE

I, G. EARNEST ISCH, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of EDINBURGH I, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, correctly represents an accurate survey made under my supervision, and that the monuments shown thereon actually exist and are correctly shown.

[Signature]
G. EARNEST ISCH, R.L.S. #54

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

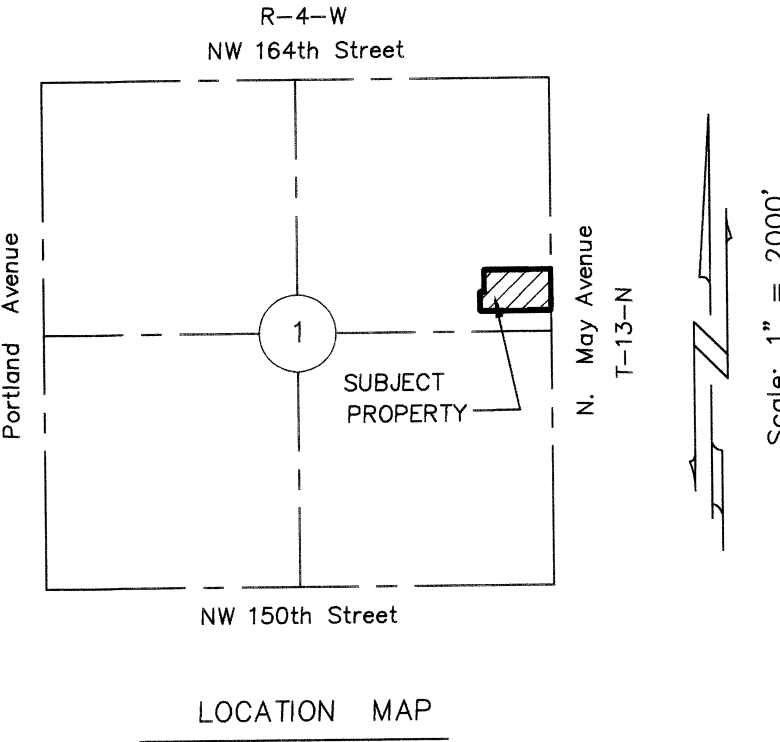
Before me, the undersigned, a Notary Public in and for said County and State, on this 22nd day of June, 1998, personally appeared G. EARNEST ISCH, to me known to be the identical person who subscribed the name of the maker thereof and that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

[Signature]
NOTARY PUBLIC

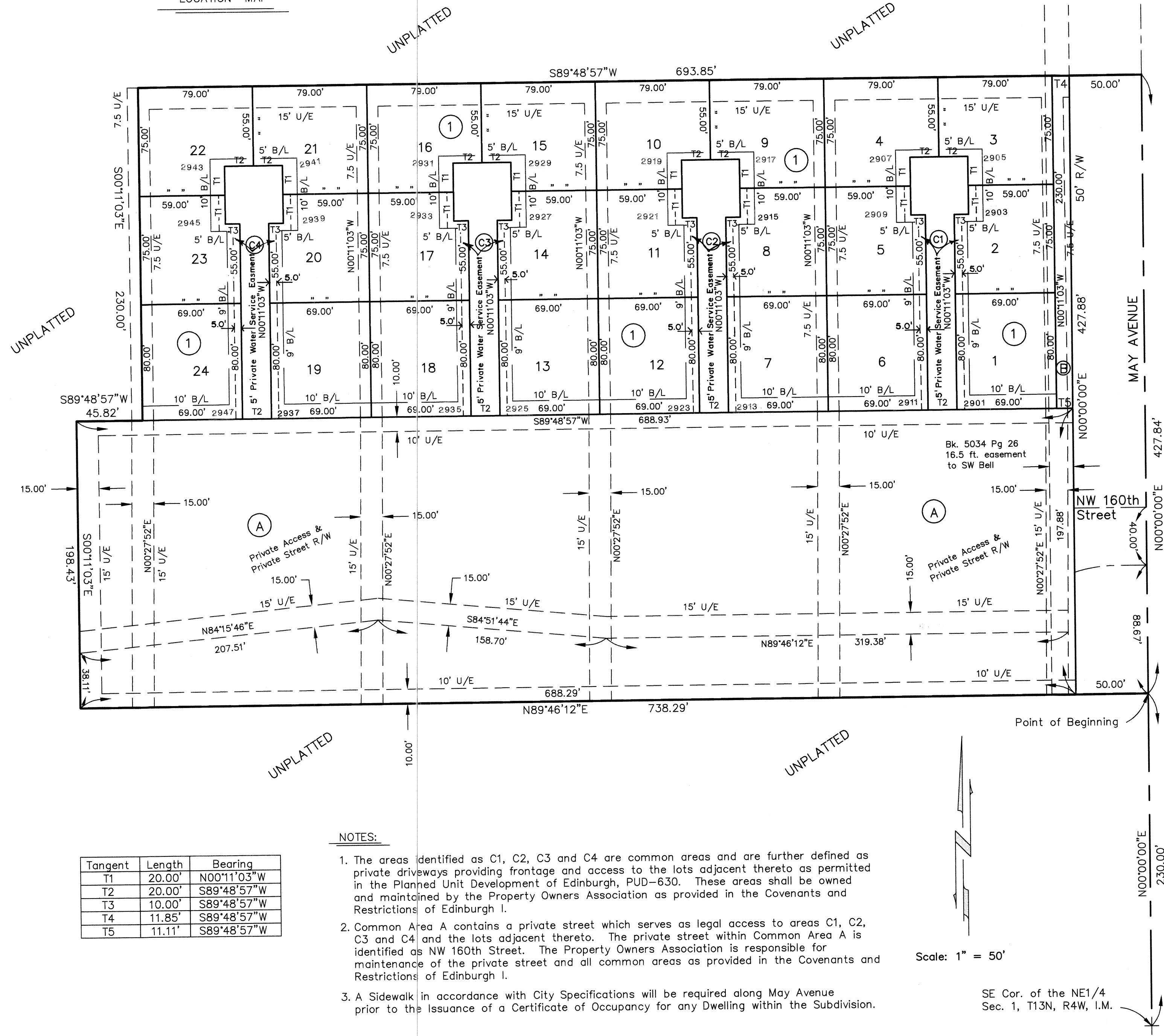
MY COMMISSION EXPIRES:

December 11, 2000



FINAL PLAT EDINBURGH I

An Addition to the City of Oklahoma City, A Part of the S1/2, S1/2, E1/2, NE 1/4, Section 1, T-13-N, R-4-W, I.M. Oklahoma County, Oklahoma



NOTES:

- 1. The areas identified as C1, C2, C3 and C4 are common areas and are further defined as private driveways providing frontage and access to the lots adjacent thereto as permitted in the Planned Unit Development of Edinburg, PUD-630. These areas shall be owned and maintained by the Property Owners Association as provided in the Covenants and Restrictions of Edinburg I.
- 2. Common Area A contains a private street which serves as legal access to areas C1, C2, C3 and C4 and the lots adjacent thereto. The private street within Common Area A is identified as NW 160th Street. The Property Owners Association is responsible for maintenance of the private street and all common areas as provided in the Covenants and Restrictions of Edinburg I.
- 3. A Sidewalk in accordance with City Specifications will be required along May Avenue prior to the Issuance of a Certificate of Occupancy for any Dwelling within the Subdivision.

| Tangent | Length | Bearing |
|---------|--------|-------------|
| T1 | 20.00' | N00°11'03"W |
| T2 | 20.00' | S89°48'57"W |
| T3 | 10.00' | S89°48'57"W |
| T4 | 11.85' | S89°48'57"W |
| T5 | 11.11' | S89°48'57"W |

58/51

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