

67-96

FINAL PLAT EDMOND TOWN CENTER

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 27, T14N, R3W, INDIAN MERIDIAN AN ADDITION TO EDMOND, OKLAHOMA COUNTY, OKLAHOMA

BENCHMARKS

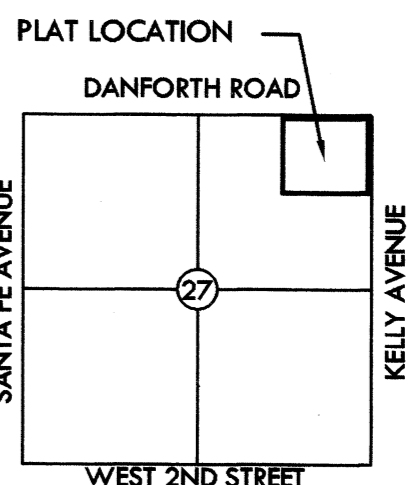
BM-1 Edmond GPS Sta-1156 3-1/2" Brass Cap set in concrete stamped "City of Edmond STA 1156" Approximately 130 feet North & 30 feet East of the centerline of Danforth & Kelly Elevation = 1177.00 (NAVD 88)

BM-2 5/8" Rebar with MKEC Design ID cap set in concrete located approximately 85 feet North & 100 feet East of the centerline of the North end of Drake Ave. in Swan Lake Addition. Elevation = 1165.82 (NAVD 88)

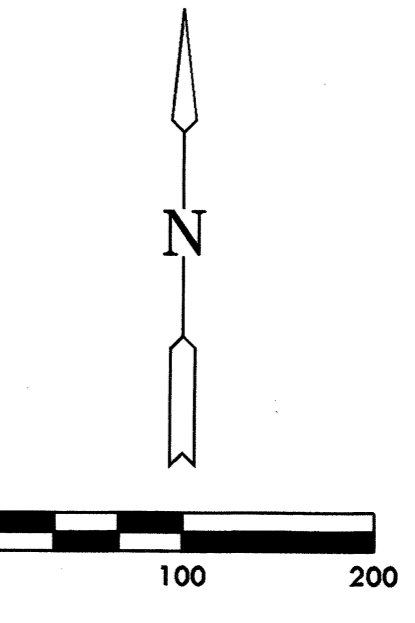
BM-3 Top of 3/4" Rebar located approximately 58 feet South of the centerline of Danforth and 25 feet East of the West property line. Elevation = 1172.825 (NAVD 88)

LEGEND

△ = Section Corner Monument Found
● = Set 5/8" Rebar w/ MKEC PLS 1573 Id. Cap
○ = 3/8" Rebar Found or as noted
U/E = Utility Easement
A/E = Access Easement
D/E = Drainage Easement
(M) = Measured
(R) = Record



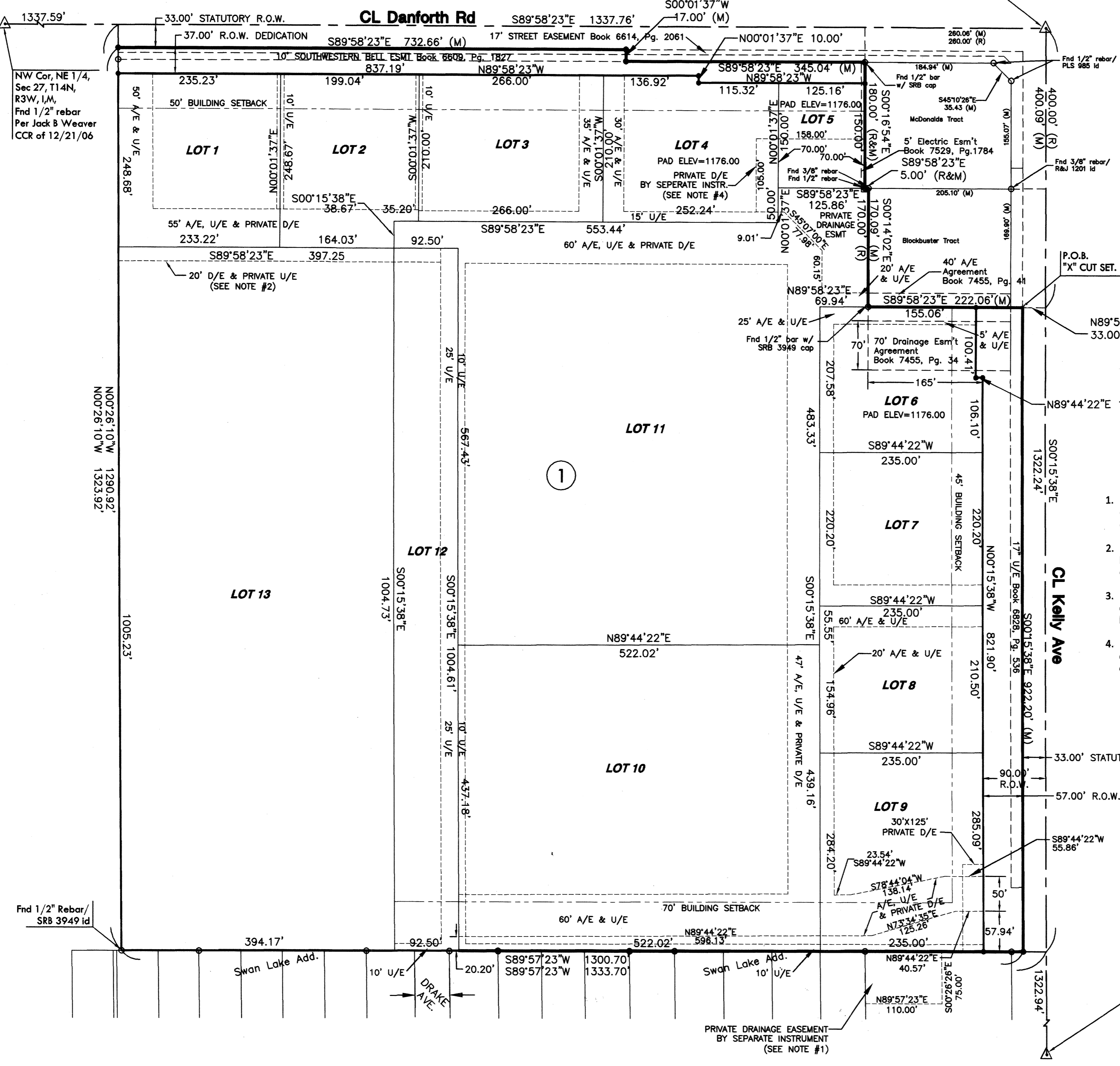
VICINITY MAP



Basis of bearings: East line of the Northeast Quarter, Section 27, Oklahoma Coordinate System of 1983 North Zone Grid Bearing of N 0°15'38"W.

NOTES

- Drainage easement by separate document. Maintenance of drainage structures within easement area to be the obligation of Lot 10, Edmond Town Center property owner.
- Maintenance of drainage structures within easement area to be the obligation of Lots 1 & 2, Edmond Town Center property owner.
- Public utility and roadway access for Lot 5 shall be provided by combining all or a portion of Lot 5 with adjoining properties or by grant of separate easements from adjoining properties.
- Drainage easement with separate document. Maintenance of drainage structures within easement area to be the obligation of Lot 11, Edmond Town Center property owner.



SURVEYOR'S CERTIFICATE

I, Allen D. Lowry, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that I have been in direct supervision of surveying and platting of "EDMOND TOWN CENTER" an addition to the City of Edmond, Oklahoma County, Oklahoma, into Lots, a Block, and Public Ways, the same being accurately set forth in the accompanying plat and described herein.

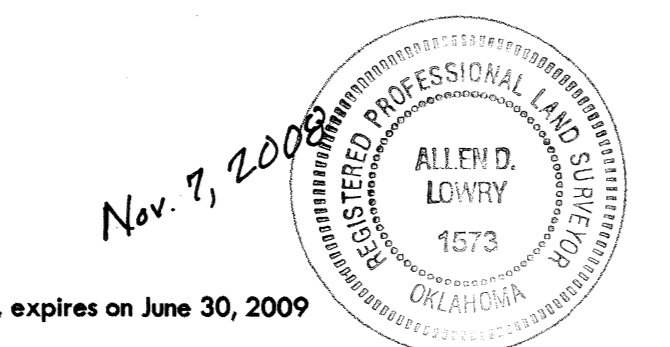
A tract of land located in the Northeast Quarter of the Northeast Quarter of Section 27, Township 14 North, Range 3 West of the Indian Meridian, City of Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter, thence on an Oklahoma Coordinate System of 1983 North Zone Grid Bearing of S 00°15'38"E along the East line of said Northeast Quarter a distance of 400.09 feet, thence N89°58'23"W, 33.00 feet to the Point of Beginning; thence S00°15'38"E parallel with the East line of said Northeast Quarter a distance of 922.20 feet to the South line of the Northeast Quarter of said Northeast Quarter; thence S89°57'23"W, 1300.70 feet along said South line, to the Southwest corner of the Northeast Quarter of said Northeast Quarter; thence N00°26'10"W, 1290.92 feet along the West line of the Northeast Quarter of said Northeast Quarter to a point 33 feet South of the Northwest corner thereof; thence S89°58'23"E, 732.66 feet parallel with the North line of said Northeast Quarter; thence S00°01'37"W, 17.00 feet; thence S89°58'23"E, 345.04 feet parallel with the North line of said Northeast Quarter; thence S00°16'54"E, 180.00 feet; thence S89°58'23"E, 5.00 feet; thence S00°14'02"E, 170.09 feet; thence S89°58'23"E, 222.06 feet point of beginning.

This description was prepared on May 15, 2008 by Allen D. Lowry, PLS 1573.

I hereby certify that 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. This Final Plat complies with the requirements of Title II, Section 41-108 of the Oklahoma State Statutes. The field survey was completed on November 6, 2008.

Allen D. Lowry
Allen D. Lowry, PLS #1573
MKEC Engineering Consultants, Inc.
1000 W Wilshire, Suite 401
Oklahoma City, OK 73116
Phone 405-842-8558
Certificate of Authorization Number CA2958, expires on June 30, 2009



STATE OF KANSAS, SEDGWICK COUNTY) ss:
This instrument was acknowledged before me on 7th day of Nov., 2008, by Allen D. Lowry.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Cynthia A. Womack
Cynthia A. Womack, Notary Public
My Term Expires: 3-6-7-2009

OWNER'S CERTIFICATE

We, the undersigned, hereby certify that EDMOND 40, LLC, a Kansas Limited Liability Company and THE CITY OF EDMOND, a Municipal Corporation, are the owners and only owners who have any right title or interest to the land shown on the plat of EDMOND TOWN CENTER, to City of Edmond, Oklahoma County, Oklahoma. That is has caused the same to be surveyed and platted into lots, a block, streets, and easements as shown on said plat. I further certify that it dedicates all the streets, easements, and rights-of-way as shown on said plat for the uses shown, for its successors and assigns forever and has caused to the same to be released from all encumbrances so that the title is clear, except as shown in the bonded abstractor's certificate hereon. Easements for the construction and maintenance of public utilities and drainage, as indicated on the accompanying plat are hereby granted to the public.

EDMOND 40, LLC

BY: *[Signature]* Member
BY: *[Signature]* Member

THE CITY OF EDMOND

BY: *[Signature]* Daniel P. O'Neil, Mayor
ATTEST: *[Signature]* Nancy Nichols, City Clerk

OWNERS NOTARY

STATE OF Kansas

This instrument was acknowledged before me on 13th day of November, 2008, by *[Signatures]* EDMOND 40, LLC, a Kansas Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Public

My Term Expires: 8/19/2009

CITY PLANNING COMMISSION CERTIFICATE

I, *Suzie Thrash*, Chair of the City Planning Commission of the City of Edmond, Oklahoma, do hereby certify that the said Planning Commission duly approved this plat of "EDMOND TOWN CENTER", an addition to the City of Edmond, Oklahoma.

Dated this 8th day of July, 2008

CITY PLANNING COMMISSION APPROVAL

Suzie Thrash, Chair

CITY COUNCIL CERTIFICATE

Be it hereby resolved by the Council of the City of Edmond, Oklahoma, that the dedications shown on the plat of "EDMOND TOWN CENTER", an addition to the City of Edmond, Oklahoma, are hereby accepted.

Adopted by the Council of the City of Edmond, Oklahoma, this 22 day of Dec., 2008.

Approved by the Mayor of the City of Edmond, Oklahoma, this 22 day of Dec., 2008.

Daniel P. O'Neil, Mayor

Attest: *Nancy Nichols*, City Clerk

CITY CLERK'S CERTIFICATE

I, *Nancy Nichols*, 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 unamortized installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land on the plat of "EDMOND TOWN CENTER", an addition to the City of Edmond, Oklahoma. Entered on transfer record this 22 day of Dec., 2008.

Nancy Nichols, City Clerk

COUNTY TREASURER CERTIFICATE

I, *Forrest N. Freeman*, 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 2007 and prior years on the land shown on the plat of "EDMOND TOWN CENTER", an addition to the City of Edmond, Oklahoma.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this 23rd day of Jan., 2008.

Forrest N. Freeman, County Treasurer

ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstractor 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 within the plat "EDMOND TOWN CENTER", is vested in EDMOND 40, LLC, a Kansas Limited Liability Company and THE CITY OF EDMOND, a Municipal Corporation, and that on this 7th day of Nov., 2008, 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; and that the taxes are paid for the year 2007 and all prior years; and that there are no outstanding tax liens, mortgages or other encumbrances of any kind against said land with the said plat.

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

CAPITOL ABSTRACT & TITLE COMPANY

Corniee S. Cain, President
Attest: *[Signature]*, Secretary

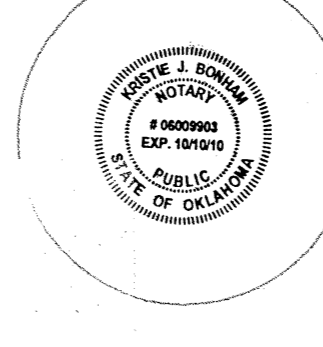
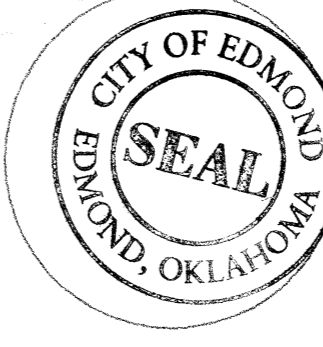
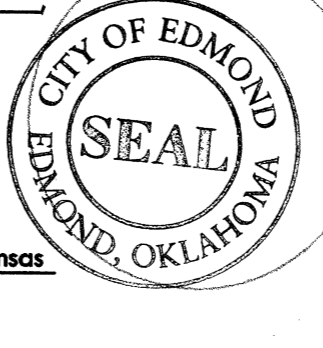
STATE OF OKLAHOMA, OKLAHOMA COUNTY) ss:

This instrument was acknowledged before me on 13th day of Nov., 2008, by *Corniee S. Cain*.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[Signature], Notary Public

My Term Expires: 10/10/10



TRIANGLE A/E, Inc.
This reproduction meets the requirements as outlined in Senate Bill 377, sec. 518 as amended.

MKEC ENGINEERING CONSULTANTS, INC.
1000 W. WILSHIRE, STE 401
OKLAHOMA CITY, OK 73116
405-842-8558
WWW.MKEC.COM
CA-2958 EXP. 6-30-09