

FAIRCLOUD IV

INCLUDING A REPLAT OF LOTS 8 and 9, BLOCK 2, FAIRCLOUD III
A Part of E. 1/2, Sec. 19, T. 14N, R. 2 W., I. M.
TO THE CITY OF EDMOND, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned FINANCIAL I&A, Inc., an Oklahoma corporation, VICTOR W. HELMIG and PENNY HELMIG, husband and wife, and DONALD F. SCHIESZ and LETTY PRATT SCHIESZ, husband and wife, hereby certify that they are the owners of the legal title and the only persons, firms or corporations having any legal right, title or interest in and to the land shown on the annexed map or plat of FAIRCLOUD IV, an addition to the City of Edmond, being a subdivision within the E-1/2, Section 19, T 14 N, R 2 W, I.M., Oklahoma County, Oklahoma, and do further certify:

THAT as the owners of the title to said lands which is shown and described on the annexed plat of FAIRCLOUD IV, do hereby dedicate the streets and avenues shown on said map or plat for the uses of the public, for their successors and assigns, and guarantee a clear title to said land and have caused the same to be released of all encumbrances so that the title is clear, except as shown in the Bonded Abstractor's Certificate.

THAT the areas indicated on said plat as drainage or utility easements are hereby reserved for the purposes of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public utility function or service about or beneath the surface of the ground with rights of ingress and egress at any time for the purpose of installation, repair, maintenance, operation and removal of any such public or quasi-public utility.

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

THAT Blocks 7, 6, 5 and 1 as shown on the annexed plat, is a Common Area to be owned by a Property Owner's Association comprising all lot owners within the entire FAIRCLOUD Addition which includes the above shown platted area and also may include the remainder of the SW-1/4, NE-1/4 and NW-1/4, SE-1/4 and 3.80 acres in the NE corner of the SW-1/4, SE-1/4 of Section 19, T 14 N, R 2 W, I.M., Oklahoma County, Oklahoma. Said Common Area shall be reserved for the private use of the Property Owner's Association and for drainage and detention facilities. Said Association and for drainage and detention facilities. Said Association shall be charged with the responsibility of maintaining all drainage swales and detention facilities as may be required by the City of Edmond.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed at Edmond, Oklahoma, this 20th day of April, 1989.

FINANCIAL I & A, Inc.

By *Jerry L. McNabb*
JERRY L. McNABB, PRESIDENT

ATTEST:
Donald Hinkle
DONALD HINKLE, SECRETARY

Victor W. Helmig
VICTOR W. HELMIG

Penny Helmig
PENNY HELMIG

Donald F. Schiesz
DONALD F. SCHIESZ

Letty Pratt Schiesz
LETTY PRATT SCHIESZ

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 20th day of April, 1989, personally appeared JERRY L. McNABB, President of Financial I&A, Inc., to me known to be the identical person who subscribed the Certificate and Dedication as his 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.

Joseph P. Parker
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 22, 1989

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 20th day of April, 1989, personally appeared VICTOR W. HELMIG and PENNY HELMIG, husband and wife, to me known to be the identical persons who subscribed the names of the makers thereof to the above and foregoing Owner's Certificate and Dedication and acknowledged to me that they executed the same as their free and voluntary acts and deeds and as the free and voluntary acts and deeds for the uses and purposes therein set forth.

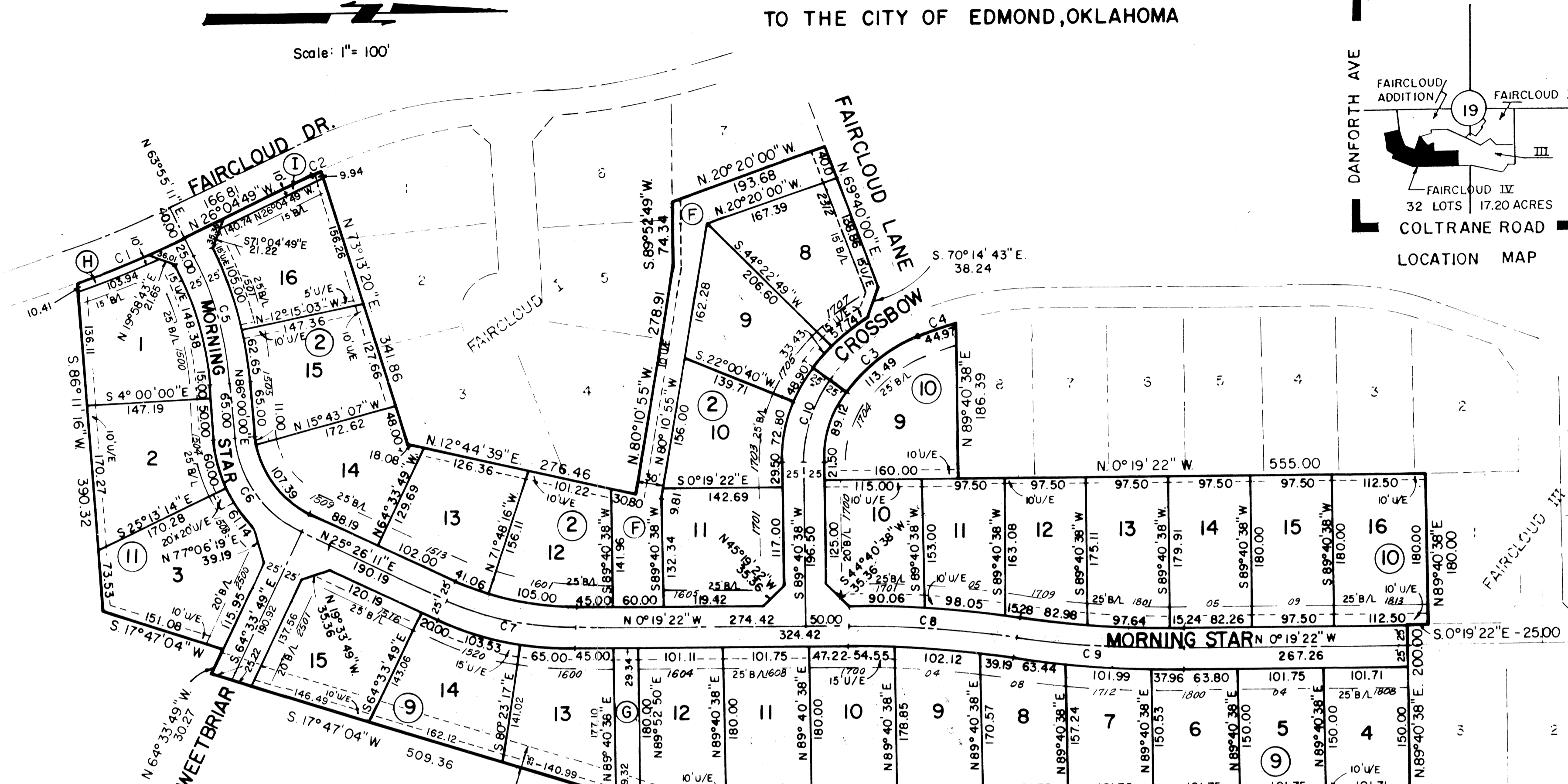
Joseph P. Parker
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 22, 1989

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 20th day of April, 1989, personally appeared DONALD F. SCHIESZ and LETTY PRATT SCHIESZ, husband and wife, to me known to be the identical persons who subscribed the names of the makers thereof to the above and foregoing Owner's Certificate and Dedication and acknowledged to me that they executed the same as their free and voluntary acts and deeds and as the free and voluntary acts and deeds for the uses and purposes therein set forth.

Joseph P. Parker
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 22, 1989



LEGAL DESCRIPTION

Being a part of the E-1/2 of Section 19, T-14-N, R-2-W, I.M., to the City of Edmond, Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING: At the SW corner of Lot 1, Block 2, Faircloud, an addition to the City of Edmond, Oklahoma, Oklahoma County, Oklahoma, and being more particularly described as follows:

THENCE: N 73°13'20"E along the south line of Lots 1, 2 and 3 of said Block 2 for a distance of 341.86';

THENCE: N 12°44'39"E along the east line of Lots 3 and 4 of said Block 2 for a distance of 276.46';

THENCE: N 80°10'55"W along the north line of Lots 4 and 5 of said Block 2 for a distance of 278.91';

THENCE: S 89°52'49"W along the north line of Lots 5 and 6 of said Block 2 for a distance of 74.34';

THENCE: N 20°20'00"W along the east line of Lot 7 of said Block 2 for a distance of 193.68' to the northwest corner of Lot 8, Block 2, Faircloud III, an addition to the City of Edmond, Oklahoma, Oklahoma County, Oklahoma, and being more particularly described as follows:

THENCE: N 69°40'00"E and along the north line of Lots 8 and 9 of said Block 2 for a distance of 178.86';

THENCE: S 70°14'43"E and continuing along the north line of said Lot 9, Block 2, for a distance of 38.24';

THENCE: Southeasterly along the east line of said Lot 9, Block 2, the same being a curve to the left having a radius of 259.98' for a distance of 91.17' to the southeast corner of said Lot 9, Block 2;

THENCE: N 37°00'48"E for a distance of 50.00' to a point on the east right of way line of Crossbow, Northwesterly along said east right of way line, the same being a curve to the right having a radius of 209.98' for a distance of 113.49' to a point of compound curve;

THENCE: Northwesterly along said curve and continuing along said east right of way line having a radius of 392.48' for a distance of 44.97' to the southwest corner of Lot 8, Block 10, Faircloud III;

THENCE: N 89°40'38"E along the south line of said Lot 8 for a distance of 186.39';

THENCE: N 01°19'22"W and along the east line of Lots 2 through 8, said Block 10, for a distance of 555.00' to the southwest corner of Lot 1 of said Block 10;

THENCE: N 89°40'38"E along the south line of said Lot 1 for a distance of 180.00' to the southeast corner of said Lot 1;

THENCE: S 01°19'22"W along the west line of Morning Star for a distance of 25.00';

THENCE: N 89°40'38"E along the south line of Lot 3, Block 9, of Faircloud III for a distance of 200.00';

THENCE: S 01°19'22"W for a distance of 935.56';

THENCE: S 17°47'04"W for a distance of 509.36';

THENCE: N 64°33'49"W for a distance of 30.27';

THENCE: S 17°47'04"W for a distance of 151.08';

THENCE: S 86°11'16"W for a distance of 390.32' to a point on the east right of way line of Faircloud Drive, Northwesterly along said east right of way line, the same being a curve to the left, having a radius of 1,343.69' for a distance of 140.00';

THENCE: N 26°04'49"W and continuing along said east right of way line for a distance of 166.81' to a point of curve;

THENCE: Northwesterly along said curve and continuing along said east right of way line, and having a radius of 623.66' for a distance of 15.54' TO THE POINT OR PLACE OF BEGINNING.

Said described tract contains 17.09 acres more or less.

CURVE DATA TABLE

Curve #	Δ	R	L	T	Ch.
1	5°58'11"	1343.69	140.00	70.06	139.94
2	1°25'40"	623.66	15.54	7.77	15.54
3	30°58'05"	209.98	113.49	58.17	112.12
4	6°33'55"	392.48	44.97	22.51	44.95
5	22°04'49"	410.03	158.01	80.00	157.04
6	60°33'49"	137.00	144.81	80.00	138.17
7	25°45'33"	349.87	157.30	80.00	155.97
8	8°37'38"	1325.75	199.62	100.00	199.43
9	8°37'38"	1325.75	199.62	100.00	199.43
10	37°20'10"	161.76	105.41	54.65	103.55

SURVEYOR'S CERTIFICATE

I, ROBERT L. McCUTCHAN, a registered land surveyor in the State of Oklahoma, do hereby certify that the annexed plat of FAIRCLOUD IV, an addition to the City of Edmond, Oklahoma County, Oklahoma, correctly represents an accurate survey made, under my supervision, and that the monuments shown thereon actually exist and are correctly shown.

Robert L. McCutchan
ROBERT L. McCUTCHAN
Registered Land Surveyor #153

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) S.S.

Before me, the undersigned, a Notary Public in and for said County and State, on this 20th day of April, 1989, personally appeared ROBERT L. McCUTCHAN, 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.

Robert L. McCutchan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-29-92

CITY CLERK'S CERTIFICATE

I, PATSY SANDEFUR, City Clerk of the City of Edmond, Oklahoma, do hereby certify that I have examined the records of said City and find all deferred payments or unamortized 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 plan of FAIRCLOUD IV, a part of the E-1/2, Section 19, T 14 N, R 2 W, I.M., Oklahoma County, Oklahoma, on the 24th day of APRIL, 1989.

Patsy Sandefur
PATSY SANDEFUR, CITY CLERK

CITY PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Edmond, Oklahoma, do hereby certify that said Planning Commission duly approved the Final Plat of FAIRCLOUD IV, a part of the E-1/2, Section 19, T 14 N, R 2 W, I.M., Oklahoma County, Oklahoma, an addition to the City of Edmond on the 28th day of JUNE, 1988.

Jack Higgins
CHAIRMAN

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS BY CITY COUNCIL

Be it hereby resolved by the Council for the City of Edmond, Oklahoma, that the annexed plat of FAIRCLOUD IV, a part of the E-1/2, Section 19, T 14 N, R 2 W, I.M., 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, Oklahoma, this 24th day of APRIL, 1989.

Carl F. Reheman
CARL F. REHEMAN, MAYOR

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 FAIRCLOUD IV, a part of the E-1/2, Section 19, T 14 N, R 2 W, I.M., Oklahoma County, Oklahoma, is vested in Financial I&A, Inc., an Oklahoma corporation, Victor W. Helmig and Penny Helmig, husband and wife, and Donald F. Schiesz and Letty Pratt Schiesz, husband and wife, and that on the 28th day of April, 1989, there were no actions pending, or judgments of any nature in any Court, or on file with any Clerk of any Court in said County and State against said land or the owner thereof, and that there are no outstanding tax sales certificates, tax deeds outside the chain of title relied on and is subject to mortgages, easements, rights of ways, oil and gas leases and mineral conveyances of record.

CAPITOL ABSTRACT AND TITLE CO.

By *Charles L. Freede, Jr.*
CHARLES L. FREEDE, JR.
VICE PRESIDENT

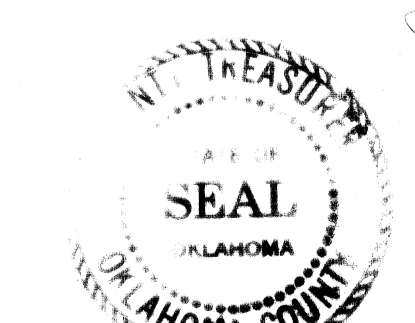
ATTEST:
Jack F. Skaggs
JACK F. SKAGGS, SECRETARY

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, and that the tax records of said County show all taxes are paid for the year 1988, and prior years, on the land shown on the annexed plat of FAIRCLOUD IV, a part of the E-1/2, Section 19, T 14 N, R 2 W, 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 24th day of April, 1989.

Gene Howard
County Treasurer



This reproduction meets the requirements as outlined in Senate Bill 377, Section 518, as amended.

TRIANGLE/A & E, Inc.
BOX 306 OKLAHOMA CITY 73101

MAPCO ENGINEERING AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
SUITE 310 • 2500 SOUTH BROADWAY • EDMOND, OKLA. 73003 • 405-348-0550

Owner
Owner's Notary
Owner's Notary
Owner's Notary

