

FAIRCLOUD VI

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, and TURNER & Co., Inc., an Oklahoma corporation, hereby certify that they are the owners of the legal title and the only people, firms or corporations having any legal right, title or interest in and to the land shown on the annexed map or plat of FAIRCLOUD VI, an addition to the City of Edmond, being a subdivision of part of the SE-1/4, 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 VI, they 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 mineral reservations and rights of ways of record and except as shown in the Bonded Abstractor's Certificate hereon.

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 above 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 this plat.

THAT Blocks M, N and O, as shown on the annexed plat, are Common Areas 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 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 Areas shall be reserved for the private use of the Property Owner's Association and for drainage and detention facilities. Said Property Owner's Association is 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 corporations have caused this instrument to be executed at Edmond, Oklahoma, this 21st day of March, 1991.

FINANCIAL I & A, Inc.

By Jerry L. McNabb
JERRY L. MCNABB, PRESIDENT

ATTEST:
Donald Hinkle
DONALD HINKLE, SECRETARY

TURNER & Co., Inc.

By Robert E. Turner
ROBERT E. TURNER, PRESIDENT

ATTEST:
Martina Turner
MARTINA TURNER, SECRETARY

Before me, the undersigned, a Notary Public in-and-for said County and State, personally appeared before me the within signed JERRY L. MCNABB, President of Financial I & A, Inc., an Oklahoma corporation, who acknowledged to me that he signed the within and foregoing of his own free and voluntary act and deed, for the uses and purposes therein set forth, on this 21st day of March, 1991.

By Pamela M. Davis
PAMELA M. DAVIS, NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-13-94

Before me, the undersigned, a Notary Public in-and-for said County and State, personally appeared before me the within signed ROBERT E. TURNER, President of Turner & Co., Inc., an Oklahoma corporation, who acknowledged to me that he signed the within and foregoing of his own free and voluntary act and deed, for the uses and purposes therein set forth, on this 21st day of March, 1991.

By Pamela M. Davis
PAMELA M. DAVIS, NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-13-94

SURVEYOR'S CERTIFICATE

I, ROBERT L. MCCUTCHEAN, a registered land surveyor in the State of Oklahoma, do hereby certify that the annexed plat of FAIRCLOUD VI, 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.

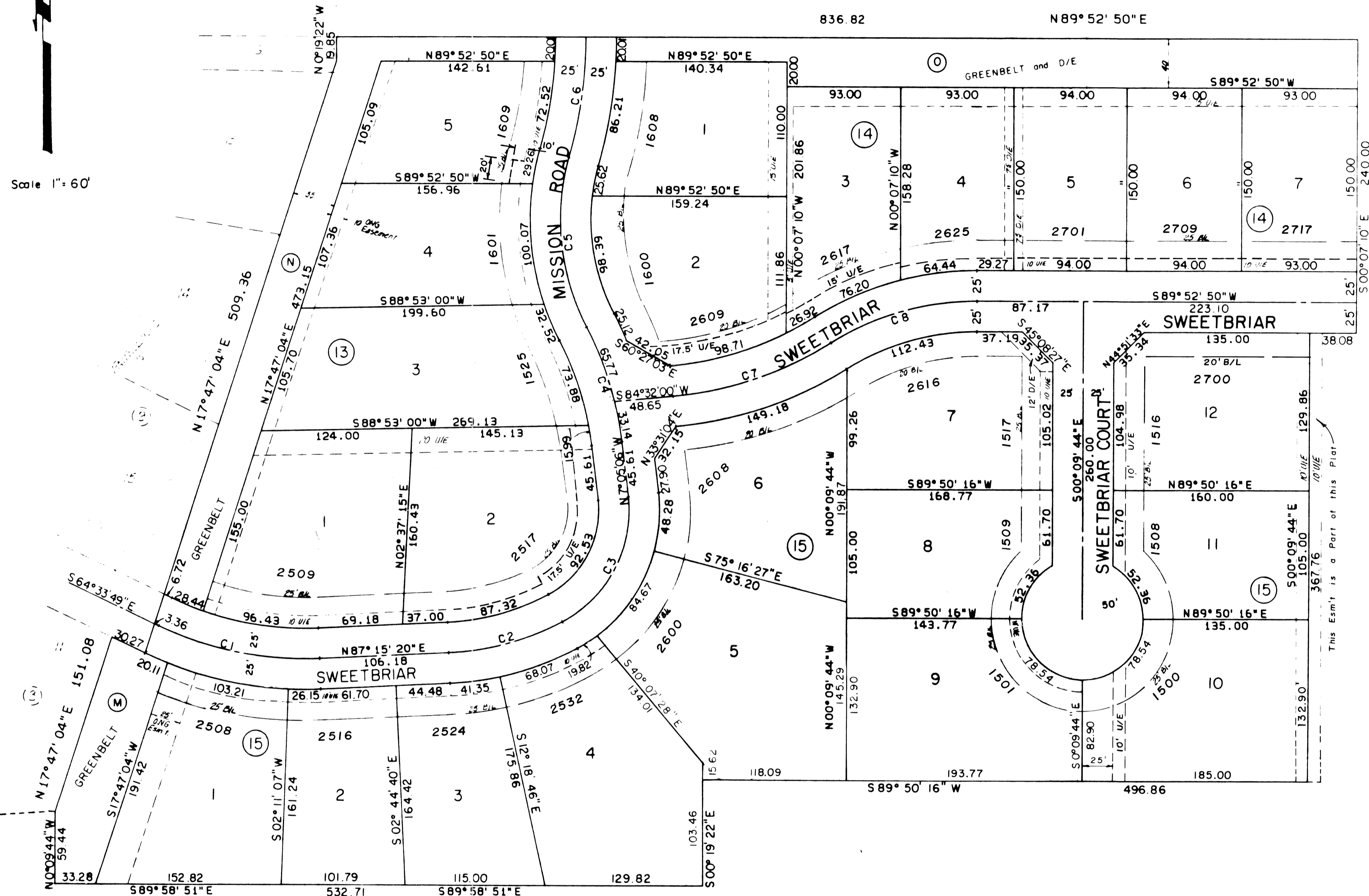
By Robert L. McCutchan
ROBERT L. MCCUTCHEAN
Registered Land Surveyor #153

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } S.S.

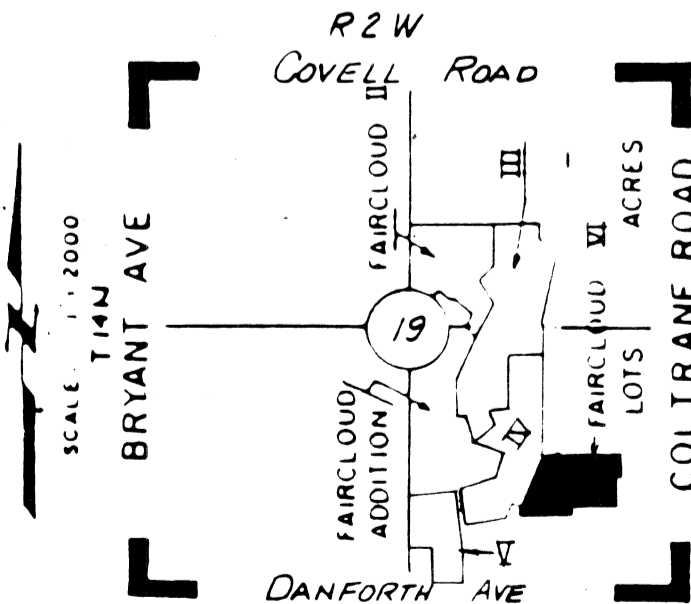
Before me, the undersigned, a Notary Public in and for said County and State, on this 21st day of March, 1991, personally appeared ROBERT L. MCCUTCHEAN, to me known to be the identical person who subscribed the name of the maker thereof and that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

By Pamela M. Davis
PAMELA M. DAVIS, NOTARY PUBLIC

MY COMMISSION EXPIRES:
April 13, 1994



LOCATION MAP



LEGAL DESCRIPTION

Being a part of the S-1/2 of the SE-1/4 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:

COMMENCING: At the SE corner of said S-1/2 SE-1/4, N 0°19'45"W along the east line of said S-1/2 SE-1/4 for a distance of 1,317.37' to the NE corner of said S-1/2 SE-1/4.

THENCE: S 89°52'50"W along the north line of said S-1/2 SE-1/4 for a distance of 480.17' TO THE POINT OR PLACE OF BEGINNING.

THENCE: S 0°07'10"E for a distance of 240.00'.

THENCE: S 89°52'50"W for a distance of 38.08'.

THENCE: S 0°09'44"E for a distance of 367.76'.

THENCE: S 89°50'16"W and parallel with the south line of said S-1/2 SE-1/4 for a distance of 496.86'.

THENCE: S 0°19'22"E for a distance of 87.84'.

THENCE: N 89°58'51"W for a distance of 532.71'.

THENCE: N 0°09'44"W for a distance of 59.44'.

THENCE: N 17°47'04"E for a distance of 151.08'.

THENCE: S 64°33'49"E for a distance of 30.27'.

THENCE: N 17°47'04"E for a distance of 509.36'.

THENCE: N 0°19'22"W for a distance of 19.85' to a point on the north line of said S-1/2 SE-1/4.

THENCE: N 89°52'50"E along said north line for a distance of 836.82' TO THE POINT OR PLACE OF BEGINNING.

Said described tract contains 13.785 acres.

CURVE DATA TABLE

Curve #	Chord	Radius	Length	Tangent
1	135.79	28°10'51"	278.88	137.17
2	97.57	25°19'20"	222.57	98.37
3	115.37	69°01'06"	101.82	122.65
4	98.37	29°42'08"	273.67	98.91
5	139.54	43°21'18"	188.88	142.93
6	99.07	15°40'55"	363.08	99.38
7	136.14	26°59'00"	291.76	137.40
8	124.86	32°19'50"	224.24	126.53

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 VI, a part of the SE-1/4, Section 19, T 14 N, R 2 W, I.M., Oklahoma County, Oklahoma, is vested in FINANCIAL I & A, Inc., an Oklahoma corporation, and TURNER & Co., Inc., an Oklahoma corporation, and that on the 21st day of March, 1991, 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 the taxes are paid for 1990, and prior years, 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. Freese, II
CHARLES L. FEESE, II,
PRESIDENT

ATTEST:

Jack P. Skaggs
JACK P. SKAGGS
Secretary

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified 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 1990, and prior years, on the land shown on the annexed plat of FAIRCLOUD VI, 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 21st day of March, 1991.

By Joe B. Dunlap
JOE B. DUNLAP
COUNTY TREASURER

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 VI, a part of the E-1/2, Section 19, T 14 N, R 2 W, I.M., Oklahoma County, Oklahoma, in addition to the City of Edmond, on the 20th day of NOVEMBER, 1990.

By Jack Keefe
JACK KEEFE
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 VI, 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.

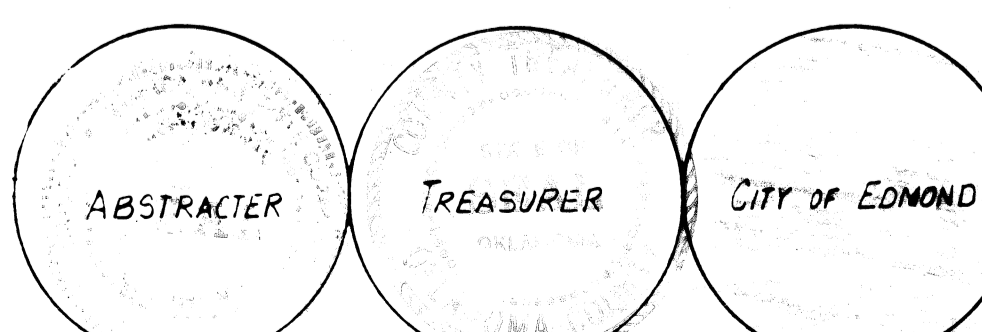
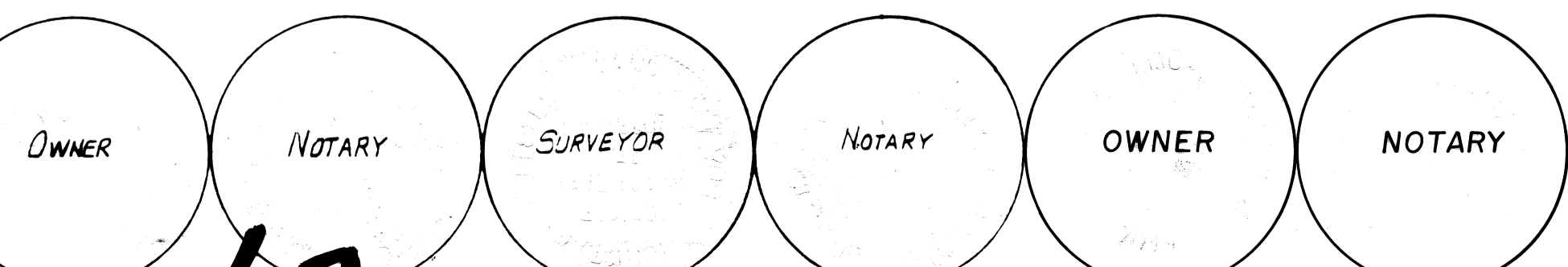
ADOPTED by the Council of the City of Edmond, Oklahoma, this 26th day of NOVEMBER, 1990.

By Nancy Nichols and Paul Walters
NANCY NICHOLS, PAUL WALTERS
CITY CLERK, MAYOR

CITY CLERK'S CERTIFICATE

I, the undersigned, 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 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 FAIRCLOUD VI, a part of the E-1/2, Section 19, T 14 N, R 2 W, I.M., Oklahoma County, Oklahoma, on the 26th day of NOVEMBER, 1990.

By Nancy Nichols
NANCY NICHOLS
CITY CLERK



MAPCO ENGINEERING AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
SUITE 310 2500 SOUTH BROADWAY EDMOND OKLA. 73013 405-348-0850

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