

Doc # 92154

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STATE OF OKLAHOMA
COUNTY OF EDMOND
RECORDS & CLERK
APR 9 2 11 PM '91

FAIRCLOUD HILLS III

Part of the NE 1/4, Sec. 19, T14N, R2W, I.M. AN
ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned FINANCIAL I & A, Inc., an Oklahoma corporation, PREMIER CONSTRUCTION COMPANY, Inc., an Oklahoma corporation, FRENCH CONSTRUCTION COMPANY, Inc., an Oklahoma corporation, CHARLES DUNCAN BUILDERS, Inc., an Oklahoma corporation and CHARLES DUNCAN BUILDERS, Inc., an Oklahoma corporation, hereby certify that they are the owners of the land shown on the annexed map of plat of FAIRCLOUD HILLS III, an addition to the City of Edmond, Oklahoma, being a subdivision of part of the NE-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 HILLS III, 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 way 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 local 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 the filing of this plat.

THAT Blocks D, E and F, as shown on the annexed plat, are Common Areas to be owned by a Property Owners' Association comprising all lot owners within the entire FAIRCLOUD Addition which includes the above shown platted area. Said Common Areas shall be reserved for the private use of the Property Owners' Association and for drainage and detention facilities. Said Property Owners' 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 26th day of August, 1991.

FINANCIAL I & A, Inc.

By *James L. McNeill*
JAMES L. MCNEILL, President

By *Tom Louch*
TOM LOUCH, President

By *Tom Louch*
TOM LOUCH, President

By *Monica Wainwright*
MONICA WAINWRIGHT, President

By *Kathy L. DeMink*
KATHY L. DEMINK, Secretary

By *Charles Duncan*
CHARLES DUNCAN, President

By *Charles Duncan*
CHARLES DUNCAN, President

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 26th day of August, 1991, personally appeared JAMES L. MCNEILL, President of Financial I & A, 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.
Notary Public
Pamela S. Jeffries

MY COMMISSION EXPIRES: April 4, 1993
STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 26th day of August, 1991, personally appeared TOM LOUCH, President of Premier Construction Company, 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.
Notary Public
Rain M. Davis

MY COMMISSION EXPIRES: 4-13-94
STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 26th day of August, 1991, personally appeared TOM LOUCH, President of French Construction Company, 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.
Notary Public
Rain M. Davis

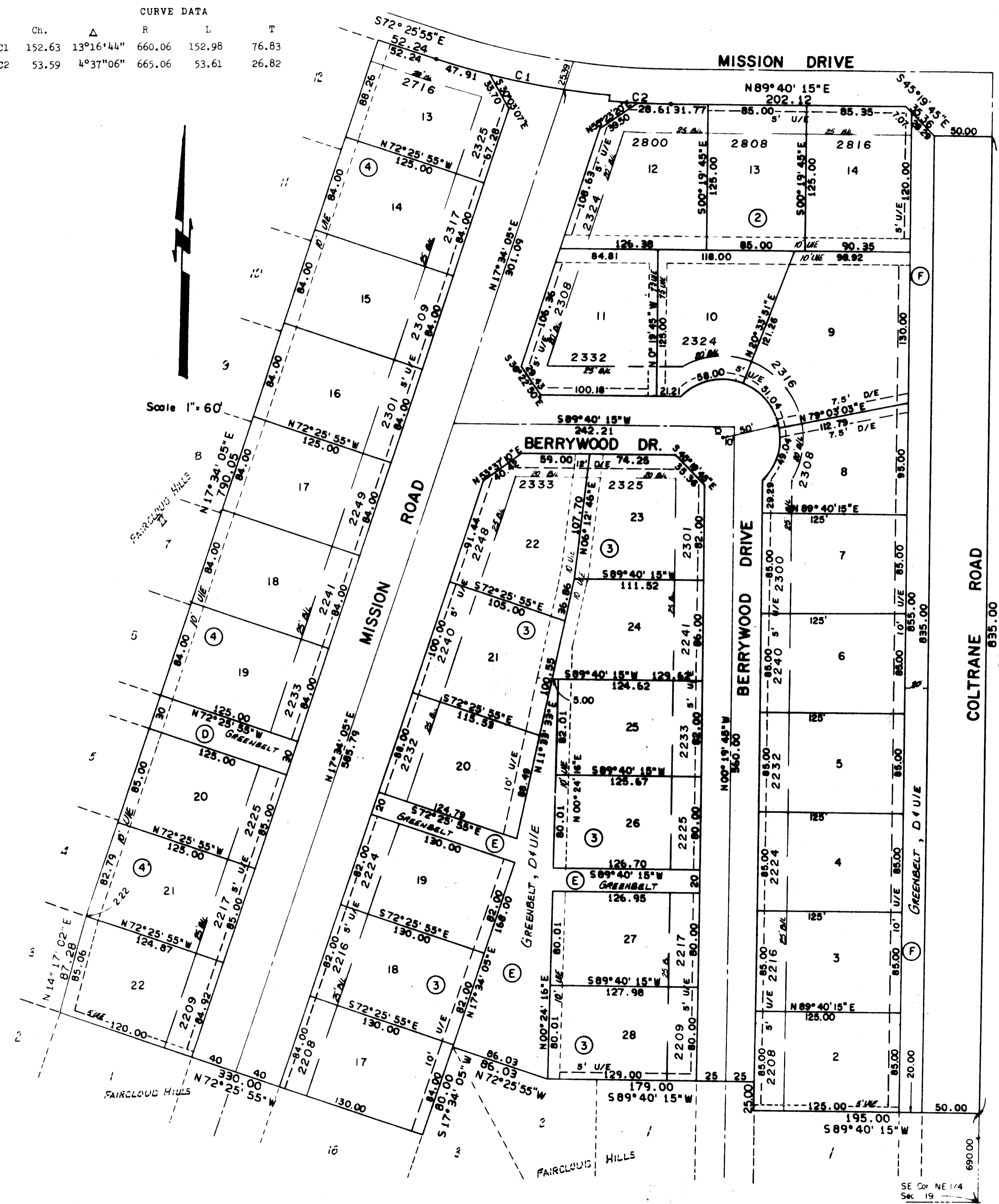
MY COMMISSION EXPIRES: 4-13-94
STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 26th day of August, 1991, personally appeared CHARLES DUNCAN, President of Charles Duncan Builders, 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.
Notary Public
Rain M. Davis

MY COMMISSION EXPIRES: 4-13-94
STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }

	Ch.	Δ	R	L	T
C1	152.63	13°16'44"	660.06	152.98	76.83
C2	53.59	1°37'06"	665.06	53.61	26.82



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 1990, and prior years, on the land shown on the annexed plat of FAIRCLOUD HILLS III, a part of the NE 1/4, 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 County, Oklahoma, on this 26th day of August, 1991.

By *Steve Bridges*
STEVE BRIDGES, 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 HILLS III, a part of the NE-1/4, Section 19, T 14 N, R 2 W, I.M., Oklahoma County, Oklahoma, as addition to the City of Edmond on the 6th day of FEBRUARY, 1990.

By *Steve Bridges*
STEVE BRIDGES, CHAIRMAN

CITY CLERK'S CERTIFICATE

I, NANCY NICHOLS, 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 unassessed 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 HILLS III, a part of the NE-1/4, Section 19, T 14 N, R 2 W, I.M., Oklahoma County, Oklahoma, on the 26th day of August, 1991.

By *Nancy Nichols*
NANCY NICHOLS, CITY CLERK

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 HILLS III, a part of the NE-1/4, 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 AUGUST, 1991.

By *Nancy Nichols* and *Randel Shadig*
NANCY NICHOLS, RANDEL SHADIG, MAYOR

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 HILLS III, an addition to the City of Edmond, 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. MCCUTCHAN, Registered Land Surveyor #153

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

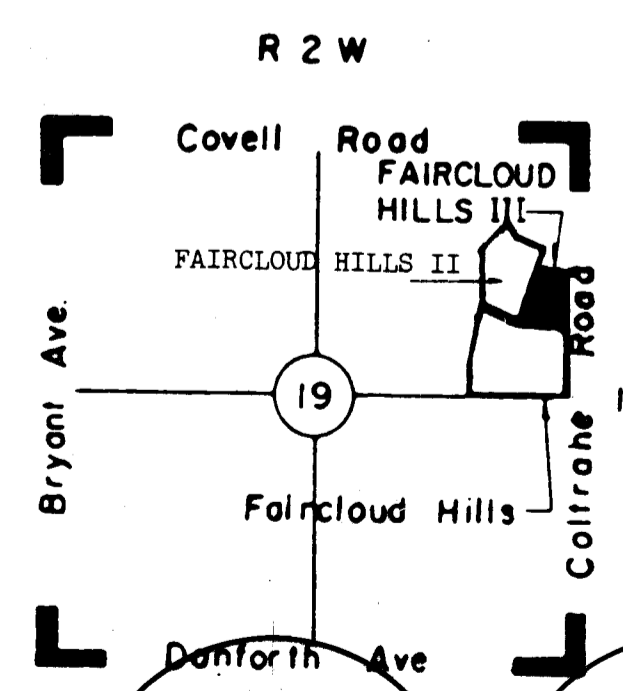
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this 26th day of August, 1991, personally appeared ROBERT L. MCCUTCHAN, to me known to be the identical person who subscribed the name of the maker thereof and that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my Hand and Notary Seal the day and year last above written.
Notary Public
Nikki R. Zeth

MY COMMISSION EXPIRES: November 29, 1992

LEGAL DESCRIPTION

Being a part of the NE-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:
WITNESS MY HAND AND SEAL the day and year last above written.



54/43

MADCO ENGINEERING AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
SUITE 310 • 8800 SOUTH BROADWAY • EDMOND, OKLA. 73013 • 408-348-0880