

FINAL PLAT FAIRCLOUD HILLS V

A Part of the N.E. 1/4, Sec. 19, T 14 N, R 2 W, I.M.
An Addition to the City of Edmond, Oklahoma County Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned, FAIRHILL JOINT VENTURE, a General Partnership, 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 FAIRCLOUD HILLS V, an addition to the City of Edmond, being a subdivision of part of the NE 1/4 of Section 19, T14N, R2W, I.M., in 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 FAIRCLOUD HILLS V, does hereby dedicate the streets and avenues shown on said map or plat for the uses of the public, their successors and assigns, and guarantees 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 hereon.

THAT the areas indicated on said plat as drainage or 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, maintenance, 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, reservations and covenants contained in a separate instrument which may be filed subsequent to the filing of the plat.

THAT Block H, as shown on the annexed plat, is a Common Area to be owned by a Property Owner's Association comprised of all lot owners within the entire FAIRCLOUD Addition which includes the above shown platted area. Said Common Area shall be reserved for the private use of Said Property Owner's Association and for drainage and stormwater detention facilities. Said Property Owner's Association is charged with the responsibility of maintaining all drainage swales and stormwater detention facilities as may be required by the City of Edmond.

IN WITNESS WHEREOF, said partnership has caused this instrument to be executed at Edmond, Oklahoma, this 16th day of July, 1994.

FAIRHILL JOINT VENTURE on Oklahoma General Partnership
By Jim Grissom, President

ATTEST:
Victoria J. Ford
Asst. SECRETARY

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of July, 1994, personally appeared, Jim Grissom, President of Grissom Investment Company, Managing General Partner of FAIRHILL JOINT VENTURE on behalf of the Partnership, 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 for the uses and purposes therein set forth.

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

Marlynn L. Ludwig
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-8-97

SURVEYOR'S CERTIFICATE

I, G. EARNEST ISCH, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of FAIRCLOUD HILLS V, 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.

G. EARNEST ISCH, R.L.S. #54

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of July, 1994, personally appeared G. EARNEST ISCH to me known to be the identical person who signed the foregoing instrument and acknowledged to me 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.

Janette Norman
NOTARY PUBLIC

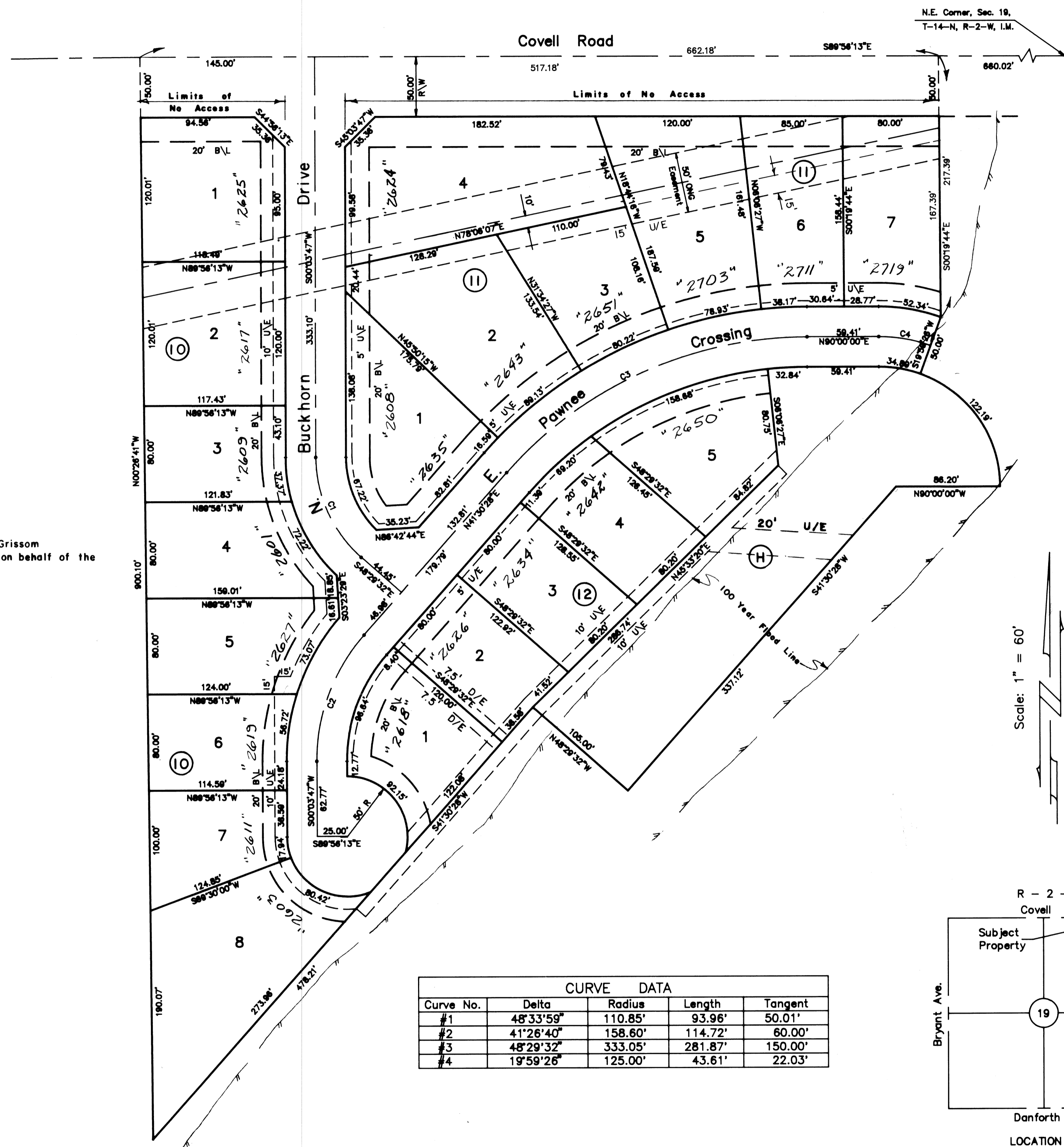
MY COMMISSION EXPIRES: December 11, 1996

COUNTY TREASURER'S CERTIFICATE

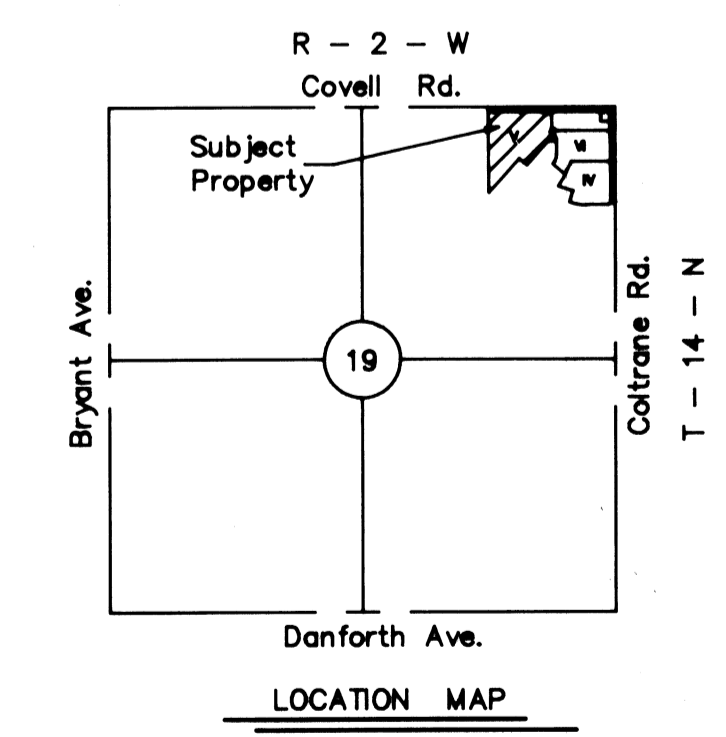
I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, and that the tax records of said County show all taxes are paid for the year 1993, and prior years, on the land shown on the annexed plat of FAIRCLOUD HILLS V, an addition to the City of Edmond, being a subdivision of part of the NE 1/4 of Section 19, T14N, R2W, I.M., in 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 July, 1994.

Forrest "Butch" Freeman
COUNTY TREASURER



CURVE DATA				
Curve No.	Delta	Radius	Length	Tangent
#1	48°33'59"	110.85'	93.96'	50.01'
#2	41°26'40"	158.60'	114.72'	60.00'
#3	48°29'32"	333.05'	281.87'	150.00'
#4	19°59'26"	125.00'	43.61'	22.03'



LEGAL DESCRIPTION

A part of the NE 1/4, Section 19, T14N, R2W, I.M., Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the NE corner of said NE 1/4
Thence N89°56'13"W along the North section line a distance of 660.02 ft. to the POINT OR PLACE OF BEGINNING,
Thence S00°19'44"E a distance of 217.39 ft.,
Thence S19°59'26"W a distance of 50.00 ft. to a point of curve,
Thence Southeasterly on a curve to the right having a radius of 100.00 ft. for an arc length of 122.19 ft. (the chord of said curve bears S35°00'17"E a distance of 114.73 ft.),
Thence N90°00'00"W a distance of 86.20 ft.,
Thence S41°30'28"W a distance of 337.12 ft.,
Thence N48°29'32"W a distance of 105.00 ft.,
Thence S41°30'28"W a distance of 478.21 ft. to a point on the West line of the East 1/2 of said NE 1/4,
Thence N00°26'41"W along the West line of the East 1/2 of said NE 1/4 a distance of 900.10 ft. to a point on the North section line,
Thence S89°56'13"E along said North line a distance of 662.18 ft. to the POINT OR PLACE OF BEGINNING.

The above described tract contains 9.20 acres more or less and is subject to easements, rights-of-way and restrictions of record.

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 HILLS V, an addition to the City of Edmond, being a subdivision of part of the NE 1/4 of Section 19, T14N, R2W, I.M., in Oklahoma County, Oklahoma, is vested in FAIRHILL JOINT VENTURE a General Partnership, and that on the 20th day of July, 1994, 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 1993, 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 leases and mineral conveyances except those of record.

ATTEST:
Dorothy E. Hall
ASSISTANT SECRETARY

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 unreturned 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 V, an addition to the City of Edmond, being a subdivision of part of the NE 1/4 of Section 19, T14N, R2W, I.M., in Oklahoma County, Oklahoma, on the 11th day of July, 1994.

Nancy Nivalo
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 HILLS V, an addition to the City of Edmond, being a subdivision of part of the NE 1/4 of Section 19, T14N, R2W, I.M., in Oklahoma County, Oklahoma, on the 17th day of November, 1992.

CHAIRMAN

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it hereby resolved by the City Council of the City of Edmond, Oklahoma, that the annexed plat of FAIRCLOUD HILLS V, an addition to the City of Edmond, being a subdivision of part of the NE 1/4 of Section 19, T14N, R2W, I.M., in Oklahoma County, Oklahoma, is hereby approved and the dedications shown hereon are hereby accepted.

ADOPTED by the City Council of the City of Edmond, Oklahoma this 11th day of July, 1994.

Nancy Nivalo
CITY CLERK

Ronald Coy Shedd
MAYOR

OWNER OWNER'S NOTARY SURVEYOR SURVEYOR'S NOTARY ABSTRACTOR COUNTY CITY

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