

FINAL PLAT OF FOUNTAIN OAKS

BEING A PART OF THE NE 1/4, SECTION 32, T14N, R2W, I.M.
AN ADDITION TO THE CITY OF EDMOND, OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Panwilson, L.C., a Limited Liability Company hereby certifies that they are the owner of, and the only persons, firms or corporations having title or interest in and to the land shown on the Final Plat of Fountain Oaks, an addition to the City of Edmond, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of Fountain Oaks, an addition to the City of Edmond, being a part of the Northeast Quarter Section 32, Township 14 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or corporations who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all streets and easements as shown on said Final Plat to the use of the public, for public highways, streets, drainage and utility easements for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 19th day of June, 1996.

Panwilson, L.C.
BY: Audra Brice
Paul Wilson

STATE OF OKLAHOMA
SS:
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 19th day of June, 1996, personally appeared Paul Wilson, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly 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 such corporation for the uses and purposes therein set forth. Given under my hand and seal the day year last above written.

My Commission Expires: 3-8-2000
Audra Brice
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, Tom Thompson, of the City Planning Commission, of the City of Edmond hereby certify that the said Planning Commission duly approved the recorded Final Plat of Fountain Oaks, an addition to the City of Edmond, Oklahoma at a meeting the 18th day of July, 1996.

Tom Thompson
Chairman

CERTIFICATE OF CITY CLERK

I, Nancy Nichols, City Clerk of the City of Edmond, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmaturing installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the final plat of Fountain Oaks, an addition to the City of Edmond, Oklahoma.

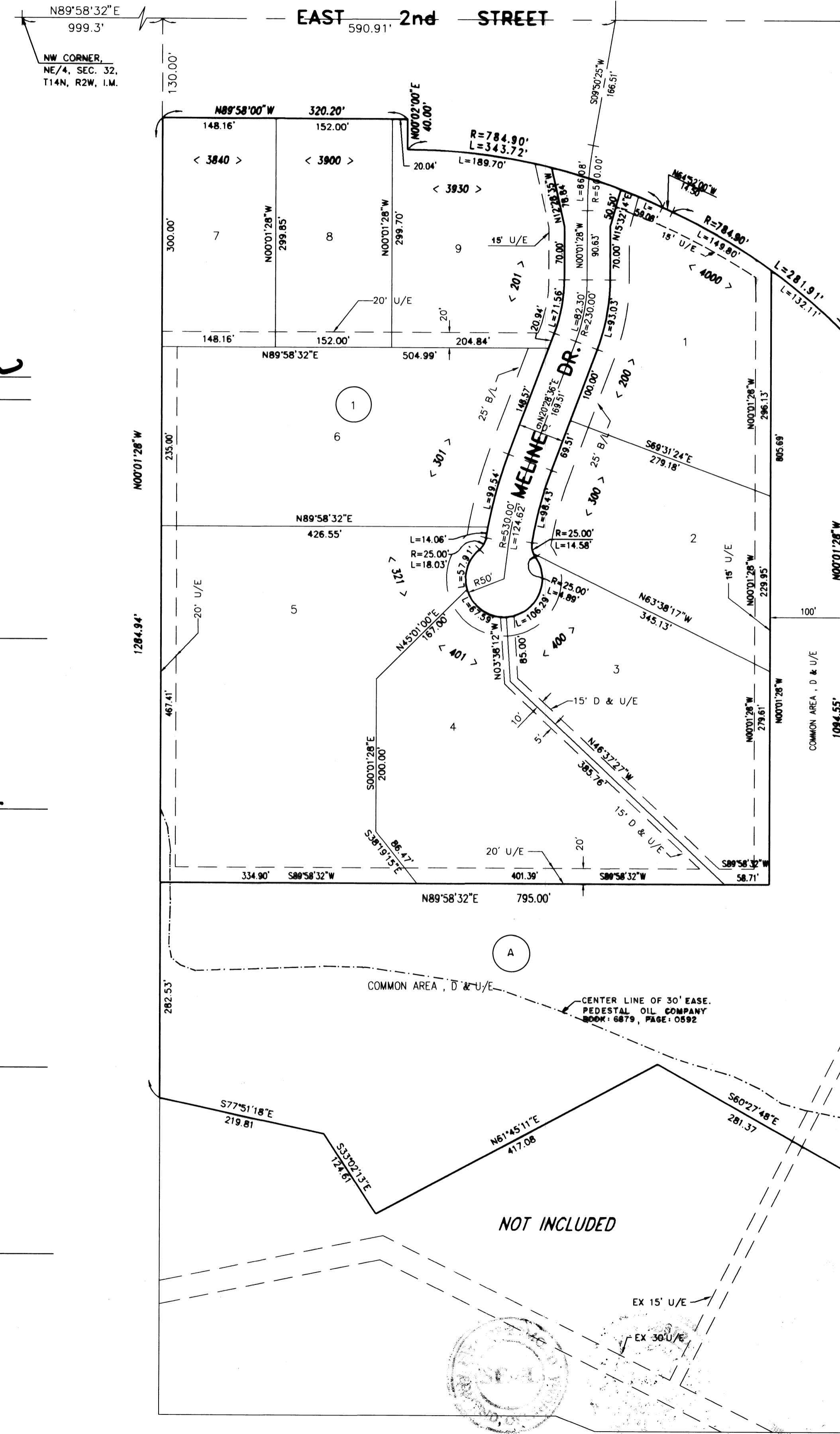
Signed by the City Clerk this 24th day of June, 1996.

Nancy Nichols
City Clerk

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Edmond that the dedication shown on the Final Plat of Fountain Oaks, an addition to the City of Edmond is hereby accepted.
Adopted by the Council of the City of Edmond this 24th day of June, 1996.

Nancy Nichols Bob Raddin
City Clerk Mayor



Legal Description
Fountain Oaks Final Plat

A tract of land lying in the Northeast Quarter of Section 32, Township 14 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter; THENCE North 89°58'32" East along the North line of said Northeast Quarter a distance of 999.30 feet; THENCE South 00°01'28" East a distance of 130.00 feet to the State Highway Right-of-Way line per Dedication Deed, recorded in Book 1713, Page 158 of the County Clerk's Office, said point also being the Point of Beginning; THENCE continuing South 00°01'28" East a distance of 1284.94 feet; THENCE South 77°51'18" East a distance of 219.81 feet; THENCE South 33°02'13" East a distance of 124.61 feet; THENCE North 61°45'11" West a distance of 417.08 feet; THENCE South 60°27'48" East a distance of 281.37 feet; THENCE North 00°01'28" West a distance of 1094.55 feet to said State Highway Right-of-Way line; THENCE along said Right-of-Way line on a curve to the left having a radius of 784.90 feet (a chord bearing of North 54°46'01" West and a chord length of 280.40 feet) a distance of 281.91 feet; THENCE North 64°52'00" West along said Right-of-Way line a distance of 14.50 feet; THENCE along said Right-of-Way line on a curve to the left having a radius of 784.90 feet (a chord bearing of North 77°24'44" West and a chord length of 340.98 feet) a distance of 343.72 feet; THENCE North 00°02'00" East along said Right-of-Way line a distance of 40.00 feet; THENCE North 89°58'00" West along said Right-of-Way line a distance of 320.20 feet to the Point of Beginning containing 25.7006 acres more or less.

COUNTY TREASURER'S CERTIFICATE

I, Frank "Butch" Freeman, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County and that the tax records of said county show that all taxes for the year 1995 and prior years are paid on the Final Plat of Fountain Oaks, an addition to the City of Edmond, Oklahoma that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.
In witness whereof said County Treasurer has caused this instrument to be executed this 26th day of June, 1996.

Frank "Butch" Freeman
County Treasurer

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of Fountain Oaks, an addition to the City of Edmond is vested in Panwilson, L.C., an Oklahoma Corporation, on the 22nd day of June, 1996, there are no actions pending or judgments of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 1995 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this 26th day of June, 1996.

ATTEST: James H. ... BY: Elizabeth C. Sanders
Exec. Vice-President

STATE OF OKLAHOMA
SS:
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public in and for said county and state on this 26th day of June, 1996, personally appeared Elizabeth C. Sanders, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Exec. Vice-President, and duly 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 such corporation for the uses and purposes therein set forth. Given under my hand and seal the day year last above written.

My Commission Expires: 6-20-2000
Paulette Edinger
Notary Public

REGISTERED SURVEYOR'S CERTIFICATE

I, John M. Hughett, do hereby certify that I am by profession a Land Surveyor, and that the Final Plat of Fountain Oaks, an addition to the City of Edmond, Oklahoma consisting of 1 sheet represents a survey made under my supervision on the 17th day of June, 1996, and that all monuments shown thereon actually exist and that all positions are correctly shown.

I further certify that said Final Plat complies with the Requirements of Senate Bill 377, Section 18, as amended.

John M. Hughett
John M. Hughett, L.S. No. 182

STATE OF OKLAHOMA
SS:
COUNTY OF OKLAHOMA

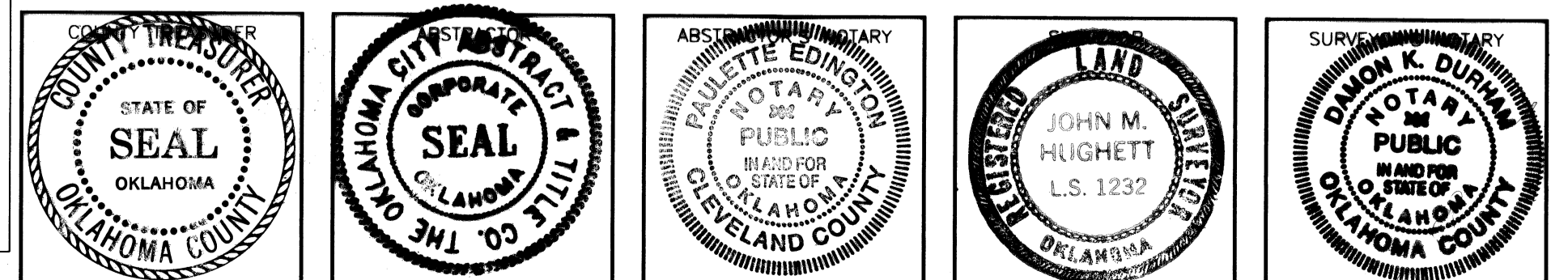
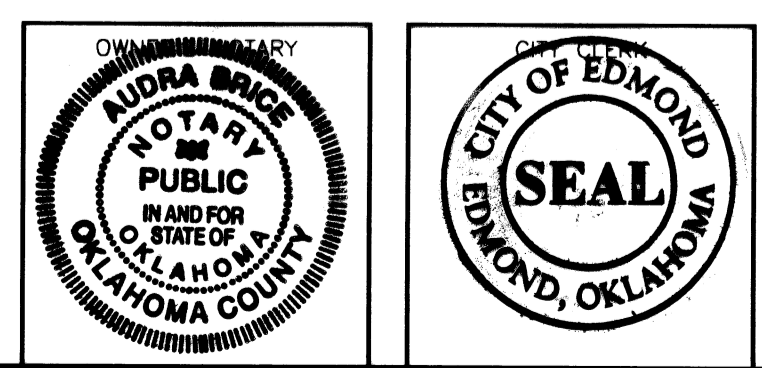
Before me, the undersigned, a notary public within and for said county and state, personally appeared John M. Hughett, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness my hand and seal this 17th day of June, 1996.

My Commission Expires: 8-30-99
Demark D. ...
Notary Public

848-7274
 rephotographics
 5800 North Shariel
 Oklahoma City, Oklahoma 7316
 This reproduction meets the requirements
 as outlined in Senate Bill, Section 518, as amended.

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