FINAL PLAT
ABADAN CREEK ADDITION

A Partial Re-plat of Blocks 9, 10 & 11, Ingleside Addition to the City of Edmond

PART OF THE NW/4, SECTION 35, T-14-N, R-3-W, I.M.
CITY OF EDMOND, OKLAHOMA COUNTY, OK

OWNER'S CERTIFICATE AND DEDICATION

The undersigned, @ ROSE HOMES, L.L.C., does hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the surface rights to the land shown on the final plat of ABADAN CREEK ADDITION, a subdivision of a part of the NW/4, Section 35, T-14-N, R-3-W, I.M., City of Edmond, Oklahoma County, Oklahoma and does further certify

That the owners to the site to said surface rights, hereby dedicate the Streets and Avenues shown on said plat, for the use of the public and its successors and assigns, and sub-part to, all, gas and mineral rights which have been, or are hereby reserved in their ordinary rights of all, gas and mineral leases, present and future, which may include, among other rights, the right to lay pipe lines and build repair appurtenances and structures necessary to remove oil, gas and minerals per terms of their lease agreements, easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstractor's Certificate.

That the area indicated on said plat as Utility and/or Drainage 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, operation and removal of any such public or quasi public utility.

That said property covered by said plat and dedication is covered by certain restrictions, reservations and covenants in a separate instrument which may be filed subsequent to the filing of said plat and dedication.

@ ROSE HOMES, L.L.C.

_____ Manager

State of Oklahoma }
County of Oklahoma } ss

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____ 20__, personally appeared _____ to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument and to the free and voluntary act and deed of said company for the uses and purposes therein set forth.

My Commission Expires

_____ Notary Public

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and bonded Abstractor of Titles in and for Oklahoma County, State of Oklahoma, hereby certify that the records of proper officers of said County show that title to the land included in the annexed plat of ABADAN CREEK ADDITION, a subdivision of a part of the NW/4, Section 35, T-14-N, R-3-W, I.M., an addition to the City of Edmond, Oklahoma County, Oklahoma, is vested in @ ROSE HOMES, L.L.C., and that on this _____ day of _____ 20__, there are no actions pending or judgments of any nature in any court of or on file with the Clerk of the court in said County and State, against said title or lands thereof, that the taxes are paid for the year 20__, and that there are no outstanding tax liens, mortgages or other encumbrances of any kind are against said land with the annexed plat except

EXCEPTS

Easements, Rights-of-way and mortgages of record

FIRST AMERICAN TITLE & TRUST COMPANY

Attest

_____ Secretary

_____ Vice-President

State of Oklahoma }
County of Oklahoma } ss

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____ 20__, personally appeared _____ to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its President and acknowledged to me that _____ executed the same as _____ 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.

Given under my hand and seal the day and year last above written.

My Commission Expires

_____ Notary Public

SURVEYOR'S CERTIFICATE

I, Greg J. Massey, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat ABADAN CREEK ADDITION, represents a survey made under my supervision, and that all monuments shown thereon actually exist and their relative positions are correctly shown. This survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

All field work for boundary survey and placement of iron pins was performed by Ryan Davidson, PLS #1901, of Oklahoma Survey Company Inc. under the direction of Greg J. Massey PLS #1913 of Red Plains Professional.

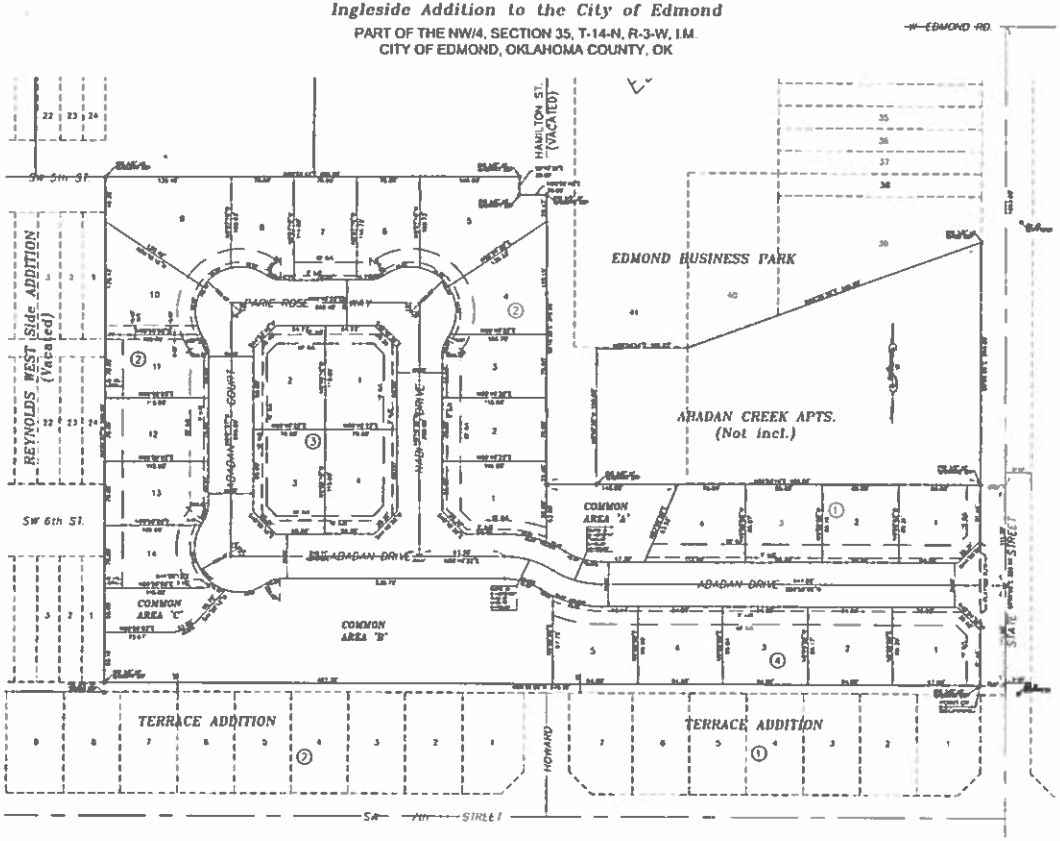
Greg J. Massey P.L.S. #1913

State of Oklahoma }
County of Oklahoma } ss

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____ 20__, personally appeared Greg J. Massey 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 for the uses and purposes therein set forth.

My Commission Expires

_____ Notary Public



EDMOND GPS MONUMENT : STATION
NORTHING: [illegible]
EASTING: [illegible]
MSL ELEV.: [illegible]
LOCATION: APPROX. 764.70' N 62°31' W OF THE SE COR. OF SEC. 27-14N-3W

0' 60' 120' 240'
SCALE: 1" = 60'

OWNER'S NOTARY | ABSTRACTOR'S SEAL | ABSTRACTOR NOTARY | CITY'S SEAL | GREG J. MASSEY 1913 | | SURVEYOR'S SEAL

NOTES:

1. TYPICAL SETBACKS: FRONT 20' / SIDE (Corner Lot) 15'
2. LOCAL STREETS ARE 26' WIDE WITH 50' R/W UNLESS OTHERWISE NOTED ON PLANS.
3. MINIMUM LOT SIZE AS SHOWN, 7,000 SQUARE FEET AND 50' WIDE AT FRONT B/L.
4. SIDEWALKS TO BE PROVIDED IN ACCORDANCE WITH CITY CODE AND/OR SUBDIVISION REGULATIONS.
5. ALL CORNER CUL-DE-SACS TO HAVE 40' RADIUS AT FACE OF CURB AND 50' RADIUS AT R/W
6. ● – INDICATES 1/2" IRON PIN SET OR FOUND.
7. COMMON AREAS A,B, & C ARE RESERVED FOR PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENTS.

CITY PLANNING COMMISSION APPROVAL

I, _____, Chairperson of the City Planning Commission of the City of Edmond, Oklahoma County, Oklahoma do hereby certify that the said Planning Commission duly approved the annexed plat of ABADAN CREEK ADDITION, an addition to the City of Edmond, Oklahoma County, Oklahoma on the _____ of _____ 20__.

CHAIRPERSON

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Edmond, Oklahoma County, Oklahoma, that the dedications shown on the annexed plat of ABADAN CREEK ADDITION, an addition to the City of Edmond, Oklahoma County, Oklahoma are hereby accepted ADOPTED by the Council of the City of Edmond, Oklahoma County, Oklahoma this _____ day of _____ 20__. APPROVED by the Mayor of the City of Edmond, Oklahoma County, Oklahoma this _____ day of _____ 20__.

Attest:

_____ Mayor

CITY CLERK'S CERTIFICATE

I, _____, City Clerk of the City of Edmond, Oklahoma County, Oklahoma, hereby certify that I have examined the records of the said City of EDMOND, and find that all outstanding assessments or unmatured installments upon special assessments have been paid in full and that there is no special assessment proceeding now pending against the land on the annexed plat of ABADAN CREEK ADDITION, an addition to the City of Edmond, Oklahoma County, Oklahoma, on the ___ day of _____ 20__.

_____ City Clerk

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected qualified and acting County Treasurer of Edmond, Oklahoma County, Oklahoma and that the tax records of said County show that all taxes are paid for the year 20__ and prior years on the land shown on the annexed plat of ABADAN CREEK ADDITION, an addition to the City of Edmond, and that the required statutory security has been deposited in the Office of the County Treasurer, guaranteeing payment of current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed on this _____ day of _____ 20__.

_____ Treasurer

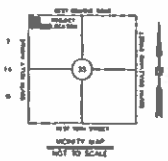
LEGAL DESCRIPTION: ABADAN CREEK ADDITION

Part of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section Thirty Five (35), Township Fourteen (14) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma.

Further described as a partial replat of Ingleside Addition (aka Pachingham Addition) to the Edmond, Oklahoma, Lots 1 through 36 and vacated alleyway of Block 9, Lots 1 through 10 of Block 10, Lots 1 through 10 of Block 11, and the east end portions of 5th Street, 6th Street, and the west half of Hamilton Street (aka Howard St.) which are adjacent to said lots, being more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of Lot 1, Block 11, INGLESIDE FIRST ADDITION;
Thence N 89°36'05" W, along the South line of Blocks 11 and 10, a distance of 970.36 feet to the Southeast corner of Lot 10, Block 10;
Thence N 00°00'57" W, along the West line of Blocks 10 and 9, a distance of 500.90 feet to the center of vacated 5th Street;
Thence N 89°52'42" E, along the centerline of vacated 5th Street, a distance of 459.05 feet;
Thence S 00°00'00" E a distance of 20.00 feet;
Thence N 89°52'42" E a distance of 30.00 feet to the centerline of vacated Hamilton Street;
Thence S 00°00'00" E, along the centerline of vacated Hamilton Street, a distance of 119.98 feet to a point on the North right of way line of vacated 6th Street;
Thence N 89°54'16" E, along the North right of way line of vacated 6th Street, a distance of 400.00 feet to a point of intersection with the West right of way line of State Street, the same being the Southeast corner of Lot 36, Block 2, Ingleside First Addition;
Thence S 00°00'02" E, along the West right of way line of State Street, a distance of 222.00 feet to the Point of Beginning.

Said tract containing 380,645.16 square feet or 8.738 acres, more or less.



VICINITY MAP
NOT TO SCALE

RED PLAINS PROFESSIONAL INC.

ABADAN CREEK ADDITION