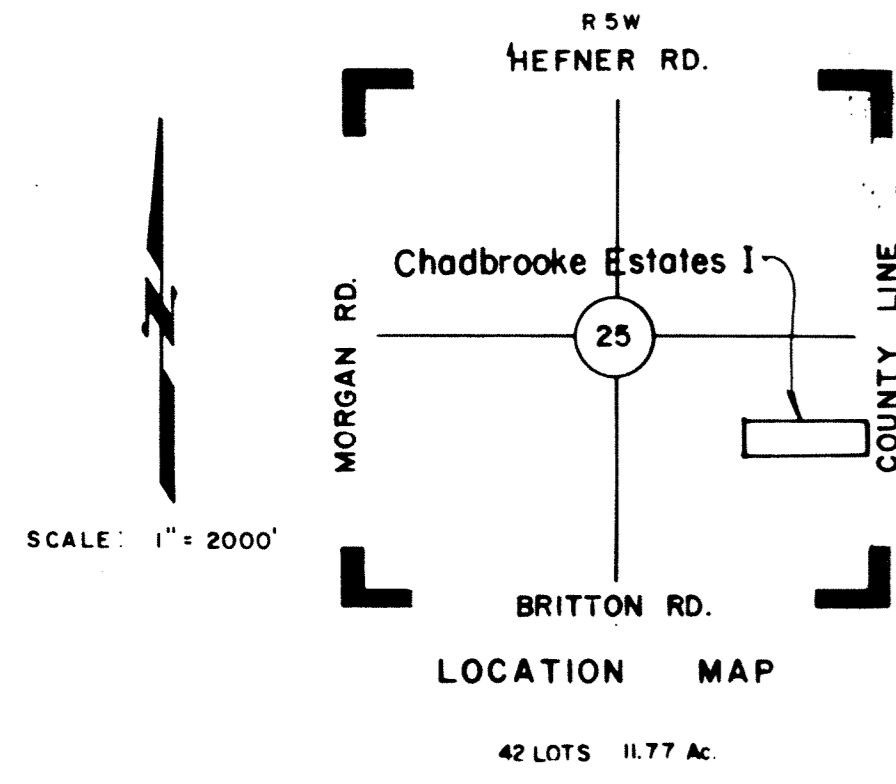


# CHADBROOKE ESTATES I

Part of the SE 1/4, Sec 25, T13N, R5W, I.M.

An Addition to the City of Oklahoma City, Canadian County, Oklahoma



SCALE: 1" = 2000'

LOCATION MAP

42 LOTS 11.77 AC.

SCALE: 1" = 60'

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: Allan Baker Homes, Inc. and Cabco Investments, Inc. do hereby certify that we are the owner of the legal title, the only person, firm or corporation having any legal right, title or interest in and to the land shown on the annexed plat of CHADBROOKE ESTATES I, a part of the SE-1/4 of Section 25, T 13 N, R 5 W, to the City of Oklahoma City, Canadian County, Oklahoma, and do further certify:

- That as the Owner of the title to said land, which is shown and described on the annexed map or plat of CHADBROOKE ESTATES I, an addition to the City of Oklahoma City, Oklahoma, hereby dedicates the streets and avenues shown on said map or plat for the uses of the public and for its successors and assigns and guarantees a clear title to said land and has caused the same to be released of all encumbrances so that the title is clear except as shown by the Bonded Abstractor's Certificate hereon.
- That the areas indicated on said plat as "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 installing, repair, maintenance operation and removal of any such public or quasi-public utility.
- That said property covered by said plat and this dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument which may be filed subsequent to the filing of the plat.

IN WITNESS WHEREOF said joint venture has caused this instrument to be executed at Oklahoma City, Oklahoma, this 4th day of January, 1985.

CHADBROOKE DEVELOPMENT, A Joint Venture

ATTEST: By: CARCO INVESTMENTS, INC.

Secretary: Allan R. Cypert

ATTEST: By: ALLAN BAKER HOMES, INC.

Secretary: Allan R. Baker

STATE OF OKLAHOMA ) ss.  
COUNTY OF LOGAN )

Before me, the undersigned, a Notary Public, in and for said County and State on this 11th day of DECEMBER, 1984, personally appeared ALLAN R. CYPERT, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as President of CARCO INVESTMENTS, INC., 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.

My Comm. Expires: 9-20-88

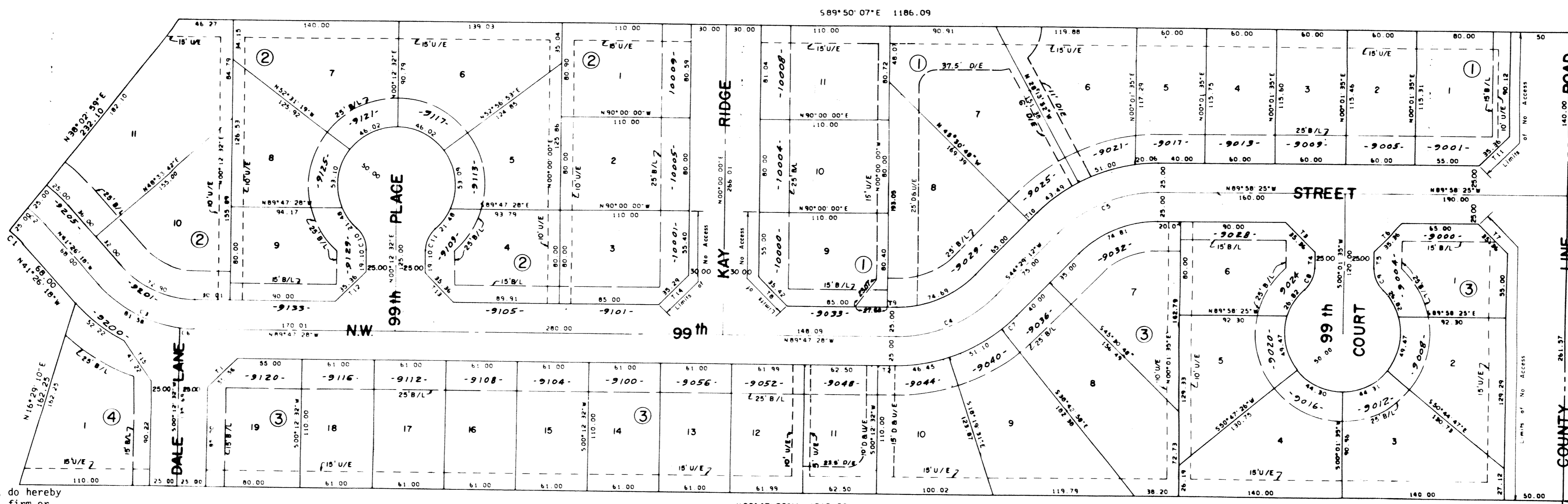
Sharon E. Nunn  
Notary Public

STATE OF OKLAHOMA ) ss.  
COUNTY OF LOGAN )

Before me, the undersigned, a Notary Public, in and for said County and State on this 11th day of DECEMBER, 1984 personally appeared ALLAN R. BAKER, to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument as President of ALLAN BAKER HOMES, INC. 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.

My Comm. Expires: 9-20-88

Sharon E. Nunn  
Notary Public



State of Oklahoma )  
Canadian County )  
Filed for record 2/15/85  
at 4:11 PM and recorded in  
Book 135 Page 135  
Fee: \$ 25.00  
MAP: SUSHOE  
County Clerk  
Shelley Heath County Clerk

NO	BEARING	DISTANCE
1	N45°12'32"E	35.36
2	S89°47'28"E	15.00
3	S44°58'25"E	35.36
4	N00°01'35"E	14.10
5	N00°01'35"E	14.10
6	N45°01'35"E	35.36
7	S44°58'25"E	35.36
8	S44°53'44"E	35.42
9	S89°47'28"E	8.18
10	N44°29'12"E	10.00
11	N45°01'35"E	35.36
12	N45°12'32"E	35.36
13	S44°57'28"E	35.36
14	N45°06'16"E	35.29
15	S34°10'58"E	41.22

POINT OF BEGINNING  
SE COR, N1/2, SE 1/4,  
SEC 25, T13N, R5W, I.M. 42 LOTS  
11.77 ACRES

### BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA )  
COUNTY OF CANADIAN ) ss.

The undersigned, duly qualified abstractor in and for said County and State hereby certifies that, according to the records of said County, title to the land shown on the annexed plat of CHADBROOKE ESTATES I, an addition to the City of Oklahoma City, Oklahoma, appears to be vested in Chadbrooke Development, a joint venture, on the 12th day of December, 1984 except mineral reservations, rights of way, and mortgages of record.

Executed this 9th day of JANUARY, 1985  
ATTEST: Warrenty Title & Abstract, Inc.  
By: Michael Billings  
VICE - President

### SURVEYOR'S CERTIFICATE

I, G. Earnest Isch, a Registered Land Surveyor in the State of Oklahoma do hereby certify that the annexed plat or map of CHADBROOKE ESTATES I, an addition to the City of Oklahoma City, Canadian 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  
G. Earnest Isch, R.L.S.

STATE OF OKLAHOMA ) ss.  
COUNTY OF LOGAN )

On this 11th day of DECEMBER, 1984, before me, a Notary Public in and for said County and State, personally appeared G. Earnest Isch, to me known to be the identical person who signed the name of the maker thereof to 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.

Given under my hand and seal the day and year last above written.  
My Commission Expires: 9-20-88  
Sharon E. Nunn  
Notary Public

### COUNTY TREASURER'S CERTIFICATE

I, Deanna Lawrence, do hereby certify that I am the only duly elected, qualified and acting County Treasurer of Canadian County, State of Oklahoma, that the records of said County show all taxes are paid for the year of 1984 and prior years on the land shown on the annexed plat of CHADBROOKE ESTATES I, an addition to the City of Oklahoma City, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the payment of the current year's taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at Oklahoma City, Oklahoma, this 4 day of July, 1985.

By: Deanna Lawrence  
County Treasurer

### CITY CLERK'S CERTIFICATE

I, Thomas F. Healy, City Clerk of Oklahoma City, Oklahoma hereby certify that I have examined the records of said City of Oklahoma City, Oklahoma, and find all deferred payments on unamortized installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land shown on the plat of CHADBROOKE ESTATES I, an addition to the City of Oklahoma City, Oklahoma, this 29 day of January, 1985.

By: Thomas F. Healy  
City Clerk

### ACCEPTANCE OF DEDICATION BY THE CITY COUNCIL

Be it resolved by the Council of Oklahoma City, Oklahoma, that the dedication shown on the annexed map of CHADBROOKE ESTATES I, an addition to Oklahoma City, Oklahoma, is hereby accepted.

ADOPTED by the Council of Oklahoma City, Oklahoma this 29 day of January, 1985.

ADOPTED by the Mayor of Oklahoma City, Oklahoma this 29 day of January, 1985.

By: Andy Scott  
Mayor

### CITY PLANNING COMMISSION APPROVAL

I, John Gratchell, Chairman of the City Planning Commission of Oklahoma City, Oklahoma, do hereby certify that said Planning Commission duly approved the annexed plat of CHADBROOKE ESTATES I, an addition to the City of Oklahoma City, Oklahoma, at a meeting held on the 8th day of Sept, 1985.

By: John Gratchell  
Chairman

NO	CHORD BEARING	CHORD	Δ	RADIUS	LENGTH	TANGENT
1	N46°41'39"W	15.80	10°30'43"	86.26	15.83	7.94
2	S46°41'39"E	20.38	10°30'43"	111.26	20.41	10.24
3	S65°36'53"E	91.23	48°21'10"	111.98	93.99	50.00
4	S7°20'52"E	92.14	45°43'20"	118.59	94.64	50.00
5	N67°15'24"E	92.21	45°32'23"	119.12	94.68	50.00
6	S85°35'56"E	12.40	6°23'03"	111.98	12.41	6.21
7	N47°53'07"E	17.02	6°47'49"	143.59	17.03	8.53
8	N24°07'16"E	20.41	48°11'23"	25.00	21.03	11.18
9	N24°04'06"E	20.41	48°11'23"	25.00	21.03	11.18
10	N23°53'09"W	20.41	48°11'23"	25.00	21.03	11.18
11	S24°18'14"W	20.41	48°11'23"	25.00	21.03	11.18

### LEGAL DESCRIPTION

A part of the South 24 acres of the N-1/2 of the SE-1/4 of Section 25, T 13 N, R 5 W, I.M., to the City of Oklahoma City, Canadian County, Oklahoma, and being more particularly described as follows:

BEGINNING: At the SE corner of said N-1/2 SE-1/4 said point being 1327.84' North of the SE corner of said SE-1/4,  
THENCE: N 89°47'28" W for a distance of 1318.50',  
THENCE: N 16°24'10" W for a distance of 162.25',  
THENCE: N 41°26'18" W for a distance of 68.00' to a point of curve,  
THENCE: Northwest along said curve being to the left having a radius of 86.26' for a distance of 15.83',  
THENCE: N 38°02'59" E for a distance of 232.10' to a point on the southline of Idlewild,  
THENCE: S 89°50'07" E along said South line for a distance of 1186.09' to a point on the East line of said SE-1/4 of Section 25,  
THENCE: S 0°01'35" W along said E line for a distance of 401.57', TO THE POINT OF BEGINNING.

Said described tract contains 11.77 acres.  
This reproduction meets the requirements as outlined in Senate Bill 377, Section 518, as amended.

TRIANGLE/A & E, Inc.  
BOX 306 OKLAHOMA CITY 73101

MAPCO ENGINEERING CORPORATION  
2800 SOUTH BROADWAY  
EDMOND, OKLAHOMA 73034

405/348-0550  
EDMOND

918/588-8458  
TULSA

2453