

Book Page 8 344



OWNER'S CERTIFICATE AND DEDICATION

Charles E Bishop, Claud A Cyfert, Anita K Bishop, Betty K Cyfert, certify that they are the owners of the legal title and the only persons, firm or corporation having any right, title or interest in and to the land shown on the annexed map or plat and does further certify:

- 1. That as owner of the title to said land which is shown on the annexed plat of CHISHOLM EAST, being a part of the Northeast Quarter (NE 1/4) of Section 5, T11N, R5W, of the Indian Meridian, Canadian County, Oklahoma, hereby dedicate the streets and avenues and drives as shown on said plat or map, for the use of the public and its successors and or assigns and guarantees clear title to the land so dedicated and has caused the same to be released of all encumbrances so that the title is clear except as shown on the Bonded Abstractor's Certificate
2. That the areas indicated on said plat or map as "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 removal of any public or quasi-public utility.

Witness our hand 25th on this day of June, 1998.

Charles E Bishop, Claud A Cyfert (Signatures)

Anita K Bishop, Betty K Cyfert (Signatures)

STATE OF OKLAHOMA) COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of June, 1998, personally appeared Charles E Bishop & Anita K Bishop to me known to be the identical person who executed the within and foregoing instrument as General Partner 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 Partnership for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written, My Commission Expires the 8th day of March 1999

Notary Public (Signature)

STATE OF OKLAHOMA) COUNTY OF CANADIAN) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of June, 1998, personally appeared Claud A Cyfert to me known to be the identical person who executed the within and foregoing instrument as General Partner 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 Partnership for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written, My Commission Expires the 8th day of March 1999

Notary Public (Signature)

CITY PLANNING COMMISSION APPROVAL

I, Nick Gates, Chairman of the Oklahoma City Planning Commission certify that the Commission duly approved this plat on this 9th day of January, 1997

Chairman (Signature)

CERTIFICATE OF COUNTY TREASURER

I, David T. Raschiff, do hereby certify that I am duly elected, qualified and acting County Treasurer of Canadian County, State of Oklahoma; that the tax records of said County show all taxes are paid for the year 1997 and prior years on the land shown on the annexed plat of CHISHOLM EAST, an addition to the City of Oklahoma City in Canadian County, State of Oklahoma; 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 at Oklahoma City in Canadian County, State of Oklahoma, this 26th day of June, 1998.

County Treasurer (Signature)

FINAL PLAT OF CHISHOLM EAST

A part of the Northeast Quarter (NE 1/4) in Section FIVE (5), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma.

LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter of Section Five (5), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being described as follows:

COMMENCING at the Northeast Corner of said Section Five (5); THENCE South 0°14'33" East along the East line of said Northeast Quarter (NE 1/4) a distance of 1954.14 feet to a point of intersection with the centerline of the easement for Westgate Drive; THENCE North 89°36'28" West along said centerline of Westgate Drive, a distance of 390.45 feet to the POINT OF BEGINNING; THENCE continuing North 89°36'28" West along said centerline of Westgate Drive, a distance of 336.26 feet to a point of curvature; THENCE Westerly along a curve to the right having a radius of 803.71 feet (said curve being subtended by a chord which bears North 83°29'26" West a distance of 171.30 feet) an arc distance of 171.62 feet; THENCE South 12°37'37" West a distance of 374.88 feet; THENCE North 49°42'47" West a distance of 670.27 feet; THENCE North 47°00'52" East a distance of 217.42 feet to a point of curvature; THENCE Northwesterly along a non-tangent curve to the right having a radius of 833.71 feet (said curve being subtended by a chord which bears North 30°52'30" West a distance of 349.83 feet) an arc distance of 352.45 feet to the South line of Westgate Section II, an Addition to the City of Oklahoma City, according to the recorded plat thereof; THENCE North 71°14'09" East along said South line a distance of 60.00 feet to a point of curvature; THENCE Southeasterly along a non-tangent curve to the left having a radius of 773.71 feet (said curve being subtended by a chord which bears South 20°31'01" East a distance of 47.33 feet) an arc distance of 47.34 feet; THENCE South 89°45'28" East a distance of 893.38 feet; THENCE South 25°03'32" East a distance of 365.01 feet; THENCE South 00°23'32" West a distance of 178.35 feet to the POINT OF BEGINNING. Said tract of land contains an area of 586,575 square feet or 13.4659 acres, more or less.

SCALE: 1"=100'

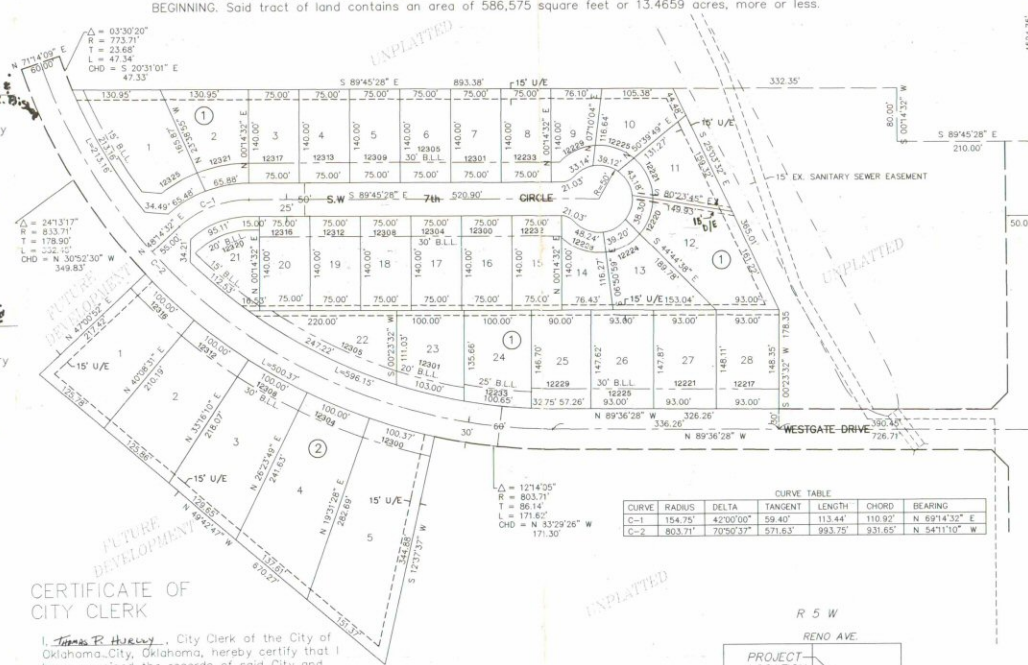
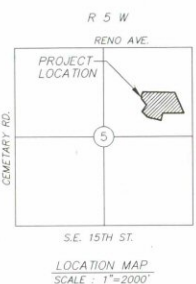


Table with 6 columns: CURVE, RADIUS, DELTA, TANGENT LENGTH, CHORD, BEARING. Contains data for curves C-1 and C-2.



- NOTES: 1. The Bearing of South 00°14'33" East, as shown on the East line of the Northeast Quarter of Section 5 was used as the basis of bearing for this survey. 2. A 1/2" Iron Pin with plastic cap marked Mark Deal PLS 1393 has been set at each lot corner.

NOTE: SIDEWALK SHALL BE REQUIRED ALONG WESTGATE DRIVE AND S.W. 7th CIRCLE AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

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 included in the annexed plat of CHISHOLM EAST to the City of Oklahoma City, Canadian County, Oklahoma, appears to be vested in Charles E. Bishop and Anita K. Bishop, husband and wife, and Claud A. Cyfert and Betty K. Cyfert, husband and wife, and that on this 21st day of May, 1998, all lands described and referred to are unencumbered by pending actions, judgements, liens, mortgages, taxes or other encumbrances for the year 1997 and prior years; that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, except mortgages of record. EXECUTED at Oklahoma City, Canadian County, Oklahoma, on this 2nd day of June, 1998.

ATTEST: Assistant Secretary (Signature) CANADIAN VALLEY ABSTRACT COMPANY Vice President (Signature)

STATE OF OKLAHOMA) COUNTY OF CANADIAN) SS Before me, the undersigned, a Notary Public in and for said County and State, on this 2nd day of June, 1998, personally appeared Chaney Hayes to me known to be the identical person who executed the within and foregoing instrument and he 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 notarial seal the day and year last above written, My Commission Expires the 1st day of Sept, 1998. Notary Public (Signature)

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the City Council of the City of Oklahoma City, Oklahoma, that the dedications shown of the annexed plat of CHISHOLM EAST are hereby accepted. Approved by the Council of the City of Oklahoma City, Oklahoma, this 23rd day of June, 1998.

ATTEST: Attest City Clerk (Signature) Mayor (Signature)

SURVEYOR'S CERTIFICATE

I, Mark Deal, Registered Professional Land Surveyor No. 1393 in the State of Oklahoma, do hereby certify that this plat of Chisholm East, an addition to the City of Oklahoma City, Canadian County, Oklahoma, represents a careful survey made under my supervision, and that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

STATE OF OKLAHOMA) COUNTY OF CANADIAN) SS Before me, the undersigned, a Notary Public in and for said County and State, on this 26th day of June, 1998, personally appeared Mark Deal to me known to be the identical person who executed the within and foregoing instrument executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written, My Commission Expires the 30th day of July 1999. Notary Public (Signature)

Mark Deal, PLS Professional Corporation 730 West Wilshire, Suite 112 Oklahoma City, OK 73116 (405) 843-3325 Certificate of Authorization No. 3045 Expires June 30, 1999 W.R. Peacock & Sons Consulting Engineers 4045 N.W. 64th, Suite 315 Oklahoma City, OK 73116 (405) 843-3316 (800) 270-3116 Fax (405) 843-7524 Certificate of Authorization Number 2280

