

FINAL PLAT
MONTMARTRE I

AN ADDITION TO THE CITY OF EDMOND,
A SUBDIVISION OF PART OF THE SW¼, SECTION 4, T14N, R2W, I.M.
OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ARMSTRONG DEVELOPMENT FOUR, LLC, an Oklahoma Limited Liability Company, 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 MONTMARTRE I, an Addition to the City of Edmond, being a subdivision of part of the SW¼ of Section 4, T14N, R2W, I.M., Oklahoma County, Oklahoma, and do further certify:

THAT as the owners of the title to said land which is shown and described on the annexed plat of MONTMARTRE I, do hereby dedicate Sooner Road as shown on said plat as a Public Street, and does hereby create as Private Streets for the use of Property Owners in the MONTMARTRE I Addition the streets designated as Private Streets as shown on the face of said Plat. And as Owner does further grant to the City of Edmond a public utility easement, a fire lane and access easement for police, fire and other emergency vehicles over, across and upon said private streets. The maintenance of all private streets shown hereon shall be the responsibility of the MONTMARTRE property owners association comprised of all lot owners within the MONTMARTRE Addition. The undersigned guarantees a clear title to the Public Street, the Private Streets and all Utility Easements and has 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 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, operation and/or removal of any such public or quasi-public utility.

THAT Blocks A, B and C as shown on the annexed plat, are Common Areas to be owned by the MONTMARTRE Property Owners Association. All private storm sewer facilities shall be maintained by said MONTMARTRE Property Owners Association. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the drainage easements shown.

SAID property covered by this plat and this dedication are subject to certain restrictions and covenants contained in a separate instrument which may be filed subsequent to the filing of the plat.

IN WITNESS WHEREOF, said Limited Liability Company has caused this instrument to be executed at Edmond, Oklahoma, this ____ day of ____, 20__.

ARMSTRONG DEVELOPMENT FOUR, LLC

By: _____ Title _____

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 Owner's Certificate and Dedication as Manager 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 Limited Liability Company 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
COMMISSION NUMBER: _____

SURVEYOR'S CERTIFICATE

I, Colin K. Beatty, a Licensed Professional Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of MONTMARTRE I, an Addition to the City of Edmond, Oklahoma, correctly represents a careful survey made under my supervision, and that the monuments noted thereon actually exist and are correctly shown.

Colin K. Beatty, PLS #1870

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 Colin K. Beatty, to me known to be the identical person who subscribed the name of the maker thereof and 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.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
COMMISSION NUMBER: _____

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 MONTMARTRE I, and being a part of the SW¼ of Section 4, T14N, R2W, I.M., Oklahoma County, Oklahoma, is vested in ARMSTRONG DEVELOPMENT FOUR, LLC, an Oklahoma Limited Liability Company, and that on this ____ day of ____, 20__, 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 ____ and prior years, and that there are no out-standing tax sale certificates, tax deeds outside 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.

By: _____ Title _____

SURVEY NOTES:
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. This Final Plat complies with the requirements of Title III Section 41-108 of the Oklahoma State Statutes.

Basis for Bearing for this Plat is the City of Edmond
GPS Monument Datum (NAD) 83
Base Line: West Line of SW ¼ Sec. 4, T14N, R2W, I.M. - N001°19'48"W

OWNER'S NOTARY

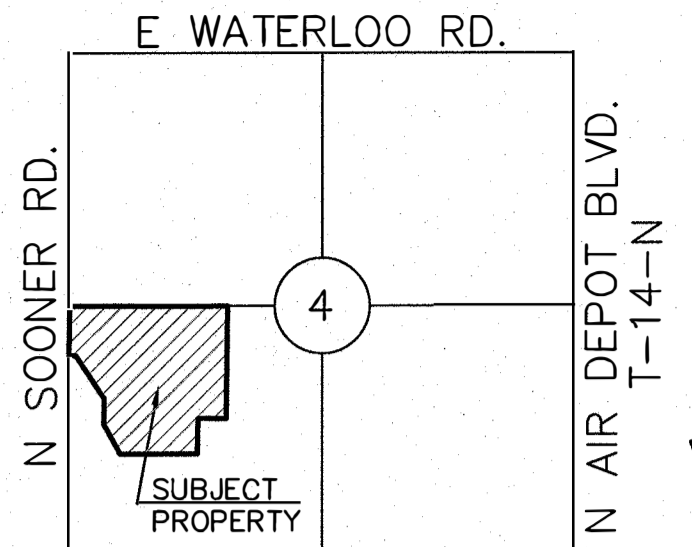
SURVEYOR

SURVEYOR'S NOTARY

ABSTRACTOR

COUNTY

CITY



LOCATION MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION

A tract of land located in the SW¼ of Section 4, T14N, R2W, I.M., Oklahoma County, Oklahoma and being more particularly described as follows:

BEGINNING at the NW corner of said SW¼;
THENCE N89°05'47"E a distance of 1319.98 ft. to the SW corner of Lot 7, Block 1 of the Recorded Plat of Waterloo Industrial Park, recorded in Bk 58, Pg 11;
THENCE N88°44'24"E along the South line of said Waterloo Industrial Park a distance of 330.13 ft.;
THENCE S00°19'48"E a distance of 1172.62 ft;
THENCE S89°40'12"W a distance of 298.84 ft;
THENCE S00°22'20"E a distance of 369.99 ft;
THENCE S89°06'53"W a distance of 808.67 ft;
THENCE N29°38'18"W a distance of 353.01 ft;
THENCE N00°19'48"W a distance of 265.00 ft;
THENCE N34°11'37"W a distance of 538.39 ft;
THENCE S89°40'12"W a distance of 70.00 ft. to a point on the West line of said SW ¼;
THENCE N00°19'48"W along said West line a distance of 512.00 ft. to the POINT OF BEGINNING.

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 20__, and prior years, on the land shown on the annexed plat of MONTMARTRE I, a Subdivision of part of the SW¼ of Section 4, T14N, R2W, I.M., 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 ____ day of ____, 20__.

COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I, the undersigned, Chairperson of the Planning Commission of the City of Edmond, Oklahoma, do hereby certify that said Planning Commission duly approved the FINAL PLAT of MONTMARTRE I, an Addition to the City of Edmond, being a subdivision of part of the SW¼ of Section 4, T14N, R2W, I.M., Oklahoma County, Oklahoma, on this ____ day of ____, 20__.

CHAIRPERSON

CITY CLERK 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 MONTMARTRE I, being a subdivision of part of the SW¼ of Section 4, T14N, R2W, I.M., Oklahoma County, Oklahoma on this ____ day of ____, 20__.

CITY CLERK

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 MONTMARTRE I, a subdivision of part of the SW¼ of Section 11, T14N, R2W, I.M., Oklahoma County, Oklahoma, shown hereon is hereby approved and accepted.

ADOPTED by the City Council of the City of Edmond, Oklahoma this day of ____, 20__.

MAYOR

CITY CLERK

FINAL PLAT

MONTMARTRE I

AN ADDITION TO THE CITY OF EDMOND,
A SUBDIVISION OF PART OF THE SW¼,
SECTION 4, T14N, R2W, I.M.
OKLAHOMA COUNTY, OKLAHOMA

ISCH & ASSOCIATES, INC.

CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING
14848 BRISTOL PARK BOULEVARD - EDMOND, OKLAHOMA 73013
OFFICE (405) 286-5606 - FAX (405) 286-5602
Certificate Of Authorization No. 1139 Exp. Date 6-30-19

47.95 Acres
25 Lots

Scale: 1" = 100'

5 30
0 15 50 100

LEGEND

SPK ~ SET PK NAIL
SIP ~ SET IRON PIN
FPK ~ FOUND PK NAIL
FIP ~ FOUND IRON PIN