

FINAL PLAT BELMONT PARK

AN ADDITION TO THE CITY OF EDMOND
A Part of the SW 1/4 Sec. 11, T 14 N, R 3 W, I.M.
OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned, BELMONT FARMS, L.L.C., An Oklahoma Limited Liability Company and Belmont Farms Homeowners Association, Inc., An Oklahoma Corporation, hereby certifies that they are the owners of the legal title and the only persons, firms, or corporations having any legal right, title or interest in and to the land shown on the annexed map or plot of BELMONT PARK, an addition to the City of Edmond, being a subdivision of part of the SW1/4 of Section 11, T14N, R3W, 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 BELMONT PARK, does hereby dedicate the streets and avenues shown on said map or plot for the uses of the public, and their successors and assigns, and guarantee 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 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, maintenance, operation and removal of any such public or quasi-public utility.

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

THAT the property platted herewith is subject to and a part of a Property Owners Association comprised of all lot owners within the BELMONT FARMS DEVELOPMENT and that Blocks T thru X as shown on the Plat of BELMONT PARK are Common Areas to be owned and maintained by said Property Owners Association. Said Common Areas have been reserved as Drainage Easements for drainage and stormwater detention facilities and for other uses as may be determined by said Association. The Property Owners Association is charged with the responsibility of maintaining all drainage swales and stormwater detention facilities located in Blocks T thru X as may be required by the City of Edmond.

IN WITNESS WHEREOF, said Limited Liability Company has caused this instrument to be executed at Edmond, Oklahoma, this 22nd day of August, 2005.

BELMONT FARMS, L.L.C., an Oklahoma Limited Liability Company

Dorothy Sadeghy
Dorothy Sadeghy, Manager

IN WITNESS WHEREOF, said Corporation has caused this instrument to be executed at Edmond, Oklahoma, this 31st day of August, 2005.

BELMONT FARMS HOMEOWNERS ASSOCIATION, Inc. an Oklahoma Corporation

Wayne Sadeghy
Wayne Sadeghy, President

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 22nd day of August, 2005, personally appeared Dorothy Sadeghy, 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.

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

MY COMMISSION NUMBER: 10/25/06

Rose Isch
ROSE ISCH
NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/01/2006

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 31st day of August, 2005 personally appeared Wayne Sadeghy, Belmont Farms Homeowners Association, Inc. to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing instrument as its President 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.

WITNESS MY HAND AND SEAL the day and year last above written.

MY COMMISSION NUMBER: 02/01/2006

Rose Isch
ROSE ISCH
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/25/06

SURVEYOR'S CERTIFICATE

I, Robert L. McCutchan, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of BELMONT PARK, an addition to the City of Edmond, Oklahoma County, Oklahoma, correctly represents an accurate survey made under my supervision, and that the monuments shown thereon actually exist and are correctly shown.

Robert L. McCutchan 9/2/05
Robert L. McCutchan, R.L.S. #153

LEGAL DESCRIPTION

Being a part of the SW1/4 of Section 11, T14N, R3W, to the I. M., to the City of Edmond, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING At the SW corner of said SW1/4, Section 11;
THENCE S88°33'45"E along the South line of said SW1/4 for a distance of 2690.43 ft.
THENCE to the SE corner of said SW1/4;
THENCE N00°42'53"E along the East line of said SW1/4 for a distance of 546.10 ft. to the POINT OR PLACE OF BEGINNING;
THENCE N89°17'07"W for a distance of 386.55 ft.;
THENCE N00°42'53"E for a distance of 30.00 ft.;
THENCE N89°17'07"W for a distance of 80.00 ft.;
THENCE S50°36'49"W for a distance of 124.20 ft.;
THENCE S00°42'53"W for a distance of 50.00 ft. to a point on the North right-of-way line of Citation Drive;
THENCE N89°17'07"W along said North right-of-way line for a distance of 63.77 ft. to a point of curve;
THENCE Westery and continuing along said North right-of-way line and along said curve being to the left having a radius of 269.21 ft. and a chord bearing of S79°08'37"W and a chord distance of 108.00 ft. for a length of 108.73 ft.;
THENCE S67°34'21"W and continuing along said right-of-way line for a distance of 94.23 ft. to a point of curve;
THENCE Southwesterly and continuing along said North right-of-way line and along said curve being to the left having a radius of 535.76 ft. and a chord bearing of S57°34'45"W and a chord distance of 185.94 ft. for a length of 186.89 ft. to a point of reverse curve;
THENCE Continuing along said North right-of-way line the same being said curve to the right having a radius of 173.75 ft. and a chord bearing of S69°30'42"W and a chord distance of 129.76 ft. for a length of 132.98 ft.;
THENCE N88°33'45"W and continuing along said right-of-way line for a distance of 74.99 ft.;
THENCE N45°46'09"W and continuing along said right-of-way line for a distance of 37.27 ft.;
THENCE Northerly and Northwesterly along the East right-of-way line of Secretariat Lane the same being a curve to the left having a radius of 335.85 ft. and a chord bearing of N28°57'16"W and a chord distance of 250.08 ft. for a length of 256.25 ft.;
THENCE N50°48'45"W and continuing along said East line for a distance of 99.97 ft. to a point of curve;
THENCE Northwesterly along said East line the same being a curve to the right having a radius of 226.75 ft. and a chord bearing of N29°31'57"W and a chord distance of 164.59 ft. for a length of 168.43 ft.;
THENCE N08°15'09"W and continuing along said East right-of-way line for a distance of 242.00 ft.
THENCE N73°01'58"E for a distance of 85.65 ft.;
THENCE N29°59'42"E for a distance of 450.00 ft.;
THENCE N47°13'37"E for a distance of 199.29 ft.;
THENCE N59°54'04"E for a distance of 189.63 ft.;
THENCE N68°05'08"E for a distance of 50.00 ft.;
THENCE S21°54'52"E for a distance of 95.00 ft.;
THENCE S61°08'56"E for a distance of 38.73 ft. to a point of non-tangent curve;
THENCE Northwesterly along curve to the right having a radius of 186.75 ft. and a chord bearing of N87°05'05"E and a chord distance of 23.65 ft. for a length of 23.66 ft.;
THENCE S89°17'07"E for a distance of 165.00 ft.;
THENCE N45°42'53"E for a distance of 35.36 ft.;
THENCE N00°42'53"E for a distance of 100.00 ft.;
THENCE S89°17'07"E for a distance of 579.99 ft.;
THENCE S00°42'53"W along the East line of said SW1/4 for a distance of 1072.17 ft. to the POINT OR PLACE OF BEGINNING.

Said described tract contains 35.00 acres more or less and is subject to easements and rights-of-way of record.

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 22nd day of August, 2005, personally appeared Robert L. McCutchan, 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 NUMBER: 02/01/2006
MY COMMISSION EXPIRES: 10/25/06

Rose Isch
ROSE ISCH
NOTARY PUBLIC

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 BELMONT PARK, and being a part of the SW1/4 of Section 11, T14N, R3W, I.M., Oklahoma County, Oklahoma, is vested in BELMONT FARMS, L.L.C., an Oklahoma Limited Liability Company, and BELMONT FARMS HOMEOWNERS ASSOCIATION, Inc., an Oklahoma Corporation, and that on the 16th day of September, 2005 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 2004, and prior years, and that there are no outstanding tax sale certificates, tax deeds 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: Eric A. Offen
Eric A. Offen - President

ATTEST: Joe A. Rahn

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 2004, and prior years, on the land shown on the annexed plat of BELMONT PARK, a subdivision of part of the SW1/4 of Section 11, T14N, R3W, 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 21st day of Sept, 2005.

Robert "Butch" Trueman
COUNTY TREASURER

CITY CLERK CERTIFICATE

I, the undersigned, City Clerk of the City of Edmond, Oklahoma, do hereby certify that I have examined the record of said City and find all deferred payments or unamortized 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 BELMONT PARK, being a subdivision of part of the SW1/4 of Section 11, T14N, R3W, I.M., Oklahoma County, Oklahoma, on the 22nd day of August, 2005.

Anna Nubel
CITY CLERK

CITY PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Edmond, Oklahoma, do hereby certify that said Planning Commission duly approved the FINAL PLAT of BELMONT PARK, an addition to the City of Edmond, being a subdivision of part of the SW1/4 of Section 11, T14N, R3W, I.M., Oklahoma County, Oklahoma, on the 7th day of September, 2005.

Debra Carter
CHAIRMAN

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 BELMONT PARK, a subdivision of part of the SW1/4 of Section 11, T14N, R3W, I.M., Oklahoma County, Oklahoma, shown hereon is hereby approved and accepted.

ADOPTED by the City Council of the City of Edmond, Oklahoma this 22nd day of August, 2005.

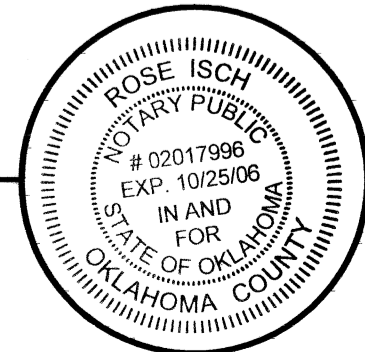
Samuel H. Naytek
MAYOR

Anna Nubel
CITY CLERK

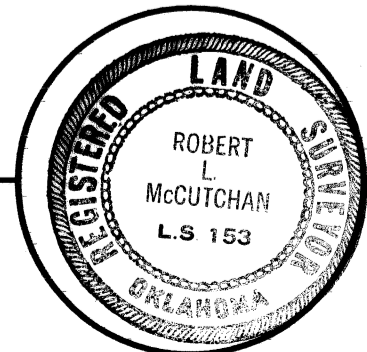
FINAL PLAT
BELMONT PARK
SHEET 1 OF 2

ISCH & ASSOCIATES, INC.
2000 E. 15TH STREET - EDMOND - OKLAHOMA 73013
405 - 348 - 1183
Certificate of Authorization No. 1139 Exp. Date: 6-30-07

OWNER'S NOTARY



SURVEYOR



SURVEYOR'S NOTARY



ABSTRACTOR



COUNTY



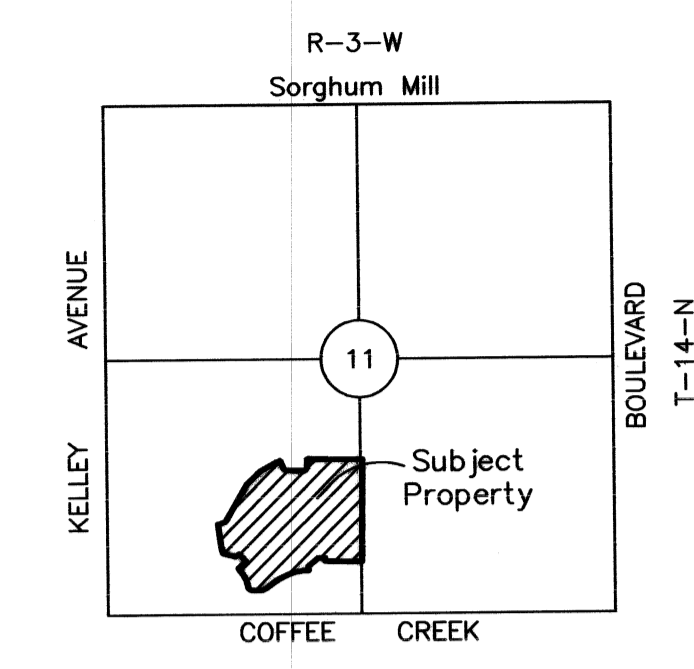
CITY



63-22 / of 2

FINAL PLAT BELMONT PARK

A PLANNED UNIT DEVELOPMENT
 AN ADDITION TO THE CITY OF EDMOND,
 PART OF THE SW 1/4, SECTION 11, T.14N., R.3W., I.M.
 OKLAHOMA COUNTY, OKLAHOMA



Location Map

Lots 75
 ACRES = 35.00

TANGENT	LENGTH	BEARING
T1	35.36'	S53°15'09"E
T2	35.36'	N36°44'51"E
T3	25.00'	N81°44'51"E
T4	38.71'	N17°27'49"E
T5	50.00'	S64°14'20"E

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	235.65'	51°45'09"	114.30'	212.85'	205.69'	N55°45'16"E
C-2	640.41'	26°21'54"	150.00'	294.69'	292.09'	N43°10'39"E
C-3	161.75'	34°21'17"	50.00'	96.99'	95.54'	N73°32'14"E
C-4	218.35'	25°02'47"	48.50'	95.45'	94.69'	S131°41'6"W
C-5	255.89'	16°56'00"	38.09'	75.63'	75.35'	S34°13'40"W
C-6	112.55'	25°02'47"	25.00'	49.20'	48.81'	S76°45'44"E

Notes:

This Plat meets or exceeds the Minimum Technical Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

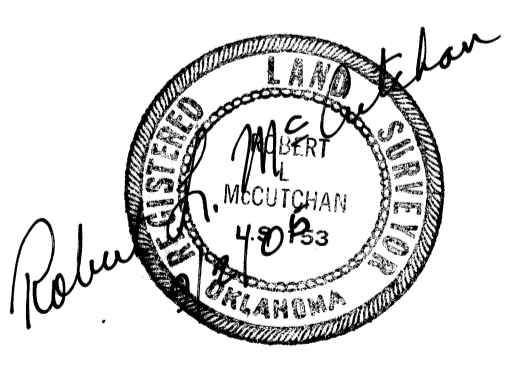
The Basis of Bearing and the baseline for this Plat is the South Line of the SW 1/4 of Section 11, T14N, R3W, I.M.

Scale: 1" = 100'



FINAL PLAT BELMONT PARK SHEET 2 OF 2

ISCH & ASSOCIATES, INC.
 2000 E. 15TH STREET - EDMOND - OKLAHOMA 73013
 405 - 348 - 1183
 Certificate of Authorization No. 1139 Exp. Date: 6-30-07



SW Corner SW 1/4,
 Sec 11, T14N, R3W,
 PK Nail in Asphalt

SE Corner SW 1/4,
 Sec 11, T14N, R3W,
 PK Nail in Asphalt

63-22 2 of 2