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Canadian County, OK PL

COUNTY CLERK OFFICIAL SEAL CANADIAN COUNTY, OK

FINAL PLAT

EAST HILLS PATIO HOMES

A RE-PLAT OF LOTS 5 THRU 8, EAST HILLS OFFICE PARK

IN THE SW/4 OF SECTION 25, T11N, R5W, I.M.
CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, STREETER ENTERPRISES, INC., does hereby certify it is the owner of all the land included in the annexed plat and it is the only person or persons, corporation or corporations having any right, title or interest to the land shown and known as "EAST HILLS PATIO HOMES", a re-plat of Lots 5 thru 8, East Hills Office Park, located in the Southwest Quarter of Section 25, Township 11 North, Range 5 West of the Indian Meridian, City of Mustang, Canadian County, Oklahoma and that the plat represents a survey of the above described property made with our consent, and that we hereby dedicate to the public use of all the streets shown on said annexed plat, that the easements shown on the annexed plat are created for the installation and maintenance of the items indicated on said plat; that we hereby guarantee a clear title to all lands so dedicated from ourselves, out heirs and assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the Abstractor's Certificate. Covenants, restrictions, and reservations for this addition are contained in a separate instrument and will be filed subsequently.

WITNESSED by our hands this 19th day of April, 2006.

BY: STREETER ENTERPRISES, INC.

Keith Streeter PRES
(name)
(title)

STATE OF OKLAHOMA)
)ss COUNTY
OF CANADIAN)

Before me, the undersigned, a Notary Public in and for said County and State on the 19th day of April, 2006, personally appeared Keith Streeter, of STREETER ENTERPRISES, INC., to me known to be the identical person who signed the name of the maker to the within and foregoing instrument, as 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.

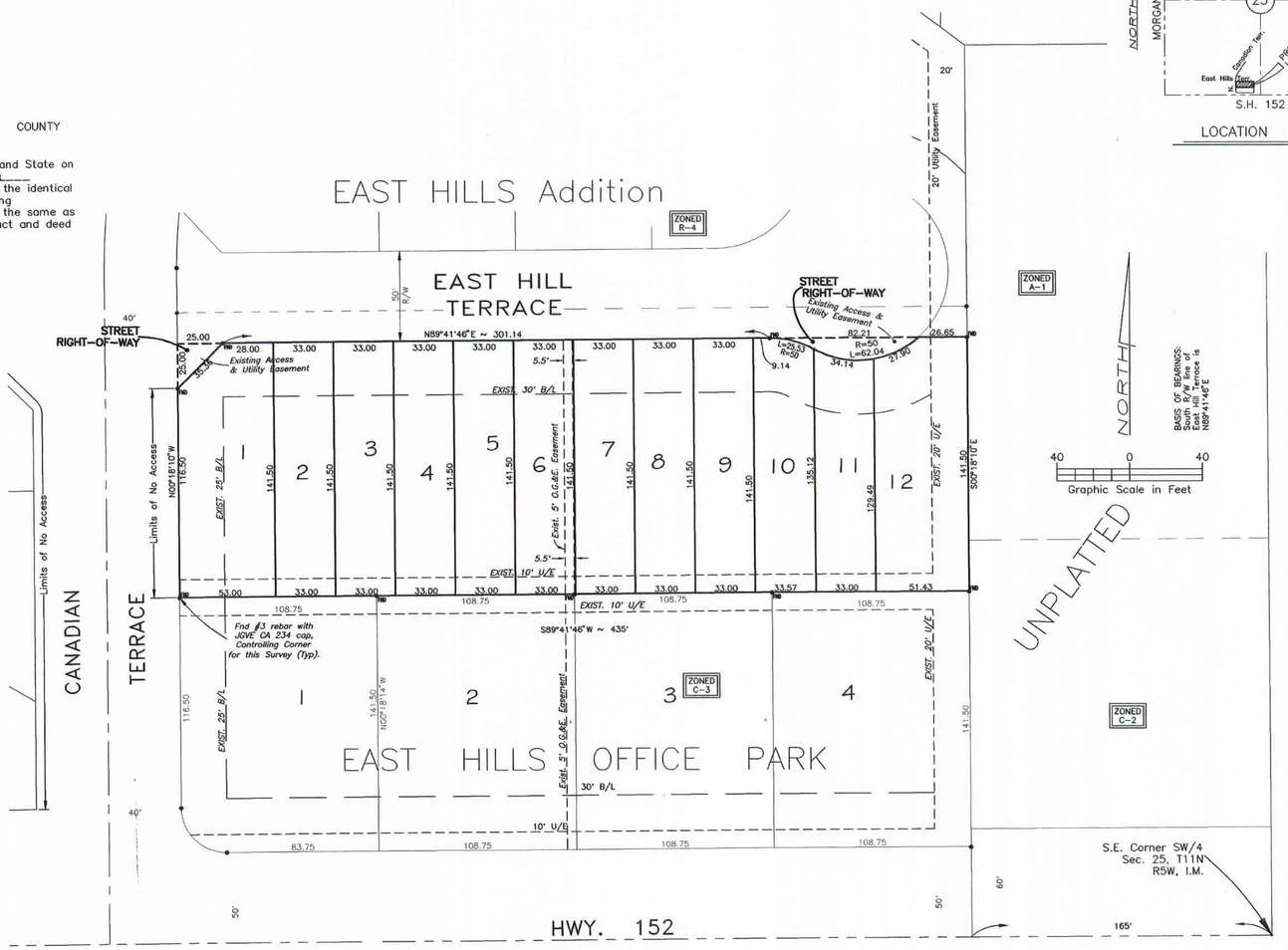
Given under my hand and seal the day and year last above written.

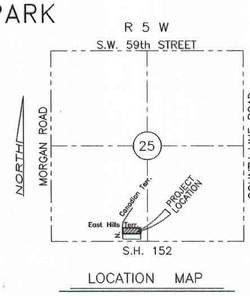
My Commission Expires: 3-7-07 03002079

Estelle Cash
NOTARY PUBLIC

TRACT DESCRIPTION

RE-PLAT OF LOTS 5 THRU 8, EAST HILLS OFFICE PARK, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF.





LOCATION MAP

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned duly qualified and lawfully bonded abstractor of titles in and for Canadian County, Oklahoma, hereby certifies that the records of said County show the title to the land shown on this plat is vested in Streeter Enterprises, Inc. and that on the 19th day of April, 2006, there are no actions pending or judgments of nature in any court or on the records with clerk of any court in said County and State against said lands or of the owner thereof, that taxes are paid for the year 2005 and prior years, and that no tax sales certificates are against said land and no tax deeds are issued to any person or persons, and that there are no liens, mortgages or encumbrances of any kind against the land described on this plat, except mineral conveyances, easements, and mortgages of record.

IN WITNESS WHEREOF, said Bonded Abstractor has caused this instrument to be executed on this 19th day of April, 2006.

ATTEST:

Estelle Cash
ASSISTANT SECRETARY

WARRANTY TITLE & ABSTRACT INC. CORPORATE SEAL EL RENO OKLAHOMA CANADIAN COUNTY

Warranty Title & Abstract, Inc. (title co.)

Jay A. Scheller
VICE PRESIDENT

NOTE:

A. Dimensions are shown in feet unless otherwise indicated.

B. Set 3/8" iron rod with CA 234 cap at all Lot and Block corners unless otherwise noted.

STATISTICAL DATA

1. Gross Acres = 1.392
2. Number of Lots = 12
3. Dwelling Units = 12
4. Gross Density = 8.6 Lots per Acre
5. Net Density = Same
6. Commercial/Industrial Lots = None
9. Streets = None
10. Detention Pond Acres = Detention Pond is in place south of this project.
11. Zoned R-2

THIS PLAT OF 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.

SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby state that I am a Professional Land Surveyor and that this plat represents a survey made under my supervision on the 27th day of MARCH, 2006.

JGVE, Inc.

By: 04/18/2006
Registered Professional Surveyor No. 1129

REGISTERED LAND SURVEYOR WILLIAM D. BROLLIER L.S. 1129 OKLAHOMA

THE STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this 27th day of APRIL, 2006, personally appeared WILLIAM D. BROLLIER to me known to be the identical person who executed the within and forgoing 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: 5-20-06

TONYA A. ALEXANDER NOTARY PUBLIC Comm. # 02008759 EXPIRES 5/20/06 IN AND FOR OKLAHOMA COUNTY STATE OF OKLAHOMA

Tonya A. Alexander
NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff, do hereby certify that I am the duly elected, qualified and acting County Treasurer for Canadian County, State of Oklahoma, and that the tax records of said County show all taxes are paid for the year 2005, and prior years on the land shown on annexed plat of EAST HILLS PATIO HOMES, a part of the SW/4 of Section 25, T11N, R5W, I.M. Mustang, Canadian County, Oklahoma, that the required statutory security has been deposited at 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 El Reno, Oklahoma, on the 24th day of April, 2006

David T. Radcliff
COUNTY TREASURER

CITY PLANNING COMMISSION APPROVAL

I, Jay Adams, Chairman of the City Planning Commission for the City of Mustang, Oklahoma, hereby certify that the said Commission duly approved the annexed plat of EAST HILLS PATIO HOMES, being a part of the SW/4 of Section 25, T11N, R5W, I.M., Mustang, Canadian County, Oklahoma, at a meeting held on the 14 day of February, 2006

Jay Adams
CHAIRMAN

CERTIFICATE OF CITY CLERK

I, Trisha Winham, City Clerk of the City of Mustang, Oklahoma do hereby certify that the annexed plat of EAST HILLS PATIO HOMES, a part of the SW/4 of Section 25, T11N, R5W, I.M., Mustang, Canadian County, Oklahoma, was duly approved by the City Council of said City on the 21 day of February, 2006 and that I was authorized to endorse hereon the approval of said Council, and that acceptance of all lands dedicated for public use as shown on said plat, and that I have examined the records of said City and that all deferred payments or unmatured installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land as shown on said annexed plat on the 21 day of February, 2006

Trisha Winham
CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED by the City Council of the City of Mustang, Oklahoma, that the dedications shown on the annexed plat of EAST HILLS PATIO HOMES, a subdivision of a part of the SW/4 of Section 25, Township 11 North, Range 5 West of the Indian Meridian, Mustang, Canadian County, Oklahoma are hereby accepted.

ADOPTED by the City Council of Mustang, Oklahoma, on this 21 day of February, 2006

ATTEST:

Trisha Winham
CITY CLERK

Chad Rychel
MAYOR

FINAL PLAT OF

EAST HILLS PATIO HOMES

A PART OF SW/4 OF SECTION 25, T 11 N, R 5 W, I.M.
MUSTANG, CANADIAN COUNTY, OKLAHOMA

JGVE, Inc.
124 N.W. 10th STREET
OKLAHOMA CITY, OK. 73103
(405) 236-8313
CA 234 EXP. DATE: 06/30/2006

ENGINEERS
SURVEYORS
PLANNERS

BK. 146A | PG. 72 | PROJECT NO.: P2419b

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