

# FINAL PLAT OF THE PINES II

A PART OF THE SOUTHEAST QUARTER OF  
SECTION 28, T-11-N, R-5-W, I.M.,  
MUSTANG, CANADIAN COUNTY, OKLAHOMA

REGISTERED SURVEYOR'S CERTIFICATE  
MAR 21 1998  
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REGISTERED SURVEYOR'S CERTIFICATE

I, Bryan E. Coon, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of THE PINES II, an addition to the City of Mustang, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 11th day of JUNE, 1998.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended 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.

*Bryan E. Coon*  
Bryan E. Coon  
Professional Land Surveyor #1276

STATE OF OKLAHOMA ) ) SS  
COUNTY OF OKLAHOMA ) )

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of JUNE, 1998, personally appeared Bryan E. Coon, 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 Expires: 4/25/2001

*Ann K. James*  
Ann K. James  
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, David Haddock, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 1997 and prior years are paid on the annexed plat of THE PINES II, an addition to the City of Mustang, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 31st day of July, 1998.

*David Haddock by Cindy Jordan*  
David Haddock by Cindy Jordan  
County Treasurer  
1st Deputy

CERTIFICATE OF PLANNING COMMISSION

I, Kevin Penley, Chairman of the Planning Commission of the City of Mustang, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of THE PINES II, an addition to the City of Mustang, Oklahoma at a meeting on the 1st day of July, 1998.

*Kevin Penley*  
Kevin Penley  
Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY the Council of the City of Mustang, that the annexed plat of THE PINES II, an addition to the City of Mustang, Canadian County, Oklahoma, is hereby approved and the street and utility easements and rights-of-way shown hereon are hereby accepted.

ADOPTED by the Council of the City of Mustang this 21 day of July, 1998.

APPROVED by the Mayor of the City of Mustang this 21 day of July, 1998.

*Teisha Winham*  
Teisha Winham  
City Clerk

*Rose Duckett*  
Rose Duckett  
Mayor

PLAT NOTES

- All lots shown on this plat must be used only for Single Family Residential Development.
- A sidewalk shall be constructed on each lot where it abuts a local &/or a collector street. The sidewalk will be required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy from the city of Mustang.

LEGEND  
L.O.N.A. = LIMITS OF NO ACCESS TO PUBLIC STREET

**THE PINES II**  
PLAT BY: COON ENGINEERING, INC.  
2812 W. MILSHIRE BLVD.  
OKLAHOMA CITY, OKLAHOMA  
405-842-0363  
C000000701

KNOW ALL MEN BY THESE PRESENTS:

That BRANCHES SIX LIMITED PARTNERSHIP hereby certifies that it is the owner of and the only persons, firm or corporation having any right, title, or interest in and to the land shown on the annexed plat of THE PINES II, an addition to the City of Mustang, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of THE PINES II, an addition to the City of Mustang, Canadian County, Oklahoma.

It further certifies that it is the owner of and the only persons, firm or corporation having any right, title or interest to the land included in the above mentioned plat, and it does hereby dedicate all streets and easements as shown on said annexed plat to the public for use as streets and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever, and shall cause the same to be released from all encumbrances so that title is clear.

In witness whereof the undersigned has caused this instrument to be executed on this 24 day of JUNE, 1998.

ATTEST: BRANCHES SIX LIMITED PARTNERSHIP  
By General Partner  
BSIX CORPORATION, an  
Oklahoma corporation

*Judy R. Pette*  
Secretary

*Robert L. Crout*  
President

STATE OF OKLAHOMA ) ) SS  
COUNTY OF OKLAHOMA ) )

Before me, the undersigned, a Notary Public in and for said County and State, on this 24 day of JUNE, 1998, personally appeared Robert L. Crout, to me known to be the identical person who subscribed, as President of BSIX CORPORATION, an Oklahoma corporation, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said corporation.

My Commission Expires: December 12, 2000

*Shelley L. Hankan*  
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of THE PINES II, an addition to the City of Mustang, Oklahoma, is vested in BRANCHES SIX LIMITED PARTNERSHIP and on the 24th day of June, 1998, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, that the taxes are paid for the year of 1997 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 31st day of July, 1998.

ATTEST: WARRANTY TITLE & ABSTRACT, INC.  
By: *Diane Katterbach*  
Assistant Secretary

By: *Mark Wilkey*  
Vice President

STATE OF OKLAHOMA ) ) SS  
COUNTY OF CANADIAN ) )

Before me, the undersigned, a Notary Public in and for said County and State, on this 31st day of July, 1998, personally appeared Mark A. Silbray, to me known to be the identical Vice President who 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 Commission Expires: 2-12-2001

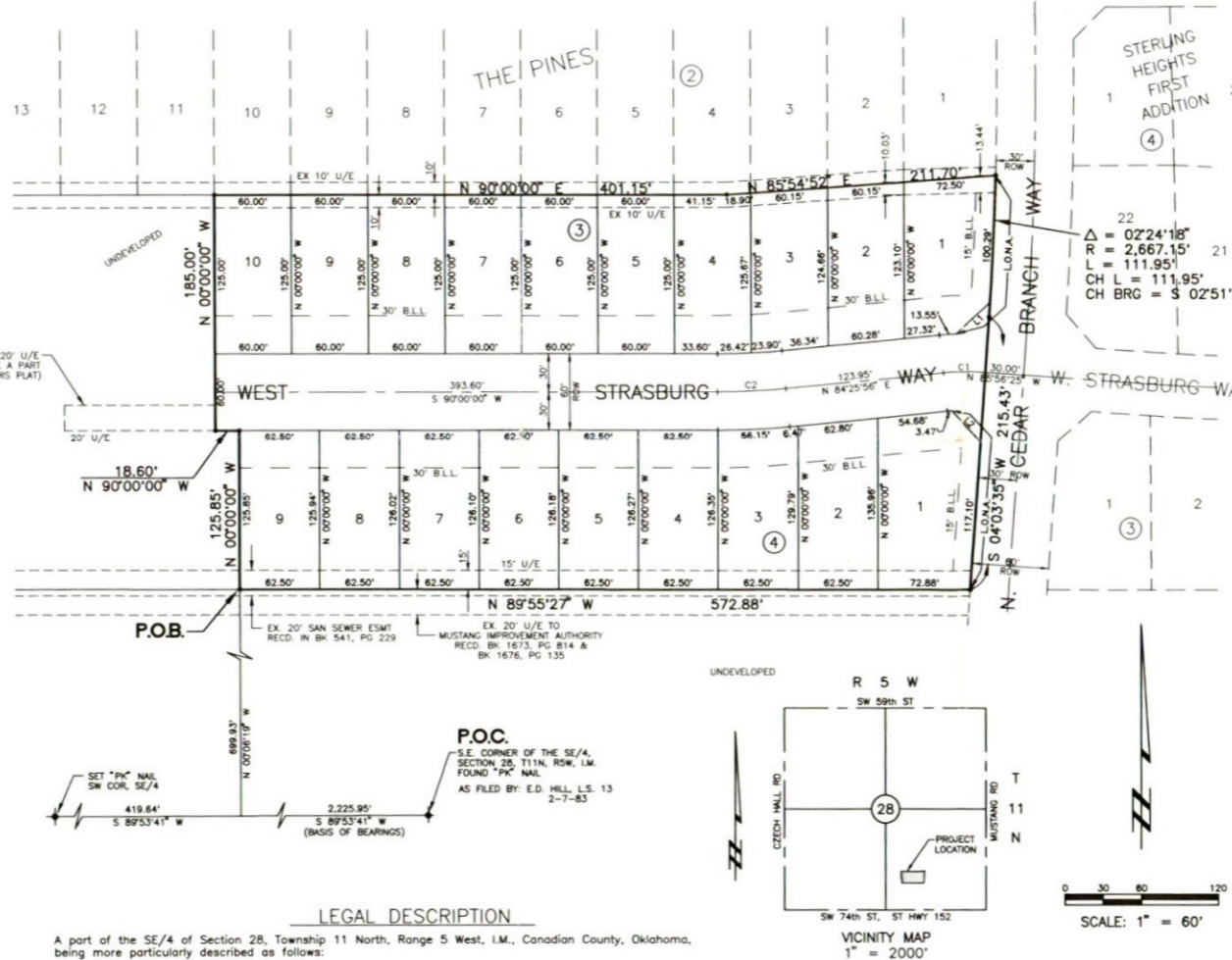
*Dancy Henson*  
Notary Public

CERTIFICATE OF CITY CLERK

I, Teisha Winham, City Clerk of Mustang, Oklahoma, hereby certify that I have examined the records of said City and find 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 shown on the annexed plat of THE PINES II, an addition to the City of Mustang, Oklahoma.

Signed by the City Clerk on this 21st day of July, 1998.

*Teisha Winham*  
City Clerk



LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 47°33'07" E	36.35'
L2	N 43°08'23" W	34.07'

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH (CH)	CHORD	BEARING
C1	09°37'39"	200.00'	33.61'	53.57'	N 89°14'46" E
C2	05°34'04"	547.80'	53.23'	53.21'	N 87°12'58" E

