



MARK HISHOE
COUNTY CLERK
Book 8 PAGE 266

FINAL PLAT OF THE PINES III

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

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 III, 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 III, 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 13 day of December, 1999.

ATTEST:
BRANCHES SIX LIMITED PARTNERSHIP
By General Partner
BSIX CORPORATION, an
Oklahoma corporation
Becky Austin Secretary
Robert L. Coon President

STATE OF OKLAHOMA)) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 13 day of December, 1999, personally appeared Robert L. Coon, 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 his free and voluntary act and deed of himself and as the free and voluntary act and deed of said corporation.

My Commission Expires: 07/14/03
Becky Austin
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 III, an addition to the City of Mustang, Oklahoma, is vested in BRANCHES SIX LIMITED PARTNERSHIP and on the 13th day of December, 1999, 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 1998 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 16th day of December, 1999.

ATTEST
WARRANTY TITLE & ABSTRACT, INC.
By: Cathryn M. Bihrey Assistant Secretary
By: Mark A. Ramey President

STATE OF OKLAHOMA)) SS
COUNTY OF CANADIAN)

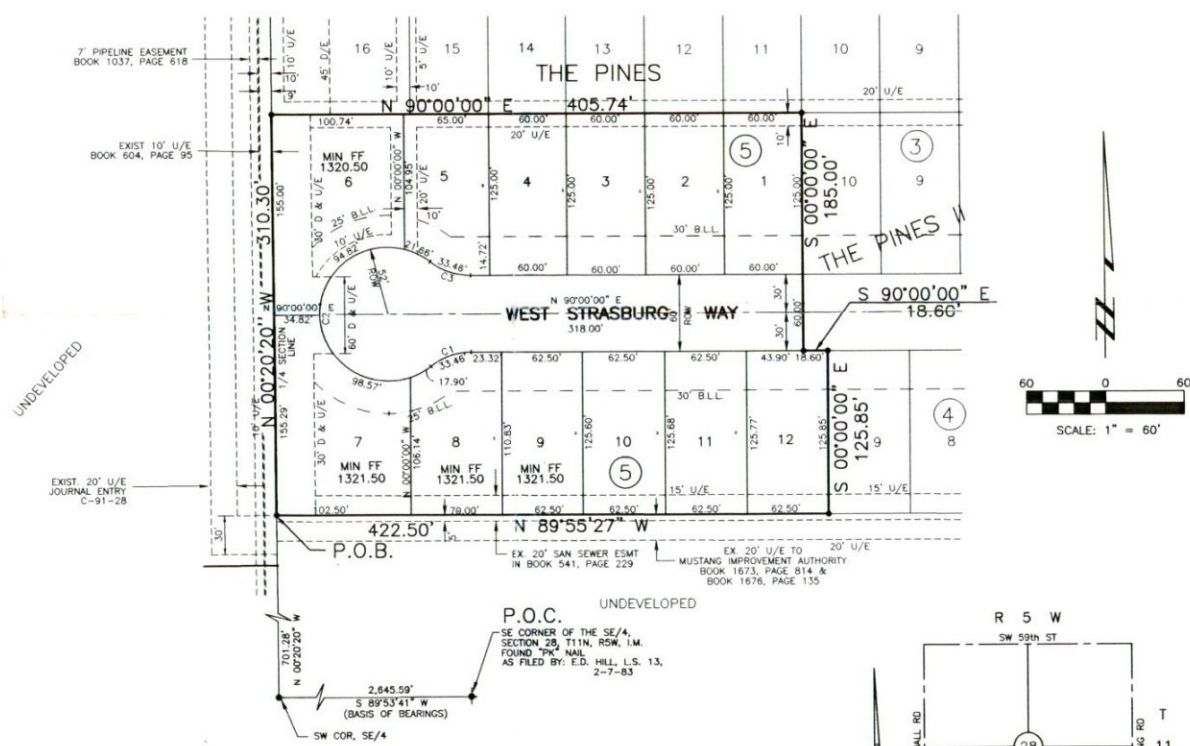
Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of December, 1999, personally appeared MARK A. RAMEY, to me known to be the identical President who acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

My Commission Expires: 6-28-2000
Cathryn M. Bihrey
Notary Public

CERTIFICATE OF CITY CLERK

I, Trisha Winham, City Clerk of Mustang, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmaturred 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 III, an addition to the City of Mustang, Oklahoma.

Signed by the City Clerk on this 7 day of December, 1999.
Trisha Winham
City Clerk



LEGAL DESCRIPTION

A part of the SE/4 of Section 28, Township 11 North, Range 5 West, I.M., Canadian County, Oklahoma, being more particularly described as follows:
Commencing at the Southeast Corner of said Section 28; thence South 89°53'41" West along the South Section Line and State Highway No. 152 a distance of 2,645.59 feet to the South Quarter Corner; thence North 00°20'20" West along the Quarter Section Line a distance of 701.28 feet to the Point Of Beginning; thence continuing along the quarter section line a distance of 310.30 feet; to the Southwest Corner of THE PINES, an addition to the City of Mustang, Oklahoma; thence North 90°00'00" East along the South Line of THE PINES a distance of 405.74 feet to the Northwest corner of THE PINES II, an addition to the City of Mustang, Oklahoma; thence South 00°00'00" East along the West line of THE PINES II a distance of 185.00 feet; thence South 90°00'00" East along said West line a distance of 125.85 feet to the Southwest corner of THE PINES II; thence North 89°55'27" West a distance of 422.50 feet to the Point of Beginning. Said described tract of land contains 2.9399 acres, more or less.

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 III, an addition to the City of Mustang, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 13 day of December, 1999.

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 13 day of December, 1999, 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
Amy H. James
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, David T. Radloff, 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 1998 and prior years are paid on the annexed plat of THE PINES III, 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 17th day of December, 1999.

David T. Radloff
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, Nels Olson, 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 III, an addition to the City of Mustang, Oklahoma at a meeting on the 7th day of December, 1999.

Nels Olson
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 III, 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 7 day of December, 1999.

APPROVED by the Mayor of the City of Mustang this 7 day of December, 1999.

ATTEST
Trisha Winham
City Clerk
Rose Tubell
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 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.

NUMBER	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	50.00'	33.46'	32.84'	S 70°49'43" W	38°20'34"	17.38'
C2	52.00'	232.96'	81.57'	N 00°00'00" W	256°41'08"	85.74'
C3	50.00'	33.46'	32.84'	S 70°49'43" E	38°20'34"	17.38'

THE PINES III
PLAT BY: COON ENGINEERING, INC.
C.A. 1276 EXP. 6-30-99
2812 W. WELSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-842-0363
C79780101M5

