

STATE OF OKLAHOMA
CANADIAN COUNTY
FILED

PLAT 406 - b P 3 06

OKLAHOMA
COUNTY CLERK



FINAL PLAT OF THE PINES

A PART OF THE SE 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, 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, an addition to the City of Mustang, Canadian County, Oklahoma.

It further certifies that it is the owner of and 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 public highways, streets, 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 5th day of August, 1997.

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

Julie P. Parks Secretary
Recco President

STATE OF OKLAHOMA)) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 5th day of August, 1997, personally appeared Robert P. 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 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
Shelby S. 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, an addition to the City of Mustang, Oklahoma, is vested in BRANCHES SIX LIMITED PARTNERSHIP and on the 5th day of August, 1997, 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 1996 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 5th day of August, 1997.

ATTEST
WARRANTY TITLE & ABSTRACT, INC.
By: *E. Stille Cook* Assistant Secretary
By: *Mark A. Bilberry* 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 5th day of August, 1997, personally appeared Tisha Winham to me known to be the identical Vice 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.

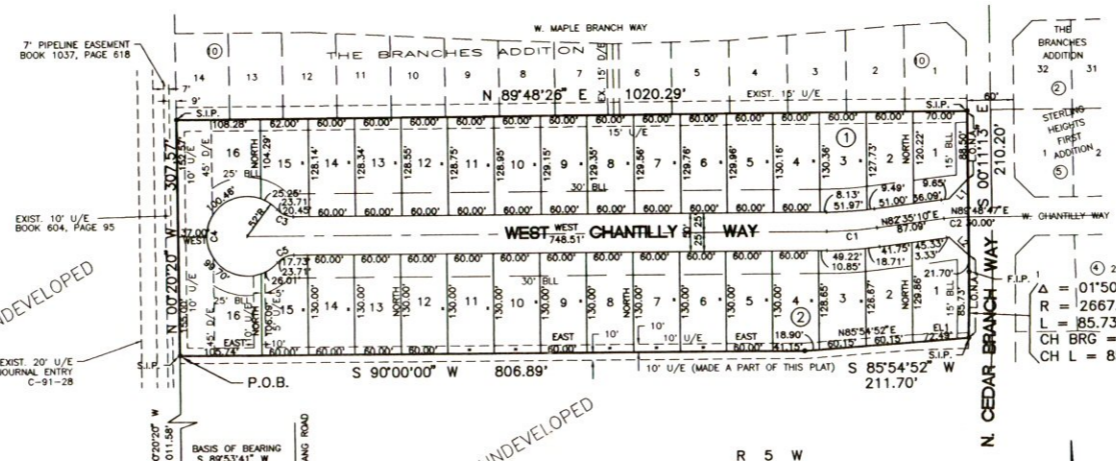
My Commission Expires: December 12, 2000
Shelby S. Hankan Notary Public

CERTIFICATE OF CITY CLERK

I, Tisha 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, an addition to the City of Mustang, Oklahoma.

Signed by the City Clerk on this 5th day of August, 1997.

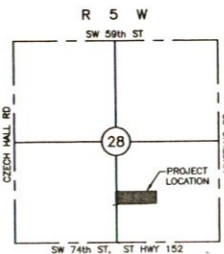
Tisha Winham
City Clerk



NUMBER	DIRECTION	DISTANCE
L1	N 43°32'15" E	36.17'
L2	S 46°49'43" E	34.36'

NUMBER	DIRECTION	DISTANCE
EL1	N 88°36'03" E	72.51'

NUMBER	LENGTH	RADIUS	DELTA	CHD LENGTH	CHORD BEARING
C1	64.70	500.00	07°24'50"	64.65	N 86°17'35" E
C2	31.53	250.00	07°13'37"	31.51	N 86°11'58" E
C3	23.71	28.00	48°30'33"	23.00	N 85°44'43" W
C4	251.41	52.00	27°01'06"	68.90	SOUTH
C5	23.71	28.00	48°30'33"	23.00	S 65°44'43" W



CH L = 85.73'
CH BRG = S 00°44'02" W
R = 2667.15'
L = 85.73'
Delta = 01°50'30"

LEGAL DESCRIPTION

A PART OF THE S.E.1/4 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 2645.59 FEET TO THE SOUTHWEST CORNER OF SAID S.E.1/4; THENCE NORTH 07°20'20" WEST ALONG THE QUARTER SECTION LINE A DISTANCE OF 1011.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID DESCRIBED LINE A DISTANCE OF 307.57 FEET, SAID POINT BEING 1.50 FEET SOUTH OF THE SOUTHWEST CORNER OF THE BRANCHES, AN ADDITION TO THE CITY OF MUSTANG, OKLAHOMA; THENCE NORTH 89°48'26" EAST A DISTANCE OF 1020.29 FEET TO A POINT 1.50 FEET SOUTH OF THE SOUTHEAST CORNER OF THE BRANCHES; THENCE SOUTH 00°11'13" EAST A DISTANCE OF 210.20 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°50'30", A RADIUS OF 2667.15 FEET, A CHORD BEARING OF SOUTH 00°44'02" WEST AND A CHORD DISTANCE OF 85.73 FEET, AN ARC DISTANCE OF 85.73 FEET; THENCE SOUTH 85°54'52" WEST A DISTANCE OF 211.70 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 806.89 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT OF LAND CONTAINS 7.2035 ACRES, MORE OR LESS.

LEGEND
L.O.N.A. = LIMITS OF NO ACCESS
F.I.P. = FOUND IRON PIN
S.I.P. = SET IRON PIN

REGISTERED SURVEYOR'S CERTIFICATE

I, Edward M. Coon, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of THE PINES, an addition to the City of Mustang, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 5th day of August, 1997.

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

Edward M. Coon 18/5/97
Edward M. Coon
Professional Land Surveyor #199

STATE OF OKLAHOMA)) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 5th day of August, 1997, personally appeared Edward M. 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: 08/22/97
Katherine E. Jann Notary Public

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Canadian County, Oklahoma, and that the tax records of said county show that all taxes for the year 1996 and prior years are paid on the annexed plat of THE PINES, 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 6th day of August, 1997.

David T. Radcliff
County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, Kevin Penry, 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, an addition to the City of Mustang, Oklahoma, on the 25th day of March, 1997.

Kevin Penry
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, an addition to the City of Mustang, Canadian County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED BY the Council of the City of Mustang, this 5th day of August, 1997.

APPROVED BY the Mayor of the City of Mustang, this 5th day of August, 1997.

ATTEST
Tisha Winham City Clerk
Ross Durbett Mayor

PLAT NOTES

- All lots shown on this plat must be used only for Single Family Residential Development.
- Maintenance of the Private Drainage Easements and Improvements shall be the responsibility of the Property Owners.
- 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.



THE PINES
PLAT BY: COON ENGINEERING, INC.
C.A. 1276 EXP. 6-30-99
2832 W. WILSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-842-0363
0179619873