

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That, I, Gary Roles and Sharon Roles Husband and Wife hereby certify that they are the owner(s) 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 "RANCH OAK ESTATES", an addition to the City of Union City, Oklahoma...

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, except as set forth in the Bordered Abstracter's Certificate and does hereby create a private right-of-way for the use of the owners of Lots in "RANCH OAK ESTATES", those areas designated "private street" on the face of said plat.

The undersigned does hereby grant to the City of Union City an easement over and across said private streets for the purpose of a fire lane and use by the City of Union City Police for police protection purposes, and for garbage services...

The undersigned does hereby dedicate utility easements shown on said plat to the public for utility purposes and in this connection does authorize any franchised utility company, including the City of Union City, to use as much of the private street area for utility purposes as it is needed to install and maintain water, sewer, electric, gas, telephone, cable, television, or other utility lines...

In Witness whereof the undersigned has caused this instrument to be executed on this 17 day of June, 2004.

Gary Roles, Sharon Roles

STATE OF OKLAHOMA COUNTY OF DELAWARE SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 17 day of June, 2004, personally appeared Gary Roles and Sharon Roles, husband and wife to me known to be the identical persons who executed as owner(s) the within and foregoing instrument executed the same on his free and voluntary act and deed for the uses and purposes therein set forth.

Notary Public

My Commission Number is 03005378 My Commission Expires the 29 day of March, 2007

CERTIFICATE OF COUNTY TREASURER

I, David T. Raddiff, do hereby certify that I am duly elected, qualified and acting County Treasurer of Canadian County, State of Oklahoma, that the tax records of said County show all taxes paid for the year 2003 and prior years on the land shown on the annexed plat of "RANCH OAK ESTATES", an addition to the City of Union City in Canadian County, State of Oklahoma...

David T. Raddiff, County Treasurer

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY the City Council of the City of Union City, Oklahoma, that the dedication shown on the annexed plat of "RANCH OAK ESTATES" are hereby Approved by the Council of the City of Union City, Oklahoma, this 17 day of June, 2004.

Attest: City Clerk, Anna Dickerson, Mayor, Amber Curran

BONDED ABTRACTER'S CERTIFICATE

The undersigned, duly qualified abstracter in and for the said County and State, hereby certifies that according to the records of said County, title to the land included in the annexed plat of "RANCH OAK ESTATES" to the City of Union City, Canadian County, Oklahoma, appears to be stated in Gary Roles and Sharon Roles Husband and Wife and that of the day of June 17, 2004, all lands described are referred to are unencumbered by pending actions, judgments, liens, mortgages, leases or other encumbrances except as indicated by reference to records, and that there are no outstanding tax sale certificates against said land and no tax deeds issued by any person, EXCEPTED BY REFERENCE to Canadian County, Oklahoma, on this 17 day of June, 2004.

American Guaranty & Title Company, Hona R. Orsinal, Vice-President

SURVEYOR'S CERTIFICATE

I, James J. Raddiff, Registered Professional Land Surveyor No. 1510 in the State of Oklahoma, do hereby certify that this plat of RANCH OAK ESTATES, an addition to the City of Union City, Canadian County, Oklahoma, represents a correct and true survey made under my supervision, 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...

James J. Raddiff, RPLS #1510

STATE OF OKLAHOMA COUNTY OF DELAWARE SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 17 day of June, 2004, personally appeared James J. Raddiff to me known to be the identical person who executed the within and foregoing instrument executed the same on his free and voluntary act and deed for the uses and purposes therein set forth.

Notary Public

My Commission Number is 03005378 My Commission Expires the 29 day of March, 2007

FINAL PLAT OF RANCH OAK ESTATES

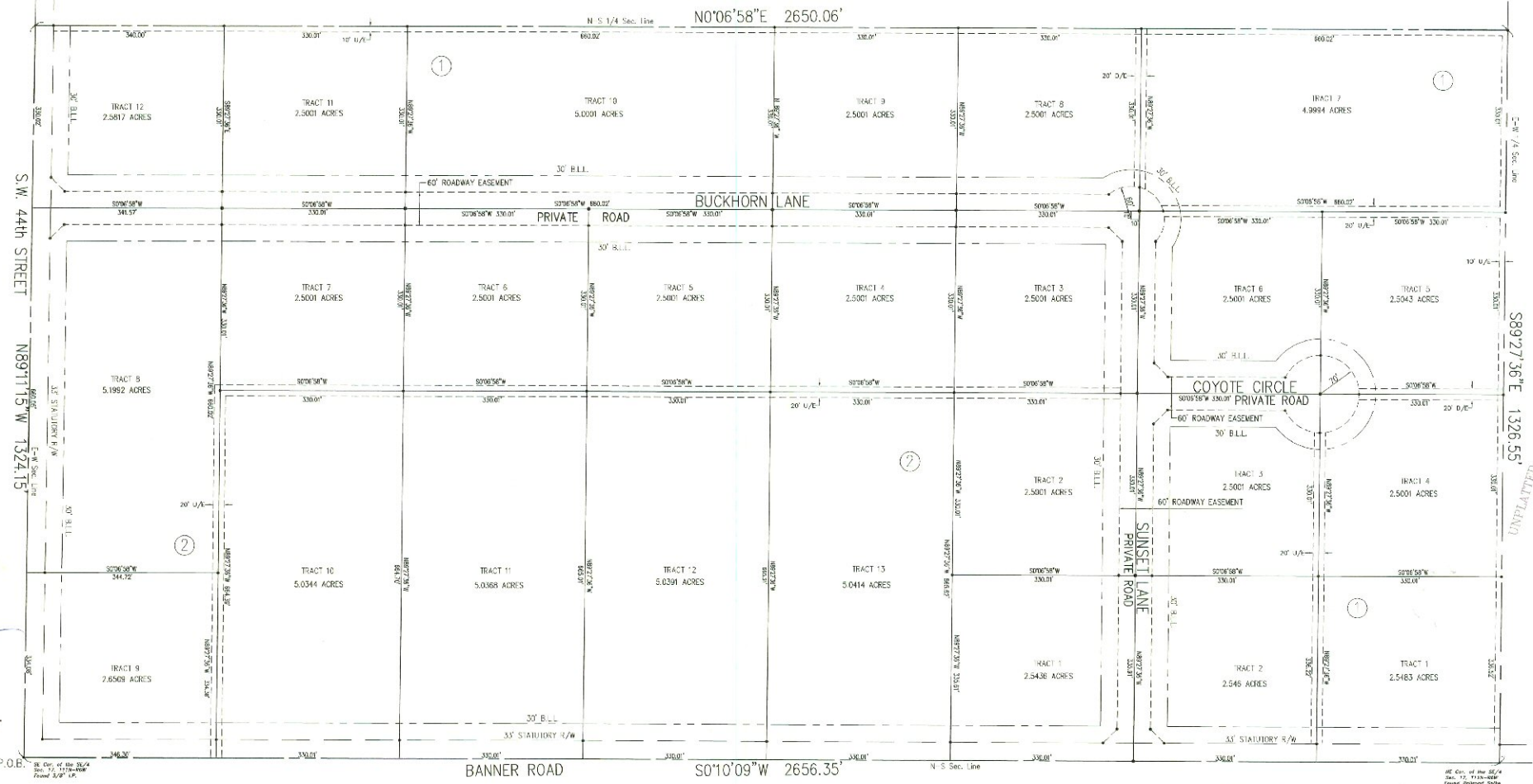
BEING A PART OF THE SE/4 OF SECTION 17, T11N-R6W, I.M. UNION CITY, CANADIAN COUNTY, OKLAHOMA



Book# 2008-4 Block# 21, 2-24 Filed: 01-21-2002 02:59:44 PM Canadian County, OK

SCALE: 1" = 100'

Basis of Bearing South Line of SE/4 N89°11'15"W



P.O.B.: SE COR. of the SE/4 Sec. 17, T11N-R6W, R6W, S010°09'W 2656.35' N S Sec. Line

LEGAL DESCRIPTION: BEGINNING at the Southeast corner of the SE/4 of Section 17, T11N-R6W of the I.M., Canadian County, Oklahoma; thence N89°11'15"W along the South line of said SE/4 a distance of 1324.15' to the Southwest corner of the E/2-SE/4; thence N0°06'58"E along the West line of said E/2-SE/4 a distance of 2650.06' to the Northwest corner of said E/2-SE/4; thence S89°27'34"E along the North line of said SE/4 a distance of 1326.55' to the Northeast corner of said SE/4; thence S01°09'W along the East line of said SE/4 a distance of 2656.35' to the Southeast corner of said SE/4 and the POINT OF BEGINNING, and containing 80.72 acres more or less and subject to any easements and rights of way of record.

Time: 1:14 pm Date: 07/27/04 Drafting: M. P. Crofton, Tull & Associates, Inc.

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