

# RANCHO ACRES

## A PART OF THE NW 1/4 OF SEC. 17, T. 11 N., R. 5 W., I. M. OKLAHOMA CITY OKLAHOMA

State of Oklahoma }  
Canadian County } SS  
Filed for record April 2 1968  
at 1:30 P.M. and recorded in  
Book 4 Page 17  
Fee \$ 500  
FRANCIS C. BREMSETH  
County Clerk  
By Edna Bremer atty.

### OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Central Investors Company, is the owner of all property contained and included in the annexed plat and has caused the said premises 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, and is hereby adopted as the plat of said land under the name of "RANCHO ACRES".

Central Investors Company, does hereby further certify that it is the owner of the land and the only person, persons, corporation or corporations, who have any right, title or interest in and to the land included in said annexed plat of "RANCHO ACRES", and the said owner herein named does hereby dedicate all streets and easements shown on said annexed plat to the public for public highways, streets and easements for themselves, their heirs or assigns forever and has caused the same to be released from all encumbrances except as shown in the bonded abstractor's certificate.

WITNESS my hand this 27<sup>th</sup> day of November, 1968

CENTRAL INVESTORS COMPANY,

ATTEST:

Wm. H. Richardson Secretary  
H. D. Fidler President

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS.

Before me, the undersigned, a Notary Public in and for said State and County on this 27<sup>th</sup> day of November, 1968, personally appeared H. D. Fidler, to me known to be the identical person who signed the name of the maker to the within and foregoing instrument as its 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:

March 8, 1971  
Leslie Judd, Jr. Notary Public

### CITY PLANNING COMMISSION APPROVAL.

I, L. G. Cummings, Chairman of the City Planning Commission of the City of Oklahoma City, Oklahoma, hereby certify that the Commission duly approved the annexed plat of "RANCHO ACRES", an Addition to Oklahoma City, insofar as street dedication as shown, at a meeting held on the 12<sup>th</sup> day of December, 1968.

L. G. Cummings  
Chairman

### ACCEPTANCE OF DEDICATION BY CITY COUNCIL.

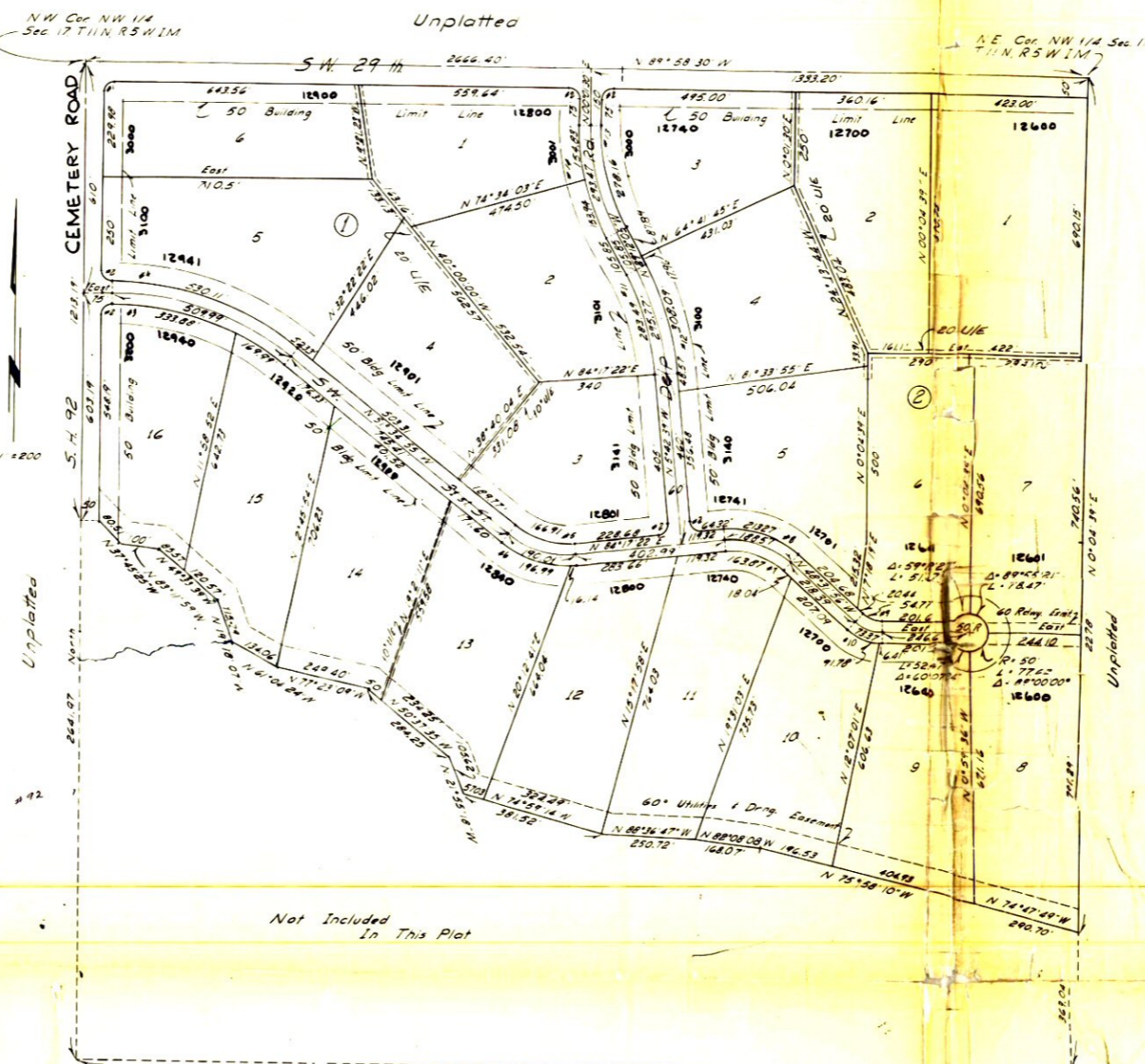
Be it resolved by the Council of the City of Oklahoma City, that the dedications shown on the annexed plat of "RANCHO ACRES", are hereby accepted.

Adopted by the Council of the City of Oklahoma City, Oklahoma this 25<sup>th</sup> day of March, 1968.

Approved by the Mayor of the City of Oklahoma City, Oklahoma, this 25<sup>th</sup> day of March, 1968.

ATTEST:

Ed Ray City Clerk  
\_\_\_\_\_  
Mayor



Scale 1" = 200'

Not Included In This Plat

Station	Bearing	Distance	Station	Bearing	Distance
1	N 89° 51' 57" W	266.81	11	S 21° 29' 27" E	23.49
2	N 89° 51' 57" W	266.81	12	S 21° 29' 27" E	23.49
3	N 89° 51' 57" W	266.81	13	S 21° 29' 27" E	23.49
4	N 89° 51' 57" W	266.81	14	S 21° 29' 27" E	23.49
5	N 89° 51' 57" W	266.81	15	S 21° 29' 27" E	23.49
6	N 89° 51' 57" W	266.81	16	S 21° 29' 27" E	23.49
7	N 89° 51' 57" W	266.81	17	S 21° 29' 27" E	23.49
8	N 89° 51' 57" W	266.81	18	S 21° 29' 27" E	23.49
9	N 89° 51' 57" W	266.81	19	S 21° 29' 27" E	23.49
10	N 89° 51' 57" W	266.81	20	S 21° 29' 27" E	23.49
11	N 89° 51' 57" W	266.81	21	S 21° 29' 27" E	23.49
12	N 89° 51' 57" W	266.81	22	S 21° 29' 27" E	23.49
13	N 89° 51' 57" W	266.81	23	S 21° 29' 27" E	23.49
14	N 89° 51' 57" W	266.81	24	S 21° 29' 27" E	23.49
15	N 89° 51' 57" W	266.81	25	S 21° 29' 27" E	23.49
16	N 89° 51' 57" W	266.81	26	S 21° 29' 27" E	23.49
17	N 89° 51' 57" W	266.81	27	S 21° 29' 27" E	23.49
18	N 89° 51' 57" W	266.81	28	S 21° 29' 27" E	23.49
19	N 89° 51' 57" W	266.81	29	S 21° 29' 27" E	23.49
20	N 89° 51' 57" W	266.81	30	S 21° 29' 27" E	23.49

### COUNTY TREASURER'S CERTIFICATE

I, Herman Lawrence, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Canadian County, Oklahoma. That the tax records of said County show all taxes are paid for the year 1968, and prior years on the land shown on the annexed plat of "RANCHO ACRES", an Addition to Oklahoma City, Oklahoma. That the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF:

Said County Treasurer has caused this instrument to be executed in Canadian County, Oklahoma, on the 7 day of April, 1968.

Herman Lawrence  
County Treasurer

### BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, Leslie Judd, Jr., a duly qualified and lawfully Bonded Abstractor of Titles in and for the County/State of Oklahoma, hereby certifies that the records of said County show that the title to the land shown on the annexed plat of "RANCHO ACRES", an Addition to Oklahoma City, Oklahoma, is vested in CENTRAL INVESTORS COMPANY, and that on the 27<sup>th</sup> day of November, 1968, there are no actions pending or judgments of any kind in any court or on file with the clerk of any court in said County and State against said land or the owners, thereof. That the taxes are paid for the year 1968, and prior years. That no outstanding tax sales certificates are against said land and that 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 said annexed plat. Except a Mortgage Record in Book 358, Page 60, and except Encumbrances Right of Way & Mineral Reservations Conveyances of Record.

Said Bonded Abstractor has executed this instrument at El Reno, Canadian County, Oklahoma, on this 27<sup>th</sup> day of November, 1968.

CANADIAN VALLEY ABSTRACT COMPANY

ATTEST: Oliver Swingle Secretary  
Maudie Garrett President

### SURVEYOR'S CERTIFICATE

I, Leslie Judd, Jr., do hereby certify that I am by profession a Registered and Surveyor and that the above plat represents a survey made under my supervision on the 27<sup>th</sup> day of November, 1968, and that all the monuments shown therein actually exist and their positions are correctly shown.

R. W. THOMAS SURVEYING CO.

By: Leslie Judd, Jr.  
Registered Land Surveyor

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS.

Before me, the undersigned, a Notary Public, in and for said County and State on the 27<sup>th</sup> day of November, 1968, personally appeared Leslie Judd, Jr., 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 year last above written.

My commission expires:

Feb 17, 1967  
William D. Swindle Notary Public

PLAT AND SURVEY BY  
**R.W. THOMAS SURVEYING CO.**  
329 N.W. 3RD STREET - OKLAHOMA CITY, OKLAHOMA