

FINAL PLAT

OF

SPITLER PARK LAKE ESTATES

A PART OF THE NW/4 OF SECTION 31, T 11 N, R 5 W, I.M.,
TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Donald C. Anderson and Charlene Anderson, being the sole owners in fee simple of the following real property "to-wit"

A tract of land lying in the Northwest Quarter (NW/4) of Section 31, Township 11 North (T11N), Range 5 West (R5W) of the Indian Meridian, Canadian County, Oklahoma more particularly described as follows:

Beginning at the Northwest Corner of the NW/4 Section 31, T11N, R5W, IM Canadian County, Oklahoma
 THENCE N89°06'46"E along the North line of said Northwest Quarter of Section 31, a distance of 433.35 feet;
 THENCE S10°17'48"W a distance of 214.66 feet;
 THENCE S04°04'11"E a distance of 119.83 feet;
 THENCE S85°25'36"E a distance of 169.89 feet;
 THENCE S30°01'50"W a distance of 181.45 feet;
 THENCE S06°31'50"W a distance of 230.00 feet;
 THENCE S54°08'28"W a distance of 566.33 feet to a point on the West line of said NW 1/4;

THENCE N00°10'20"E along the West line of said NW 1/4 of Section 31, a distance of 1054.92 feet to the Northwest corner of said Northwest Quarter and the POINT OF BEGINNING.

Said tract of land contains an area of 407,082 square feet or 9.3453 acres, more or less.

We hereby dedicate to the public use of all streets and avenues, parks and public facilities, and easements as shown on the annexed plat of SPITLER PARK LAKE ESTATES to the City of Mustang. For the purpose of providing an orderly development of SPITLER PARK LAKE ESTATES to the City of Mustang, do hereby provide restrictive covenants filed in Book _____ Page _____ of the records of the Office of the County Clerk, Canadian County, Oklahoma.

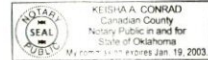
In witness whereof the undersigned have caused this instrument to be executed this 17th day of May, 2001.

Donald C. Anderson Charlene Anderson
 Owners

STATE OF OKLAHOMA
 COUNTY OF CANADIAN SS

Subscribed and sworn to before me this 17th day of May, 2001.

My Commission Expires: 01-19-2003 Notary Public Kesha Conrad



SURVEYOR'S CERTIFICATE

I, Shaun Christopher Axton, a Registered Professional Land Surveyor, in the State of Oklahoma, do hereby certify that I have made a careful survey of the foregoing property designated SPITLER PARK LAKE ESTATES, and that the above foregoing plat is a correct representation of said survey.

Witness my hand and seal this 15th day of MAY, 2001.

Shaun Christopher Axton
 Shaun Christopher Axton PLS# 1494

#	Δ	R	T	L	D
1	276°23'00"	50.00	—	241.19'	114°35'30"
2	48°11'50"	25.00	11.18	21.03	229°10'59"

STATE OF OKLAHOMA
 COUNTY OF CANADIAN SS

Before me, the undersigned, A Notary Public in and for said County and State on this 15th day of May, 2001, personally appeared Shaun Christopher Axton, to me known to be the identical person who subscribed the name of the maker to the within and foregoing instrument as Owner of the above named Plat 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: 2/20/04 Notary Public David Todd

ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded abstractor of title in and for County of Canadian, certifies that the records of said County show that title to the land shown on the annexed plat of SPITLER PARK LAKE ESTATES to Mustang, Oklahoma is vested in Donald C. Anderson and Charlene Anderson, and that on the 15th day of MAY, 2001, unencumbered by pending actions, judgments, liens, taxes or any other encumbrances except minerals conveyed and mortgages of record.

Executed this 15th day of MAY, 2001.
Mark Deal
 Abstracter

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.



TODD Engineering, Inc.
 Civil Engineering & Consulting
 P.O. BOX 892925 Oklahoma City, Oklahoma 73189
 1625 Greenbriar Pl. Ste. 300 Oklahoma City, Oklahoma 73159
 Phone: (405)691-1626 CA#2555 Fax: (405)691-1627

Mark Deal & Associates, P.C.
 720 West Wahine, Suite 104
 Oklahoma City, OK 73116
 405.843.3325 voice - 405.843.3316 fax
 mark@pda.net
 Certificate of Authorization No. 3045
 Expires June 30, 2001



STATE OF OKLAHOMA | SS
 CANADIAN COUNTY
 Filed for record May 22, 2001
 at 3:48 P.M. and recorded in
 Book 2 Page 294
 Fee \$ 10.00
 MARK MISHOE
 County Clerk
 By DL Deputy
 Doc # 2001010672



COUNTY TREASURER'S CERTIFICATION: I, David T. Radcliff, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Canadian county, State of Oklahoma. That the tax records of said county show all taxes are paid for the year 2000 and prior years on the land shown on the annexed plat of SPITLER PARK LAKE ESTATES in Canadian County, Oklahoma.

In witness whereof, said County Treasurer has caused this instrument to be executed at Mustang Oklahoma, this 22 day of MAY, 2001.

David T. Radcliff
 County Treasurer

CITY PLANNING COMMISSION APPROVAL

It is acknowledged by the Mustang Planning Commission that the final plat of SPITLER PARK LAKE ESTATES subdivision has been approved on the 10 day of October, 2000

Attest

Scott D. Gibson
 Planning Commission Chair

CITY OF MUSTANG COUNCIL APPROVAL

I, Ross Duckett, Mayor of the CITY OF MUSTANG, State of OKLAHOMA, do hereby certify that the said City Council approved the annexed plat of SPITLER PARK LAKE ESTATES at a meeting the 17 day of October, 2000.

Attest

Ross Duckett
 Mayor

Trisha Winham
 City Clerk

ACCEPTANCE OF DEDICATION BY City Council: be it Resolved by The City of Mustang that the dedications shown on the attached plat of SPITLER PARK LAKE ESTATES are hereby accepted, hereby accepted.

Adopted by the City Council CITY OF MUSTANG this 17 day of October, 2000

Attest

Ross Duckett
 Signature

Trisha Winham
 Clerk

RELEASE OF MORTGAGE: In consideration of the platting of property shown on the annexed map of SPITLER PARK LAKE ESTATES, and other good and valuable considerations, receipt of which is hereby acknowledged _____ do hereby release, relinquish and forever discharge a certain mortgage made by _____ and dated the _____ day of _____, 2001, to _____ which is recorded in Book _____ of Oklahoma, insofar as the same covers all property dedicated for streets, alleys, parks, boulevards, easements or other public use, as shown on said map.

Witness _____ hand _____ this _____ day of _____, 2001.

Signature

STATE OF OKLAHOMA
 COUNTY OF CANADIAN SS

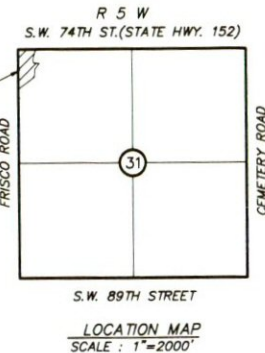
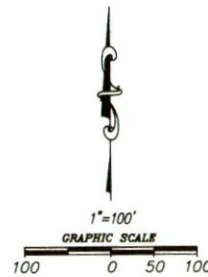
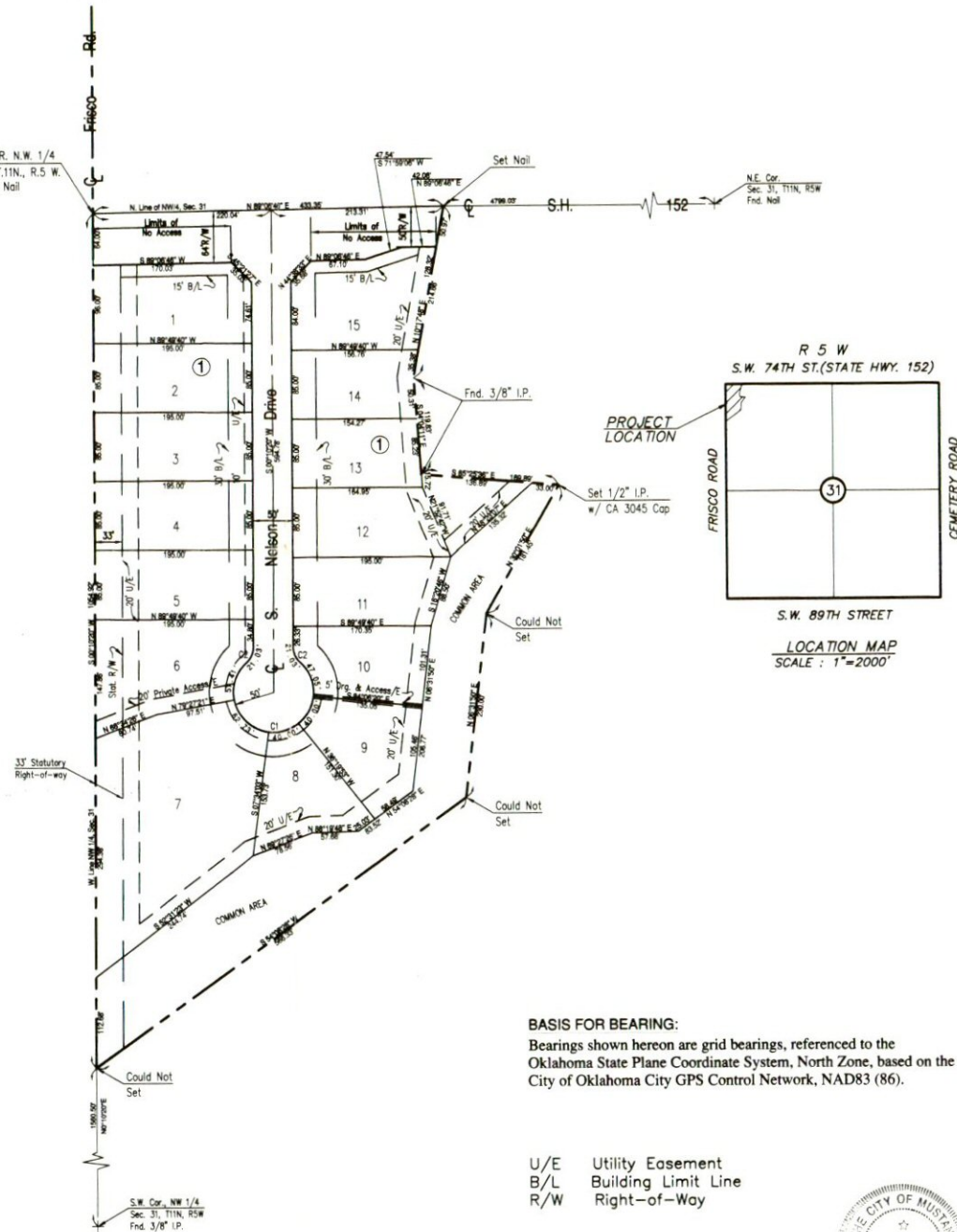
Subscribed and sworn to before me this _____ day of _____, 2001.

My Commission Expires: _____ Notary Public _____

BASIS FOR BEARING:

Bearings shown hereon are grid bearings, referenced to the Oklahoma State Plane Coordinate System, North Zone, based on the City of Oklahoma City GPS Control Network, NAD83 (86).

U/E Utility Easement
 B/L Building Limit Line
 R/W Right-of-Way



P.O.B.
 N.W. COR. N.W. 1/4
 SEC. 31, T. 11N., R. 5 W.
 Fnd. Pk. Nail

N.E. Cor.
 Sec. 31, T. 11N., R. 5W.
 Fnd. Nail

33' Statutory
 Right-of-way

Could Not
 Set

Could Not
 Set

S.W. Cor. NW 1/4
 Sec. 31, T. 11N., R. 5W.
 Fnd. 3/8" I.P.

U/E Utility Easement
 B/L Building Limit Line
 R/W Right-of-Way