

STERLING HEIGHTS SECOND ADDITION

BLOCKS 6 AND 7

PART OF THE S.E. 1/4, SECTION 28, T. 11 N., R. 5 W., 1.M.

CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA

FINAL PLAT

State of Oklahoma SS
 Canadian County
 Filed for record April 20, 1984
 in 22 M and recorded in
 Book 2 Page 112
 Fee \$ 2.00
 BETTY ESTERHOUT
 County Clerk
 By May Moss Deput.



OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED, STERLING DEVELOPMENT CO., LTD., AN OKLAHOMA LIMITED PARTNERSHIP, J. CRAWFORD BUTTS, GENERAL PARTNER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LEGAL TITLE AND THE ONLY PERSON, FIRM OR ENTITY HAVING ANY LEGAL RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT OF "STERLING HEIGHTS SECOND ADDITION" PART OF THE S.E. 1/4, SECTION 28, T. 11 N., R. 5 W., 1.M., CANADIAN COUNTY, OKLAHOMA AND DOES FURTHER CERTIFY:

1. THAT AS THE OWNER OF THE TITLE OF SAID LAND WHICH IS SHOWN AND DESCRIBED ON THE ANNEXED MAP OR PLAT OF "STERLING HEIGHTS SECOND ADDITION", AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, IT HEREBY DEDICATES THE STREETS AND AVENUES SHOWN ON SAID MAP OR PLAT FOR THE USE OF THE PUBLIC AND FOR ITS SUCCESSORS OR ASSIGNS AND GUARANTEES A CLEAR TITLE TO THE LAND AND HAS CAUSED THE SAME TO BE RELEASED OF ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR EXCEPT FOR MINERAL RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
2. THAT THE AREAS INDICATED ON SAID MAP OR PLAT AS "UTILITY EASEMENT" OR "DRAINAGE EASEMENT" ARE HEREBY RESERVED FOR THE PURPOSE OF LOCATING, CONSTRUCTING, ERECTING, MAINTAINING, CONDUCTING, AND PERFORMING ANY PUBLIC OR QUASI-PUBLIC UTILITY FUNCTION OR SERVICE ABOVE OR BENEATH THE SURFACE OF THE GROUND WITH RIGHTS OF INGRESS OR EGRESS AT ANYTIME FOR THE INSTALLATION, REPAIR, MAINTENANCE, OPERATION AND REMOVAL OF ANY PUBLIC OR QUASI-PUBLIC UTILITY.
3. THAT SAID PROPERTY COVERED BY SAID MAP OR PLAT AND DEDICATION IS SUBJECT TO CERTAIN RESTRICTIONS, RESERVATIONS AND COVENANTS CONTAINED IN A SEPERATE INSTRUMENT WHICH WILL BE FILED IN THE OFFICE OF THE COUNTY CLERK OF CANADIAN COUNTY, OKLAHOMA SUBSEQUENT TO THE FILING OF THIS PLAT.

WITNESS THE EXECUTION HEREOF BY SAID LIMITED PARTNERSHIP ON THIS 21st DAY OF February, 1984.

STERLING DEVELOPMENT CO., LTD., AN OKLAHOMA LIMITED PARTNERSHIP

BY J. Crawford Butts
 J. CRAWFORD BUTTS, GENERAL PARTNER

STATE OF OKLAHOMA SS
 COUNTY OF CANADIAN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 21st DAY OF February, 1984, PERSONALLY APPEARED J. CRAWFORD BUTTS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF "STERLING DEVELOPMENT CO., LTD.", AN OKLAHOMA LIMITED PARTNERSHIP, THE MAKER THEREOF, TO THE ABOVE AND FOREGOING INSTRUMENT AS A GENERAL PARTNER 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 LIMITED PARTNERSHIP FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 3-10-88
Oliver J. Hattwell
 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, E. D. HILL, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA HEREBY CERTIFY THAT THE ANNEXED MAP OR PLAT OF "STERLING HEIGHTS SECOND ADDITION", AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, CORRECTLY REPRESENTS AN ACCURATE SURVEY THEREOF MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

E. D. Hill, Jr.
 E. D. HILL, JR., REG. LAND SURVEYOR NO. 13

STATE OF OKLAHOMA SS
 COUNTY OF CANADIAN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 21st DAY OF February, 1984, PERSONALLY APPEARED E. D. HILL, 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.

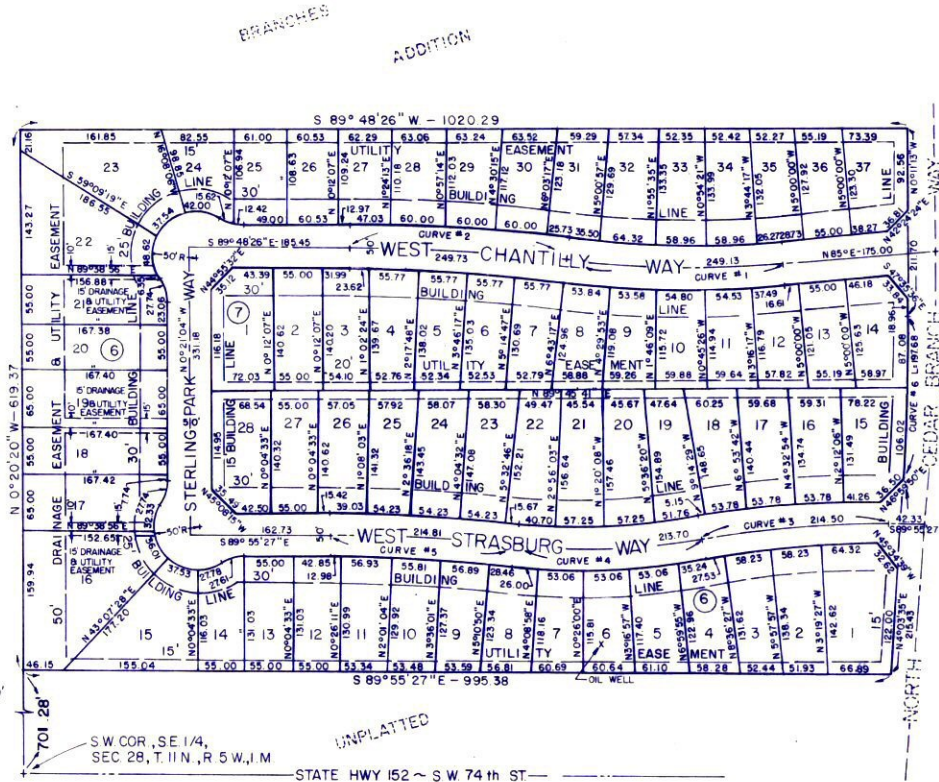
WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 4-7-87
Walter H. Hattwell
 NOTARY PUBLIC

PERMANENCY CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLOT FULLFILLS THE PERMANENCY REQUIREMENTS OF OKLAHOMA STATUTES.

E. D. Hill, Jr.
 E. D. HILL, JR.



CURVE NO.	Δ	T	R	L
1	11° 43' 17"	125.00	1217.78	249.13
2	6° 31' 43"	125.00	2191.68	249.73
3	9° 32' 31"	107.50	1288.01	214.50
4	15° 26' 11"	107.50	793.19	213.70
5	5° 53' 41"	107.50	2087.72	214.81
6	4° 14' 48"	98.89	2667.15	197.68

STERLING HEIGHTS SECOND ADDITION

A PART OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 5 WEST, 1.M., CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE S 89° 53' 41" W. 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 N 0° 20' 20" W. ALONG THE QUARTER SECTION LINE A DISTANCE OF 701.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID DESCRIBED LINE A DISTANCE OF 619.37 FEET TO THE SOUTHWEST CORNER OF THE BRANCHES; AN ADDITION TO MUSTANG, OKLAHOMA; THENCE N 89° 48' 26" E A DISTANCE OF 1020.29 FEET; THENCE S 0° 11' 18" E A DISTANCE OF 21.70 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2667.15 FEET AN ARC DISTANCE OF 197.68 FEET TO A POINT OF TANGENCY; THENCE S 4° 03' 35" W A DISTANCE OF 215.43 FEET; THENCE N 89° 55' 27" W A DISTANCE OF 995.38 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS 14.4634 ACRES, MORE OR LESS.

BONDED ABTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA SS
 COUNTY OF CANADIAN

THE UNDERSIGNED DULY QUALIFIED ABTRACTOR IN AND FOR SAID COUNTY AND STATE HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY AND STATE TITLE TO THE LAND SHOWN ON THE ANNEXED MAP OR PLAT OF "STERLING HEIGHTS SECOND ADDITION", AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN STERLING DEVELOPMENT CO., LTD., AN OKLAHOMA LIMITED PARTNERSHIP, ON THE 17 DAY OF April, 1984, UNENCUMBERED BY PENDING ACTIONS, JUDGEMENTS, LIENS, TAXES, OR OTHER ENCUMBRANCES EXCEPT MINERAL CONVEYANCES, RESERVATIONS, RIGHTS-OF-WAY, MORTGAGES, AND EASEMENTS OF RECORD.

EXECUTED THIS 18th DAY OF April, 1984.
 ATTEST: Marcia Graham ASSISTANT SECRETARY
 BY: Ronald W. Packham VICE PRESIDENT

STATE OF OKLAHOMA SS
 COUNTY OF CANADIAN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE 18th DAY OF April, 1984, PERSONALLY APPEARED RONALD W. PACKHAM, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF "WARRANTY TITLE & ABSTRACT CO.", THE MAKER THEREOF, TO THE ABOVE AND FOREGOING INSTRUMENT AS 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 LIMITED PARTNERSHIP FOR USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES 3-7-87
Estelle Youngheim
 NOTARY PUBLIC

CITY PLANNING COMMISSION APPROVAL

I, MELVIN C. RADICHEL, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF MUSTANG, DO HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE ANNEXED MAP OR PLAT OF "STERLING HEIGHTS SECOND ADDITION", AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA AT A MEETING HELD ON THE 24th DAY OF JANUARY, 1984.

Melvin C. Radichel
 CHAIRMAN

COUNTY TREASURER'S CERTIFICATE

I, VERNON LAWRENCE, DO HEREBY CERTIFY THAT I, THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY TREASURER OF CANADIAN COUNTY, STATE OF OKLAHOMA, THAT THE RECORDS OF SAID COUNTY SHOW THAT ALL TAXES ARE PAID FOR THE YEAR 1983 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED MAP OR PLAT OF "STERLING HEIGHTS SECOND ADDITION", AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, AND THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUARANTEEING PAYMENT OF THE CURRENT YEAR'S TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT THE CITY OF EL RENO, OKLAHOMA, THE 20 DAY OF April, 1984.

BY Vernon Lawrence
 VERNON LAWRENCE, COUNTY TREASURER

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MUSTANG, OKLAHOMA, THAT THE DEDICATION SHOWN ON THE ANNEXED MAP OR PLAT OF "STERLING HEIGHTS SECOND ADDITION", AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, IS HEREBY ACCEPTED:

ADOPTED BY THE COUNCIL OF MUSTANG, OKLAHOMA, THE _____ DAY OF _____, 1984.

 CITY CLERK

 MAYOR

CITY CLERK'S CERTIFICATE

I, _____, CITY CLERK OF MUSTANG, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, AND FIND ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENTS PROCEDURE NOW PENDING AGAINST THE LAND SHOWN ON THE ANNEXED MAP OR PLAT OF "STERLING HEIGHTS SECOND ADDITION", AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, ON THE _____ DAY OF _____, 1984.

 CITY CLERK

