# FINAL PLAT

## OF

# SYMES COMMERCIAL PARK SECTION 1

## Part of the Northeast Quarter, Section 35, T 11 N, R 5 W, of the Indian Meridian Mustang, Canadian County, Oklahoma

Doc # 2004020309
Bk 0
Pg 226-226
DATE 07/26/04 13:44:28
Filing Fee $15.00
Documentary Tax $0.00
State of Oklahoma
County of CANADIAN ss
CANADIAN County Clerk
PHYLLIS BLAIR

COUNTY CLERK OFFICIAL SEAL CANADIAN COUNTY, OK

### OWNER'S CERTIFICATE AND DEDICATION

The undersigned, Patricia Symes and Robert Symes some hereby certify that they are the owners and only persons, firms or corporations having any right, title or interest in the land shown on the annexed plat of SYMES COMMERCIAL PARK, SECTION 1, to subdivision of a part of the NE 1/4, Section 35, T11N, R5W, IM, City of Mustang, Canadian County, Oklahoma

1. That the owners to the title to said surface rights, hereby dedicate the Streets and Avenues shown on said plat, for the use of the public and its successors and assigns, and subject to: oil, gas and mineral rights within have them, or are hereby reserved in their entirety; rights of oil, gas and mineral lessees, present and future, which may include, among other rights, the right to lay pipe lines and build various appurtenances and structures necessary to remove oil, gas and minerals per terms of their lease agreements; easements, encumbrances, encroachments, rights-of-way and mortgages of record and exceptions as listed in the Bonded Abstractor's Certificate

2. That the areas indicated on said plat as utility easements 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 and egress at any time for the purpose of installation, repair, operation and removal of any such public or quasi public utility.

Patricia Symes  Robert Symes

STATE OF OKLAHOMA
SS
COUNTY OF Grady

Before me, the undersigned, a notary public in and for said county and state on the 1st day of June, 2004 personally appeared Robert Symes to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its owner, and duly 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 such company for the uses and purposes therein set forth.
Given under my hand and seal the day and year last above written.

My Commission Expires:
10-16-07 / #03012553  Carla J. Eduardo
Notary Public

State of Oklahoma
County of Canadian
Before me the undersigned, a Notary in and for said county & state on the 2nd day of June, 2004 personally appeared Patricia Symes to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its owner, and duly acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand & seal the day and year last above written.
Dona R Strickel
(Notary Public)
Comm. Exp. 01/02/06
# 02000013

### CERTIFICATE OF CITY CLERK

I, Tresha Winham, City Clerk of the City of Mustang, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on 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 Final Plat of SYMES COMMERCIAL PARK, SECTION 1, an addition to the City of Mustang, Oklahoma.

Signed by the City Clerk this 20 day of July, 2004

Tresha Winham
City Clerk

### CERTIFICATE OF PLANNING COMMISSION

I, Darry E. Cass, Chair of the City Planning Commission of the City of Mustang, Oklahoma, do hereby certify that the said Planning Commission duly approved the Final Plat of SYMES COMMERCIAL PARK SECTION 1, an addition to City of Mustang, Oklahoma, at a meeting on the 8 day of Aug, 2000

Chairman

### COUNTY TREASURER'S CERTIFICATE

DAVID T. RADCLIFFE, do hereby certify that I am the duly qualified and acting County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 2003 and prior years are paid on the Final Plat of SYMES COMMERCIAL PARK SECTION 1, an addition to the City of Mustang, Oklahoma that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current years taxes.

In Witness whereof, said County Treasurer has caused this instrument to be executed this 26 day of July, 2004.

David T. Radcliffe
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 Final Plat of SYMES COMMERCIAL PARK SECTION 1, an addition to the City of Mustang, Oklahoma is hereby accepted.

Adopted by the Council of the City of Mustang, this 20 day of July 2004

Tresha Winham, City Clerk  Troyce

### CITY PLANNING COMMISSION APPROVAL

I, Darry Cass, Chairperson of the City Planning Commission of the City of Mustang, Oklahoma do hereby certify that the said Planning Commission duly approved the annexed plat of SYMES COMMERCIAL PARK, SECTION 1, an addition to the City of Mustang, Oklahoma on this 8 day of Aug 2000

Chairperson

### BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Canadian County and State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the Final Plat of SYMES COMMERCIAL PARK SECTION 1, an addition to the City of Mustang, Oklahoma is vested in Robert and Patricia Symes, on the 19th day of May, 2004, and that there are no actions pending or judgements 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 2003 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, or other encumbrances of any kind against the land included in the Final Plat; except, mortgages, rights-of-way, easements, and mineral conveyances of record.

In Witness whereof, said Bonded Abstractor has caused this instrument to be executed this 26th day of June, 2004.

TITLE COMPANY
BY: Dona R Strickel
Vice-President
Canadian Valley Abstract Co.

ATTEST:
Secretary

STATE OF OKLAHOMA
SS
COUNTY OF

Before me, the undersigned, a notary public in and for said county and state on the 2nd day of June 2004 personally appeared Dona R Strickel to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice-president, and duly acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires:
9-30-07  Jackie K. Ogilvie
Notary Public

### SURVEYOR'S CERTIFICATE

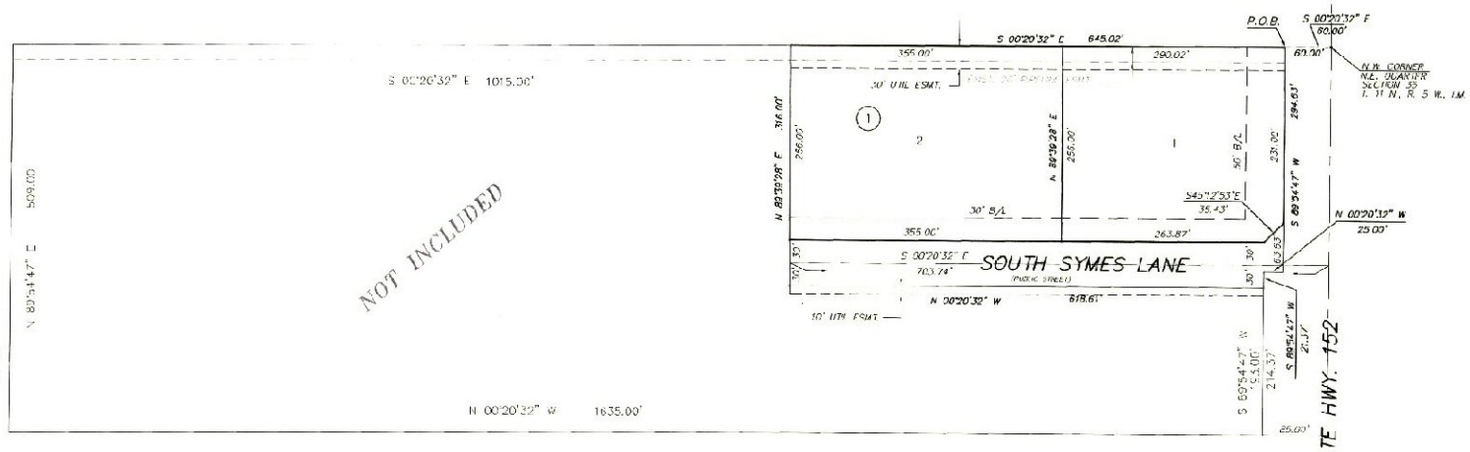
I, Carlos Davila, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the annexed plat of SYMES COMMERCIAL PARK, SECTION 1, represents a survey made under my supervision, and that all monuments shown thereon actually exist, and their relative positions are correctly shown. This 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, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Carlos Davila, R.L.S.  OK # 37

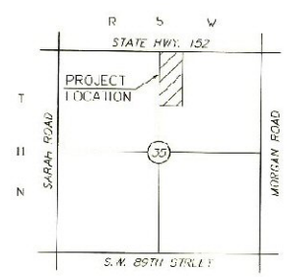
State of Oklahoma )
County of Oklahoma ) ss

Before me, the undersigned, a Notary Public in and for said County and State on this 26th day of May 2004 personally appeared Carlos Davila 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.

My Commission Expires:
10-16-07  Carla J. Eduardo
Notary Public




GRAPHIC SCALE
100 0 50 100 200 400
( IN FEET )
1 inch = 100 ft.




LOCATION MAP
NOT TO SCALE

### LEGAL DESCRIPTION

A Tract of land being in the Northeast Quarter (NE/4) of Section Thirty Five (35), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter (NE/4) of said section; Thence South 00°20'32" East a distance of 60.00 feet to the POINT OF BEGINNING

Thence from said point continuing South 00°20'32" East a distance of 645.02 feet; Thence North 89°39'28" East a distance of 316.00 feet; Thence North 00°20'32" West a distance of 618.61 feet to a point on the South Right of way of State Highway 152, Thence South 89°54'47" West along said Right of way a distance of 2.37 feet; Thence North 00°20'32" West a distance of 25.00 feet; Thence South 89°54'47" West a distance of 294.62 feet to the Point of Beginning
Said describe tract containing 303,057.57 Square Feet or 6.6617 Acres more or less.

JACKIE K. OGILVIE
Oklahoma County
Notary Public in and for
State of Oklahoma
Commission # 98016193 Expires 9/30/07

**RED PLAINS PROFESSIONAL, INC.**
**ENGINEERING • SURVEYING**
2933 S. Bryant Avenue
Edmond, OK 73013
Telephone: (405) 341-4037
FAX: (405) 341-4037

CERTIFICATE OF AUTHORIZATION NO. 2926 EXPIRES JUNE 30, 2005