

# WALNUT MANOR ADDITION

BEING A PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 5 WEST OF 1. M.  
MUSTANG, OKLAHOMA

State of Oklahoma }  
Canadian County } SS  
Filed for record } 1973  
at 1:00 P.M. and recorded in }  
Book 5 Page 300  
Fee \$ 3.00  
FRANCES C. BREMSETH  
COUNTY CLERK  
By *[Signature]* Deputy

BONDED ABSTRACTER'S CERTIFICATE:  
STATE OF OKLAHOMA ) SS  
COUNTY OF CANADIAN )

The undersigned, duly qualified abstractor in and for the said County and State, hereby certifies that, according to the records of said County, title to the land shown on the annexed plat of "Walnut Manor Addition, an addition to Mustang, Oklahoma appears to be vested in the Name of Ben G. Nelms and Helyn F. Nelms, husband and wife, on this 5th day of April, 1973, unencumbered by pending actions, liens, mortgages, taxes, or other encumbrances except mineral conveyances or reservations, rights-of-way and easements of record.

Executed this 5th day of April, 1973.  
ATTEST: Canadian Valley Abstract Co.

CITY CLERK'S CERTIFICATE:

I, *[Signature]*, City Clerk of the CITY of Mustang, Oklahoma, do hereby certify that I have examined the records of the said CITY of Mustang, and find all deferred payments on unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat of "Walnut Manor Addition" an Addition to Mustang, Oklahoma, on this 5th day of April, 1973.

ACCEPTANCE OF DEDICATION:

BE IT HEREBY RESOLVED by the CITY COUNCIL of the CITY of Mustang, Oklahoma, that the dedication shown on the annexed plat of "Walnut Manor Addition" an Addition to Mustang, Oklahoma, is hereby approved. Adopted by the CITY COUNCIL of the CITY of Mustang, Oklahoma, on this 7th day of August, 1973.

APPROVED by the MAYOR of the CITY COUNCIL of the CITY of Mustang, Oklahoma, on this 7th day of July, 1973.

ATTEST: *[Signature]* CITY Clerk *[Signature]* MAYOR

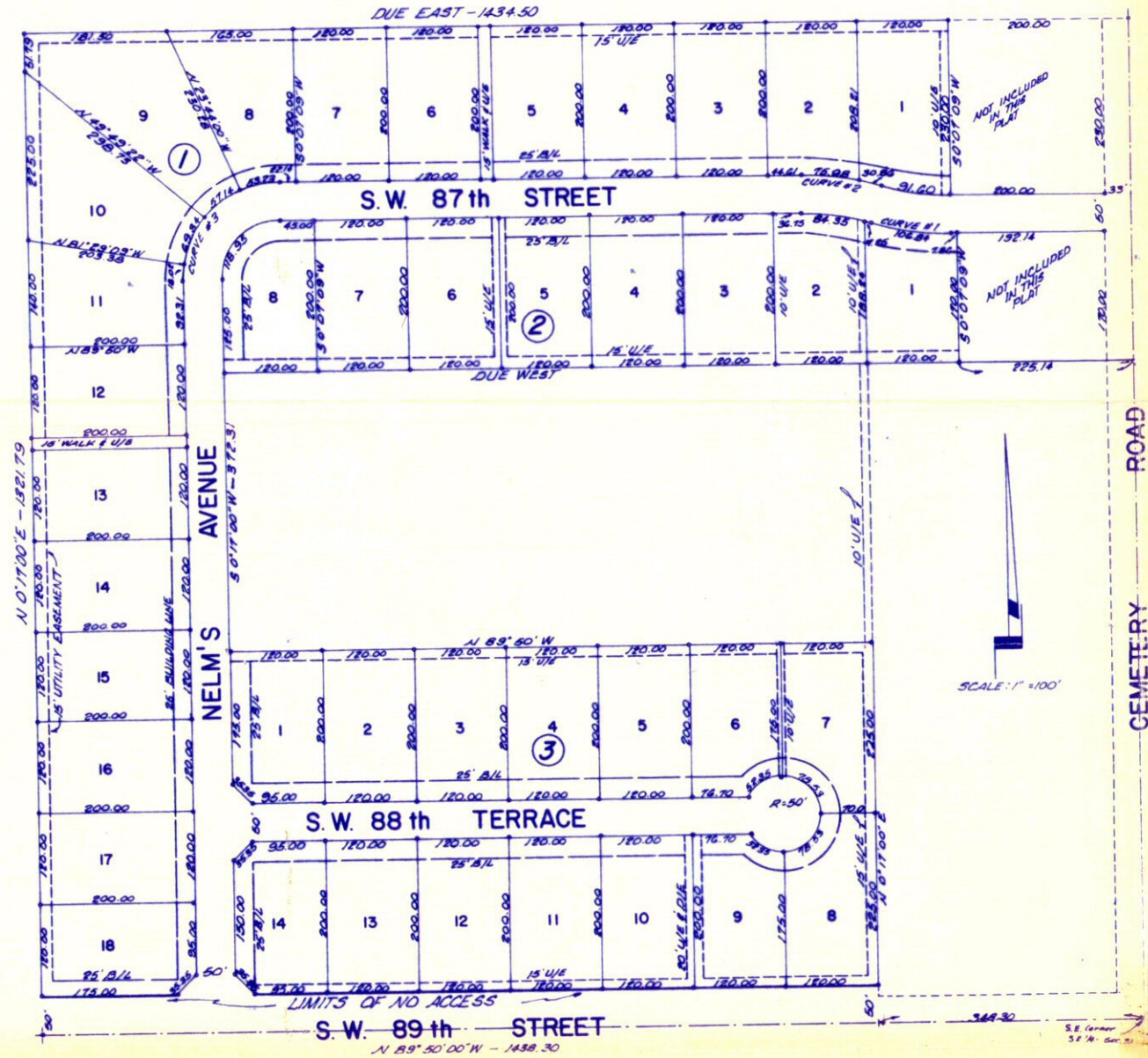
COUNTY TREASURER'S CERTIFICATE:

I, *[Signature]*, Do hereby certify that I am the duly elected and qualified and acting County Treasurer of Canadian County, Oklahoma; that the tax records of said County show all taxes for the year 1972 and prior years on the land shown on the annexed plat of "Walnut Manor Addition" an Addition to the Town of Mustang, Oklahoma; 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 El Reno, Oklahoma, on this 21 day of August, 1973.

PLANNING COMMISSION APPROVAL:

I, *[Signature]*, Chairman of the planning commission of the City of Mustang, Oklahoma, do hereby certify that said planning commission duly approved the annexed plat of "WALNUT MANOR ADDITION", an addition to Mustang, Oklahoma, on this 5th day of April, 1973.



OWNERS CERTIFICATE AND DEDICATION:  
KNOW ALL MEN BY THESE PRESENTS: that Ben G. Nelms and Helyn F. Nelms, husband and wife, do hereby certify that they are the owners and the only person or persons, having any right, title, or interest in the land contained and included in the annexed plat of "Walnut Manor Addition", and have caused said premises to be surveyed and platted into lots, blocks, streets and easements as shown on the annexed plat hereto, which said annexed plat represents a correct survey of all the property included therein and is hereby adopted as the plat of said land under the name of "WALNUT MANOR ADDITION" an addition to Mustang, Canadian County, Oklahoma. The undersigned does hereby further certify that, as the owner of all the property contained and included in the annexed plat do hereby dedicate all streets and easements, for themselves, their successors, and assigns forever, and has caused the same to be released from all encumbrances so that title is clear, except as shown in the BONDED ABSTRACTER'S CERTIFICATE. The Restrictive covenants and Limitations for the development of this addition are set out on sheets of typewritten paper and will subsequently be filed separately.

IN WITNESS WHEREOF, We Ben G. Nelms and Helyn F. Nelms, husband and wife, have caused this instrument to be executed at Mustang, Oklahoma, on this 5th day of April, 1973.

*[Signature]* Ben G. Nelms *[Signature]* Helyn F. Nelms

STATE OF OKLAHOMA ) SS  
COUNTY OF CANADIAN )  
Before me, the undersigned, a Notary Public, in and for the said County and State, on this 5th day of April, 1973, personally appeared Ben G. Nelms and Helyn F. Nelms, to me known to be the identical persons who subscribed the name of the maker thereof to the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed and the purposes herein set forth.  
IN WITNESS my hand and Notarial seal on the 5th day of April, 1973.  
My commission expires: 12-4-75 *[Signature]* Notary Public

SURVEYOR'S CERTIFICATE:  
I, Gene Hildebrand, a Registered Land Surveyor, do hereby certify that the annexed plat of "WALNUT MANOR ADDITION" An Addition to the City of Mustang, Oklahoma, correctly represents an accurate survey thereof, made under my supervision, and that the monuments shown thereon actually exist and their respective positions are correctly shown.  
*[Signature]* Registered Land Surveyor

STATE OF OKLAHOMA ) SS  
COUNTY OF OKLAHOMA )  
Before me, the undersigned, a Notary Public, in and for the said State and County, on this 5th day of April, 1973, personally appeared *[Signature]*, 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: June 5, 1975 *[Signature]* Notary Public



**OKLAHOMA LAND SURVEYING SERVICE**  
1101 S.W. 60th - 632-3735  
Oklahoma City, Oklahoma  
GENE HILDEBRANT  
REGISTERED LAND SURVEYOR  
OKLAHOMA L. S. 68