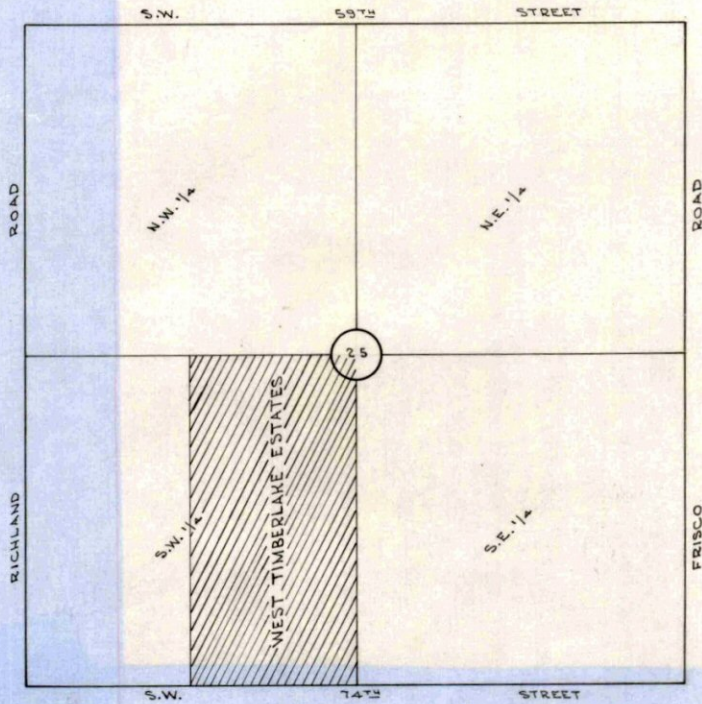


# WEST TIMBERLAKE ESTATES

CANADIAN COUNTY, OKLAHOMA  
TO  
OKLAHOMA CITY, OKLAHOMA

State of Oklahoma / 88  
Canadian County / 1  
Filed for record Dec 13 1972  
at 11:57 AM and recorded in  
Book 5 Page 16  
Fees \$5.00  
FRANCES C. BREMBETH  
County Clerk  
Frances C. Bremeth

T.11N-R.6W-I.M.



LOCATION: MAP

Scale: 1"=600'

## OWNER'S CERTIFICATE AND DEDICATION

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KNOW ALL MEN BY THESE PRESENTS: That, Garland L. Sims, J. B. Parsons and Vernon Scott, do hereby certify that they are the owners of and the only persons, who have any right, title or interest in the land shown on the annexed plat of W. Timberlake Estates, a subdivision of a part of the East half of the Southwest Quarter of Section 25, Township 11 North, Range 6 West of the Indian Meridian, Canadian County, Oklahoma, and that the plat represents a correct survey of above described property made with their consent and that they have caused the same to be surveyed and platted into Tracts, Blocks and Easements as shown on the annexed plat, that the Easements as shown on the plat are created for the installation and maintenance of public utilities and for use as Private Road ways. That they do further certify that they guarantee a clear title to all lands dedicated as utility easements from themselves their heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear except as shown in the Abstractor's Certificate. The subdivider shall set forth in his declaration of covenants covering and affecting said land and which are filed of record of provisions to the effect that by purchasing land within the subdivision abutting on private streets, and drives the owner of all lots and blocks therein agree that it at least 50% of the owner, in area determine to dedicate said private streets or drives to the public and to permanently improve the same under the laws of the State of Oklahoma, by instituting a street improvement district or otherwise, all of the owners so abutting on said street to be dedicated and improved shall be bound thereby, and such agreement may be enforced in the same manner and to the extent as all of the other provisions set forth in the Declaration of Covenants.

In Witness Whereof, the undersigned, have caused this instrument to be executed this 29th day of August, 1972.

J. B. Parsons

Vernon Scott  
Vernon Scott

Garland L. Sims  
Garland L. Sims

State of Oklahoma  
County of Delaware SS.

Before me the undersigned, a Notary Public in and for said County and State on the 29th day of August, 1972, personally appeared, Garland L. Sims, J. B. Parsons and Vernon Scott, to me to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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: 1-25-76

Allen McDaniel  
Notary Public

## 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 annexed plat of W. Timberlake Estates an addition to Oklahoma City, Canadian County, Oklahoma, consisting of two (2) tracts, is vested in Garland L. Sims, J. B. Parsons and Vernon Scott, and that on the 18th day of Feb., 1972 there are no actions pending or judgements of any nature in any court or on file with clerk of any court in said County or State against said land or the owners thereof, that the taxes are paid for the year 1972 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, mortgages, or other encumbrances of any kind against the land, except mineral conveyances, reservations, right-of-way and easements of record.

In Witness Whereof, said Bonded Abstractor has caused this instrument to be executed this 19th day of Dec., 1972.

CANADIAN VALLEY ABSTRACT COMPANY

Attest: Trishon Marshall  
Asst. Secretary

William Barnett  
Vice President

The streets and drives reflected on this plat have not been dedicated to the public. All streets and drives shall be maintained by the private property owners within this subdivision, provided however, said streets and drives shall forever remain open to police, fire and other emergency vehicles, and to vehicles and officials of all state, federal, county and city agencies.

