

# REPLAT LOT 15, BLOCK 2 WESTCHESTER ADDITION

Part of the SE 1/4, Sec. 29, T11N, R5W, I. M.  
City of Mustang, Canadian County, Oklahoma

State of Oklahoma  
Canadian County  
Filed for record April 19 1981  
at 3:20 P.M. and recorded in  
Book 7 Page 22  
Fee \$ 5.00  
BETTY EISENHOUR  
County Clerk  
By Dray Moore Deputy

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That ASSOCIATED MOTOR INN, INC., an Oklahoma Corporation, is the owner of all the property contained and included in the annexed plat of REPLAT OF LOT 15, BLOCK 2, WESTCHESTER ADDITION, an addition to the City of Mustang, Canadian County, Oklahoma, and has caused said premises to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said plat (consisting of 1 sheet) represents a correct survey of all the property contained and included therein and is hereby adopted as the plat of said land under the name of REPLAT OF LOT 15, BLOCK 2, WESTCHESTER ADDITION, and said property being more particularly described as follows:

A portion of the Southeast Quarter (SE/4) of Section 29, Township 11 North, Range 5 West of the Indian Meridian, in the City of Mustang, Canadian County, Oklahoma, and said portion being more particularly described as follows:

BEGINNING at the Northwest Corner of Lot 15, Block 2, as shown on the recorded plat of WESTCHESTER ADDITION to the City of Mustang, Canadian County, Oklahoma; thence due South a distance of 170.00 feet; thence South 11°46'06" East a distance of 97.58 feet; thence South 50°53'03" East a distance of 38.79 feet; thence due East a distance of 60.00 feet to a point of curvature of a curve to the right, whose central angle is 11°53'27" and whose radius is 430.00 feet; thence along the arc of said curve a distance of 89.24 feet; thence North 61°03'05" East a distance of 38.79 feet; thence North 18°33'16" East a distance of 12.25 feet to a point of curvature of a curve to the right, whose central angle is 8°24'14" and whose radius is 219.67 feet; thence along the arc of said curve to the right for a distance of 32.22 feet; thence North 06°35'07" West a distance of 40.08 feet; thence North 43°21'54" West a distance of 17.10 feet to a point on a curve to the right, whose central angle is 24°10'02" and whose radius is 50.00 feet; thence along the arc of said curve to the right for a distance of 21.09 feet; thence due West a distance of 100.00 feet; thence due North a distance of 170.00 feet; thence due West a distance of 120.00 feet to the point or place of beginning; and containing 1.08 Acres more or less.

The Undersigned does hereby certify that it is the owner of the land and the only corporation, person or entity having any right, title or interest in and to the land shown and included in said annexed plat, except as set forth in the Bonded Abstractor's Certification, and does hereby dedicate all streets and easements shown on said plat to the use of the public as public highways, streets and utility easements, for itself, its successors and assigns forever, and has caused the same to be released from any and all encumbrances so that title is clear as to said streets and easements.

The Owner's Restrictive Covenants and Limitations for the development of the WESTCHESTER ADDITION are set out on typewritten sheets of paper recorded in Book 527 at Page 399 of the records of Canadian County, Oklahoma, and will apply to the REPLAT OF LOT 15, BLOCK 2, WESTCHESTER ADDITION.

IN WITNESS WHEREOF the undersigned has executed this instrument at Mustang, Okla. this 25<sup>th</sup> day of March, 1981.

ATTEST:

ASSOCIATED MOTOR INN, INC.

By Josephine Flewelling  
Secretary  
CITY OF Mustang  
COUNTY OF Canadian ) SS

By John Flewelling  
John Flewelling, President

Before me, the undersigned, a Notary Public in and for said County and State, on this 25<sup>th</sup> day of March, 1981, personally appeared JOHN FLEWELLING, to me known to be the identical person who executed the within and foregoing instrument as President, and he 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 Corporation for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written.

My Commission Expires the

21<sup>st</sup> day of February, 1982.

Glenda Russell  
Notary Public

### BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA )  
COUNTY OF CANADIAN ) SS

The Undersigned, duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of REPLAT OF LOT 15, BLOCK 2, WESTCHESTER ADDITION, an addition to the City of Mustang, Canadian County, Oklahoma, appears to be vested in ASSOCIATED MOTOR INN, INC., on the 11<sup>th</sup> day of March, 1981, unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances, except easements, mineral deeds, oil and gas leases, rights-of-way and general mortgages of record, except Mortgage records in Book 533, Page 209.

EXECUTED at El Reno, Canadian County, Oklahoma, this 15<sup>th</sup> day of April, 1981.

ATTEST:

WARRANTY TITLE & ABSTRACT CO.

By Wagie Graham  
Secretary

By Row Packham  
Executive President

### ACCEPTANCE OF DEDICATION

BE IT HEREBY RESOLVED by the Council of the City of Mustang, Oklahoma, that the dedication shown on the annexed plat of REPLAT OF LOT 15, BLOCK 2, WESTCHESTER ADDITION to the City of Mustang, Oklahoma, is hereby accepted.

ADOPTED BY the City Council of the City of Mustang this 7<sup>th</sup> day of April, 1981.

APPROVED BY the Mayor of the City of Mustang this 7<sup>th</sup> day of April, 1981.

ATTEST:

By Carole Poole  
City Clerk

Bill Jasco  
Mayor

### SURVEYOR'S CERTIFICATE

I, WENDELL R. PHILLIPS, Registered Land Surveyor No. 370 in the State of Oklahoma, hereby certify that the annexed plat of REPLAT OF LOT 15, BLOCK 2, WESTCHESTER ADDITION to the City of Mustang, Canadian County, Oklahoma, correctly represents an accurate survey thereof made under my supervision and that any monuments shown thereon actually exist and their respective positions are correctly shown. I further certify that this plat complies with the requirements of Oklahoma Senate Bill No. 377, Section 518, as amended.

Wendell R. Phillips  
Wendell R. Phillips, Okla. L.S. No. 370

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS

Before me, D. M. Holmes, a Notary Public in and for said County and State, on this 11th day of March, 1981, personally appeared WENDELL R. PHILLIPS, to me known to be the identical person who executed the within and foregoing instrument and he 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 notarial seal the day and year last above written.

My Commission Expires the  
10th day of December, 1981.

D. M. Holmes  
Notary Public

### PLANNING COMMISSION APPROVAL

I, JASPER PHIPPS, Chairman of the Planning Commission of the City of Mustang, Oklahoma, do hereby certify that the said Planning Commission duly approved the annexed plat of REPLAT OF LOT 15, BLOCK 2, WESTCHESTER ADDITION to the City of Mustang, Oklahoma, on the 19<sup>th</sup> day of MARCH, 1981.

Jasper Phipps  
Planning Commission Chairman

### CITY CLERK'S CERTIFICATE

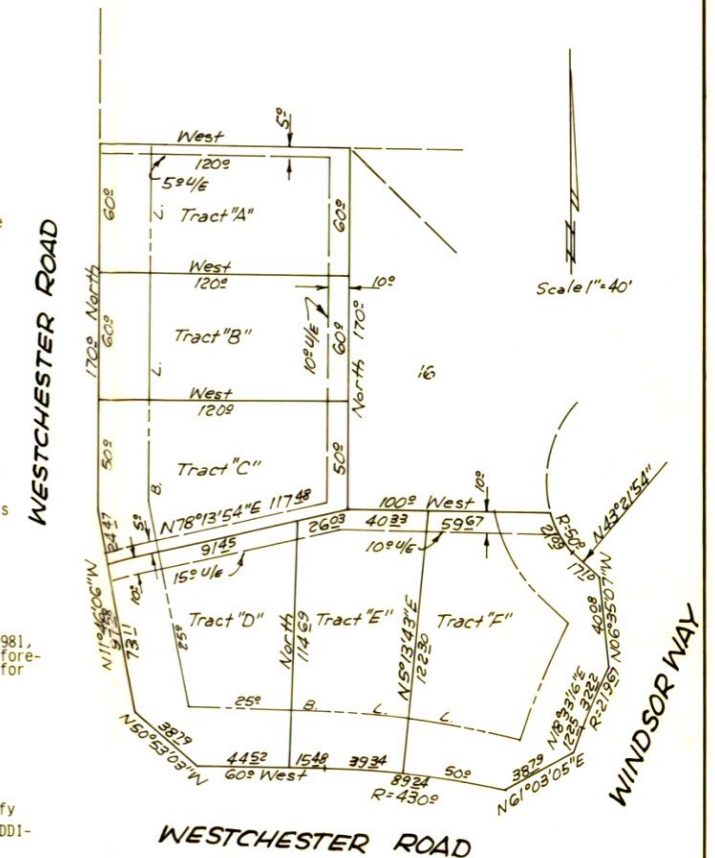
I, CAROLE POOLE, City Clerk of the City of Mustang, Oklahoma, do hereby certify that I have examined the records of said City and find all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat of REPLAT OF LOT 15, BLOCK 2, WESTCHESTER ADDITION to the City of Mustang, Oklahoma, on this 9<sup>th</sup> day of April, 1981.

Carole Poole  
City Clerk

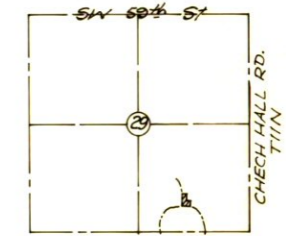
### COUNTY TREASURER'S CERTIFICATE

I, VERNON LAWRENCE, do hereby certify that I am the duly elected and 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 1980 and prior years on the land shown on the annexed plat of REPLAT OF LOT 15, BLOCK 2, WESTCHESTER ADDITION to the City of Mustang, Canadian County, Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

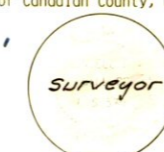
Vernon Lawrence  
Treasurer of Canadian County, Okla.



WESTCHESTER ROAD



LOCATION MAP  
Scale 1" = 2000'



Plat By: PHILLIPS-STONG-COON ENGINEERING Co  
2832 Wilshire Blvd. Okla. City, Okla.