

# WESTGATE SECTION I

## AN ADDITION TO

## THE CITY OF OKLAHOMA CITY

BEING A PART OF N.E. 1/4, SECTION 5, T11N, R5W, I.M.  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

That Patco Village Joint Venture, hereby certify that they are the owners of, and the only persons, firm or corporation having any right, title, or interest, in and to the land shown on the annexed plat of Westgate, Section I, an addition to the City of Oklahoma City, Oklahoma. That they have caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name, Westgate Section I.

They further certify that they are the owners of and only person, firm or corporation who has any right, title, or interest to the land included in the above mentioned plat, and they do hereby dedicate all streets and easements as shown on said annexed plat to the use of the public for public highways, streets, drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and have caused the same to be released from all encumbrances so that title is clear.

In witness whereof the undersigned has caused this instrument to be executed on this 29th day of October 1982.

PATCO VILLAGE JOINT VENTURE  
An Oklahoma General Partnership  
BY: Patco Developers, Inc., A General Partner

Attorney:  
[Signature]  
Secretary

BY: [Signature]  
C. A. Henderson, President  
BY: [Signature]  
Walter V. Tullos, A General Partner

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA } SS:

Before me, the undersigned authority on this day personally appeared C.A. Henderson, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Patco Developers, Inc., a corporation, a general partner of Patco Village Joint Venture, and that he executed the same as the act of such corporation on behalf of said Patco Village Joint Venture and for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal the day and year last above written.  
My Commission Expires: 6-10-86  
[Signature]  
Notary Public

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA } SS:

Before me, the undersigned authority on this day personally appeared Walter V. Tullos, general partner of Patco Village Joint Venture, and that he executed the same as the act of such joint venture for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal the day and year last above written.  
My Commission Expires: 6-10-86  
[Signature]  
Notary Public

### LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter of Section 5, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma. Said tract being more particularly described as follows:

Commencing at the Northwest Corner of the said Northeast Quarter; thence North 89°59'39" East along the North Section Line a distance of 316.04 feet; thence South 00°00'21" East a distance of 50.00 feet to a point on the South Right-of-Way of West Reno, said point being the Point of Beginning; thence North 89°59'39" East along said Right-of-Way a distance of 858.96 feet; thence South 44°59'39" West a distance of 35.36 feet; thence South 00°00'21" East a distance of 265.00 feet; thence South 89°59'39" West a distance of 828.75 feet; thence North 66°35'47" West a distance of 120.00 feet; thence North 23°24'13" East a distance of 264.06 feet to said "Point of Beginning".

\*Said tract containing 257,252 square feet or 5.9057 acres more or less.

### CERTIFICATE OF CITY CLERK

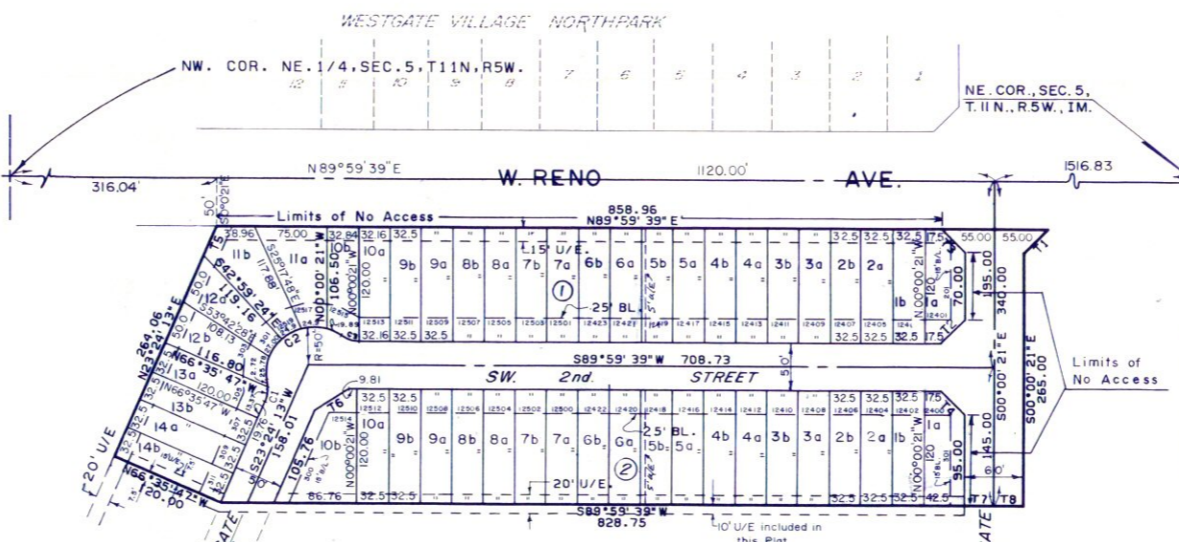
I, [Signature] City Clerk of the City of Oklahoma City, Oklahoma, hereby certify that I have examined the records of said city and find that all deferring payments on unamortized installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of Westgate Section I, to the City of Oklahoma City, Oklahoma.

Signed by the City Clerk this 23 day of November 1982.

[Signature]  
City Clerk

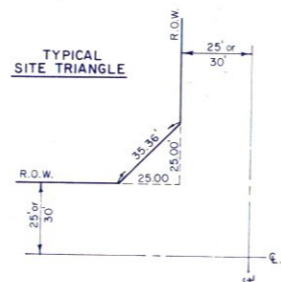
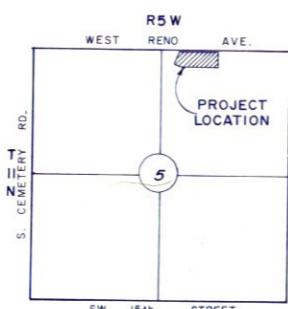
State of Oklahoma } SS  
Canadian County }  
Filed for record Dec 1 1982  
at 4:35 PM and recorded in  
Book 8 Page 176  
Fee \$ 35  
BETTY EISENHOUR  
County Clerk  
By: [Signature] Deputy

SCALE: 1" = 100'



NO	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N04°58'07"E	15.81	36°52'11"	25.00	16.09	8.33
C2	N56°41'56"E	94.07	140°19'49"	50.00	122.46	138.62
C3	S71°34'15"E	15.81	36°52'12"	25.00	16.09	8.33

NO	BEARING	DISTANCE
T1	S44°59'39"W	35.36
T2	S44°59'39"W	35.36
T3	N45°00'21"W	35.36
T4	N45°00'21"W	35.36
T5	S23°24'13"W	34.06
T6	S56°41'56"W	41.79
T7	N89°59'39"E	30.00
T8	N89°59'39"E	30.00



NOTE:  
THIS SITE IS PLATTED UNDER THE PROVISIONS OF CHAPTER 25, SECTION 5300.3.C OF THE OKLAHOMA CITY CODE, 1970, AS AMENDED. TWO OR MORE LOTS MUST BE COMBINED IN ORDER TO FORM ONE BUILDING SITE.

### REGISTERED SURVEYORS CERTIFICATE

I, Glen W. Smith, do hereby certify that I am by profession a Land Surveyor and Civil Engineer, and that the annexed plat of Westgate Section I of Oklahoma City, Oklahoma correctly represents a survey made under my supervision on the 30th day of July 1982, and that all monuments shown hereon actually exist and their positions are correctly shown.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended.

[Signature]  
Glen W. Smith Reg. L.S. No. 998

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA S.S.

Before me a notary public in and for said County and State, personally appeared Glen W. Smith to me known to be the identical person who executed the above 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 seal this 30th day of July 1982.  
My commission expires: January 29, 1983

[Signature]  
Notary Public

### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Oklahoma City, Oklahoma that the dedication shown on the attached plat of Westgate Section I, an addition to the City of Oklahoma City, Oklahoma are hereby accepted.

Adopted by the Council of the City of Oklahoma City this 23 day of November 1982.

Attest: [Signature] City Clerk  
[Signature] Mayor

### CITY PLANNING COMMISSION APPROVAL

I, Mike Evans Chairman of the City Planning Commission of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission duly approved the final record plat of Westgate Section I, to the City of Oklahoma City, Oklahoma, at a meeting on the 9th day of September 1982.

[Signature]  
Chairman

### BONDED ABSTRACTERS 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 Westgate Section I, an addition to the City of Oklahoma City, Oklahoma is vested in Patco Village Joint Venture and on the 19th day of October 1982. I make no claim of any nature or kind, or judgment of any court or an title with the clerk of any court in said County and State against said land of owners thereof, that the taxes are paid for the year 1981 and all prior years, that there are no outstanding tax sales certificates against said land and no tax debts are issued to any person, that there are no liens, mortgages, or other encumbrances of any kind against the land included in the annexed plat, except mineral conveyances and easements of records. Except as shown of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 3rd day of November 1982.

Attest: [Signature] Secretary  
By: [Signature] Vice President

STATE OF OKLAHOMA  
COUNTY OF Canadian S.S.

Before me, the undersigned, a notary public in and for Canadian County, State of Oklahoma, on the 3rd day of November 1982, personally appeared Chavez Hawes to me known to be the identical person who subscribed the name of the maker of the within and foregoing instrument as its 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 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: 4-28-86

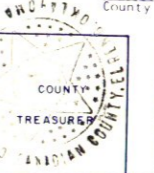
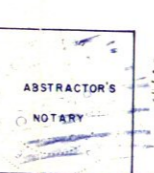
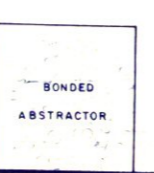
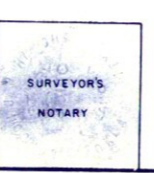
[Signature]  
Notary Public

### COUNTY TREASURER'S CERTIFICATE

I, Upton Lawrence do hereby certify that I am duly qualified and acting County Treasurer of Canadian County, Oklahoma, that the tax records of said county show that all taxes for the year 1981 and prior years are paid on the annexed plat of Westgate Section I, an addition to the City of Oklahoma City, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current years taxes.

In witness whereof said County Treasurer has caused this instrument to be executed this 1 day of December 1982.

[Signature]  
County Treasurer



ENGINEERS SURVEYORS PLANNERS  
**SMITH-ROBERTS & ASSOCIATES, INC.**  
6161 N. MAY AVE, SUITE 250  
OKLAHOMA CITY, OKLAHOMA PH (405) 840-1831

DEVELOPER: C.A. Henderson Companies  
2629 NW. 39th.  
Okla. City, Oklahoma 73112  
Ph. (405) 947-5746