

FINAL PLAT OF WINCHESTER COMMERCIAL ADDITION

BEING A PART OF THE NE/4, SECTION 33, TOWNSHIP 11 NORTH,
RANGE 5 WEST OF I.M., CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA.

Doc# P 2008 26
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03:31:45 PM PL
Canadian County, OK

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified abstractor in and for Canadian County, State of Oklahoma, hereby certifies that according to the records of said County, title to the land included in the plat of Winchester Commercial Addition, an addition to the City of Mustang, Canadian County, Oklahoma, appears to be vested in Winchester Capital, LLC. All lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes and other encumbrances, EXCEPT oil, gas and other mineral leases and interests which have been previously conveyed and easements and general mortgages of record.

EXECUTED at City of El Reno, Canadian County, State of Oklahoma, on this 28 day of August, 2008

Warranty Title and Abstract Company

By: Diana Kristensen Asst. Secretary
By: Joe J. Struckle Vice-President

STATE OF OKLAHOMA)
COUNTY OF CANADIAN)

The foregoing instrument was acknowledged before me this 28th day of August, 2008
By: Joe J. Struckle, Vice-President of Warranty Title and Abstract Company, on behalf of said Company.

My Commission Expires: 2-23-2011
Debbie Mccomas
Notary Public

COUNTY TREASURER'S CERTIFICATE
I, David T. Radloff, County Treasurer, hereby certify that I am the duly elected, 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 2007, and prior years on the land shown on the plat, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of Mustang, Oklahoma, this 16th day of September, 2008

David T. Radloff
County Treasurer

CITY PLANNING COMMISSION APPROVAL

I, C. Daniel Gann, Planning Director of the City of Mustang Planning Commission, do hereby certify that the said Commission duly approved this plat on the 18 day of September, 2008

C. Daniel Gann
Planning Director

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Mustang, that the plat of Winchester Commercial Addition, an addition to the City of Mustang, Canadian County, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by: the Council of the City of Mustang, Oklahoma this 2 day of September, 2008

APPROVED by: the Mayor of the City of Mustang, Oklahoma this 2 day of September, 2008

Terisha Winham City Clerk
Jeff S. ... Mayor

PLAT NOTES:
1. THE THREE (3) LOTS WILL BE ACCESSED FROM HWY 152 BY ONE (1) COMMON DRIVE.
2. COMMON ACCESS DRIVEWAY TO BE MAINTAINED BY OWNER.

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS 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 II SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

LANDES ENGINEERING L.L.C. & ASSOCIATES 903 EAST 35TH STREET, SHAWNEE, OK. 74804 405-275-5755 CA# 2260 EXP. 6/30/09		WINCHESTER COMMERCIAL ADDITION CITY OF MUSTANG, OKLAHOMA	
DATE: 12/14/07	REV: 07/08/08	DRAWN BY: srmh, stl	DRAWING NUMBER: 1 OF 1
		CHECKED: bgk	

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Winchester Capital, LLC, does hereby certify that they are the owners of and the only persons, firms, or corporation having any right, title or interest in and to the land shown on the annexed plat, and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities and drainage, for their heirs, executors, administrators, successors and assign 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. In Witness Whereof, the undersigned have caused this instrument to be executed this 28 day of August, 2008. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

Winchester Capital, LLC,
an Oklahoma Limited Liability Company

Rod N. Baker, M.P.
Owner

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me this 28 day of August, 2008

My Commission Expires: 10/28/2011
Debbie Mccomas
Notary Public

DEBBIE MCCOMAS
Notary Public
State of Oklahoma
Commission # 01601095 Expires 2/11/09

LAND SURVEYOR'S CERTIFICATE

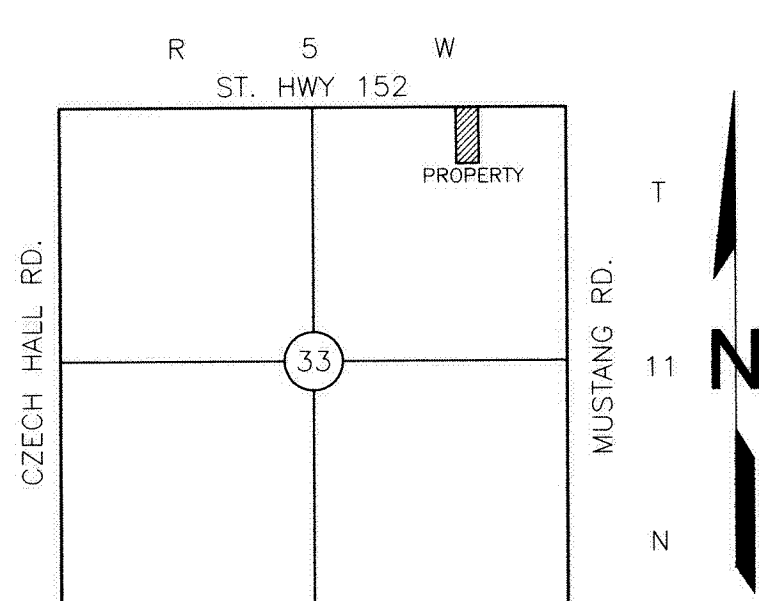
I, Billy Gene Knight, Registered Land Surveyor hereby certify that the annexed plat of Winchester Commercial Addition, an addition to the City of Mustang, Canadian County, Oklahoma, correctly represents a careful survey made under my supervision and any monuments shown thereon actually exist and their respective positions are correctly shown. I further certify that this plat complies with the requirements of Senate Bill No. 377, Section 518, as amended.

Billy Gene Knight
Billy Gene Knight, P.L.S. 1244

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE)

The foregoing instrument was acknowledged before me this 22 day of August, 2008

My Commission Expires: 1-4-12
Angela K. McGee
Notary Public



LOCATION MAP
SCALE: 1" = 2000'

CERTIFICATE OF CITY CLERK

I, Terisha Winham, City Clerk of the City of Mustang, State of Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmaturing 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 plat on this 2 day of September, 2008

Terisha Winham
City Clerk

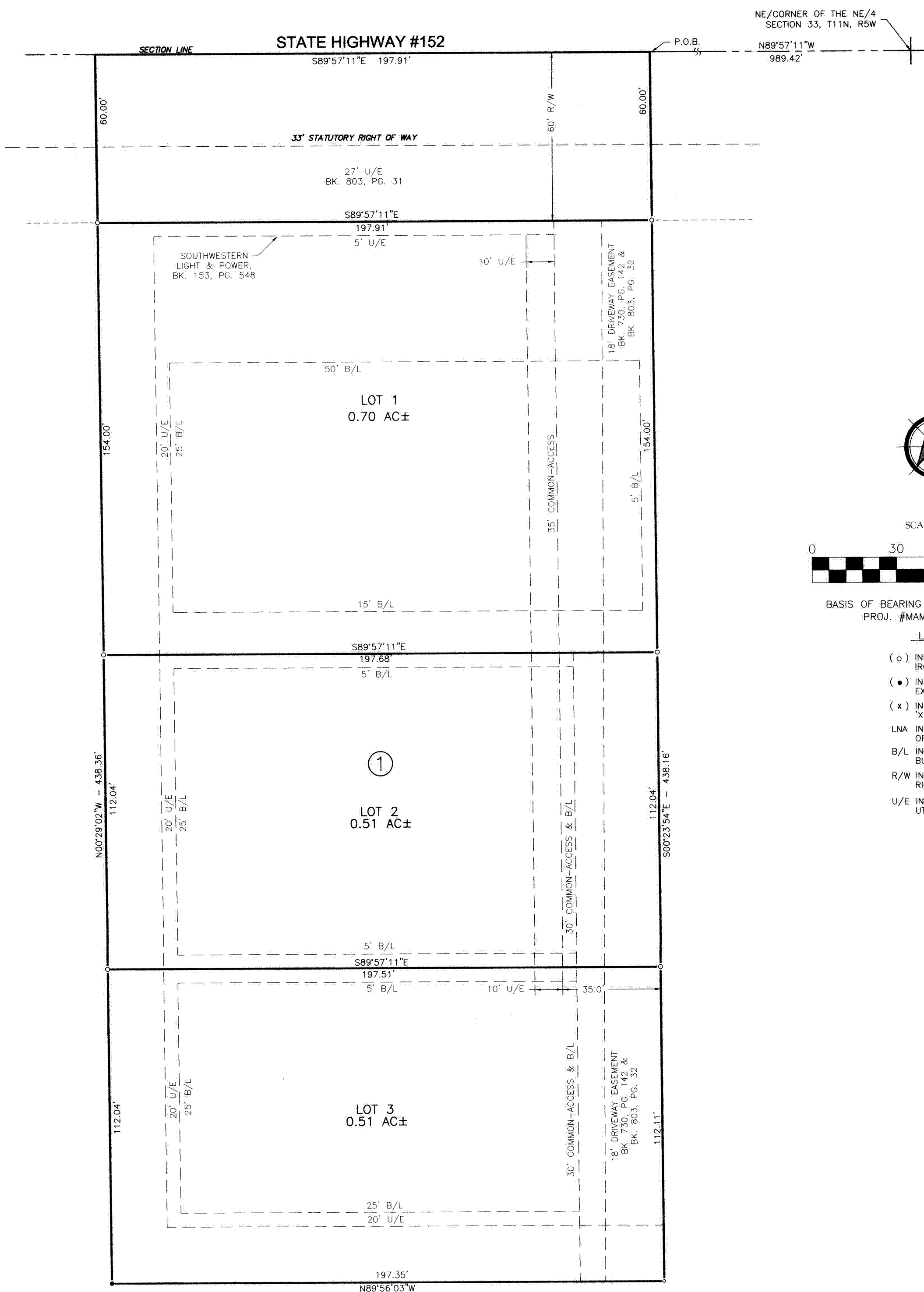
LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP ELEVEN (11) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) AT A POINT 60 RODS WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 440 FEET; THENCE WEST 198 FEET; THENCE NORTH A DISTANCE OF 440 FEET; THENCE EAST A DISTANCE OF 198 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

COMMENCING FROM SAID NORTHEAST CORNER (NE/C) OF THE NORTHEAST QUARTER (NE/4) THENCE NORTH 89°57'11" WEST FOR A DISTANCE OF 989.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°3'54" EAST FOR A DISTANCE OF 438.18 FEET; THENCE NORTH 89°56'03" WEST FOR A DISTANCE OF 197.35 FEET; THENCE NORTH 02°29'02" WEST FOR A DISTANCE OF 438.36 FEET; THENCE SOUTH 89°57'11" EAST FOR A DISTANCE OF 197.91' TO THE POINT OF BEGINNING, LESS AND EXCEPT THE NORTH 60.00 FEET DEDICATED TO THE PUBLIC RIGHT OF WAY, CONTAINING 1.72 ACRES MORE OR LESS.



OWNER'S
CORPORATE
SEAL

OWNER'S
NOTARY SEAL

BILLY GENE
KNIGHT
#1244
PROFESSIONAL LAND SURVEYOR
OKLAHOMA

ANGELA K. MCGEE
#03001482
NOTARY PUBLIC

LANDS ENGINEERING L.L.C. & ASSOCIATES
ABSTRACTOR'S
SEAL

DONNA R. SCHWILKE
#0229411
NOTARY PUBLIC
STATE OF OKLAHOMA

COUNTY
TREASURER'S
SEAL