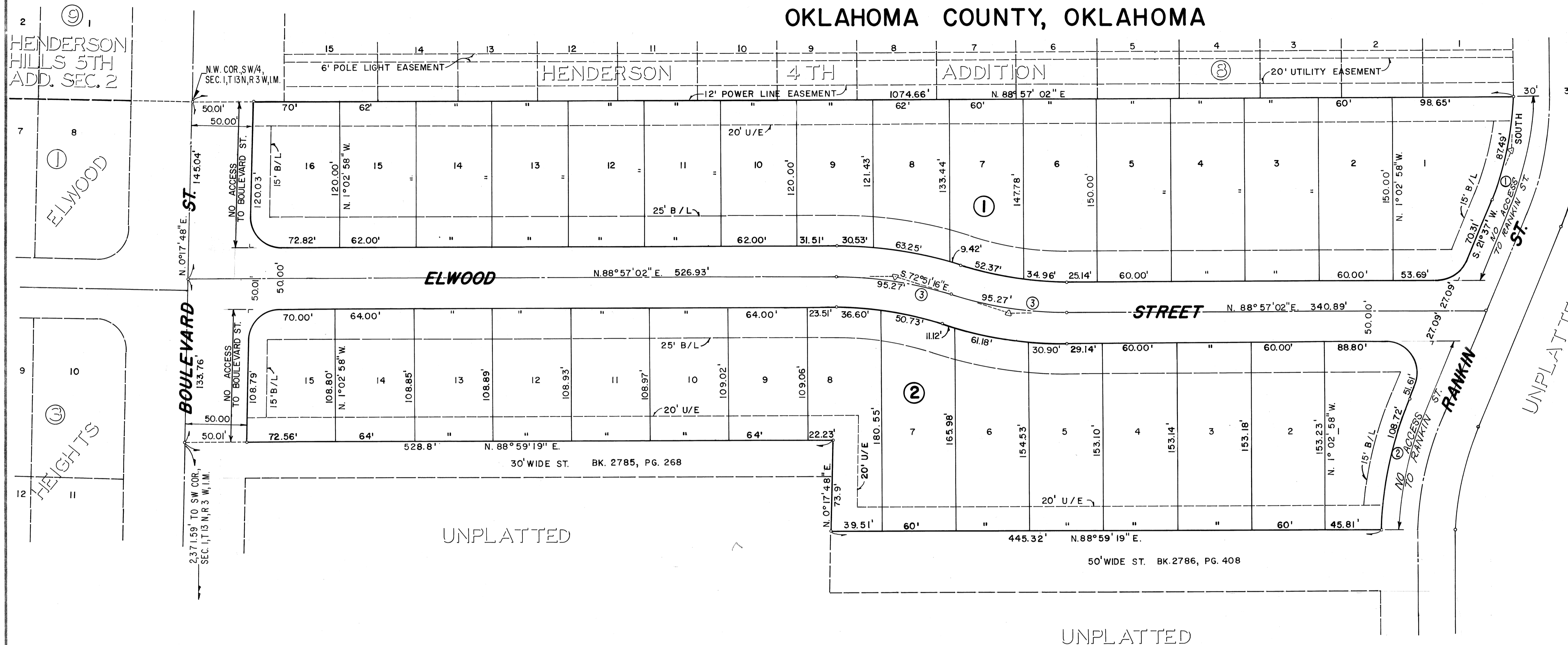


BAKER ADDITION

A SUBDIVISION OF A PART OF THE N/2, NW/4, SW/4, SECTION 1, T 13 N, R 3 W, I.M.
CITY OF EDMOND
OKLAHOMA COUNTY, OKLAHOMA



CURVE DATA					
CURVE NO.	Δ	R	T	L	E
1	21° 37'	231.90'	44.27'	87.49'	4.19'
2	20° 39' 27"	301.54'	54.96'	108.72'	4.97'
3	18° 11' 42"	300.00'	48.04'	95.27'	3.82'

- GENERAL NOTES:
- B/L INDICATES BUILDING LINES.
 - U/E INDICATES UTILITY EASEMENTS.
 - BLOCK CORNER RADII ARE 25 FT. WITH LOT DIMENSIONS SHOWN TO PI UNLESS OTHERWISE NOTED. THE PCS & PTS OF THESE CURVES WERE NOT SET.
 - IRON PINS (3/8" Ø RE-BARS) ARE SET AT ALL LOT CORNERS AND CURVE POINTS UNLESS OTHERWISE NOTED.
 - SIDEWALKS SHALL BE ONE FOOT FROM PROPERTY LINE.

SCALE: 1" = 50'

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That, the undersigned, SOUTHWEST TITLE & TRUST COMPANY, a corporation, hereby certifies it is the owner of the legal title and the only person, firm or corporation, having any legal right, title or interest in and to the land shown on the annexed plat, and does further certify:
(1) That as the owner of the legal title to said land which is shown and described on the annexed plat of BAKER ADDITION, a subdivision of a part of the N/2, NW/4, SW/4, Section 1, T 13 N, R 3 W, Indian Meridian, Oklahoma County, Oklahoma, hereby dedicates the streets and avenues shown on said plat for the use of the public, and for its successors and assigns, and guarantees a clear title to said land and has caused the same to be released of all encumbrances so that the title is clear.
(2) That the areas indicated on said plat as "Utility" or "Pipeline" easements are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting, and performing any public or quasi-public utility or utility function or service above or beneath the surface of the ground with right of ingress or egress at any time for the purpose of installation, repair, maintenance, operation and removal of such public or quasi-public utility.
(3) That said property covered by said plat and the dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument which is executed simultaneously herewith, and as a part and parcel thereof, and which instrument will be filed for record in the office of the County Clerk of Oklahoma County, State of Oklahoma, simultaneously with the filing of said plat and this dedication.
WITNESS my hand and seal of said corporation this 3 day of August 1972

SOUTHWEST TITLE AND TRUST COMPANY, a corporation
Attest: Don F. Kidd ASST. SECRETARY
BY: Don F. Kidd VICE PRESIDENT

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA SS
Before me, the undersigned, a Notary Public in and for said County and State, on this 3 day of Aug 1972, personally appeared Don F. Kidd, to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing Owners Certificate and Dedication as its Vice 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.
WITNESS my hand and seal the day and year last above written:
My commission expires: 11-24-75
Saul Colman
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, JACK BLACKWELL, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, State of Oklahoma, that the tax records of said County show that all taxes for the year 1972 prior years are paid on the annexed plat of BAKER ADDITION to the City of Edmond, Oklahoma, that the required statutory security has been deposited to the office of the County Treasurer guaranteeing the current years taxes.
WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed this 3 day of Aug 1972

BY: Jack Blackwell
JACK BLACKWELL, COUNTY TREASURER

BONDED ABSTRACTER'S CERTIFICATE

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 BAKER ADDITION, a subdivision of a part of N/2, NW/4, SW/4, SECTION 1, T 13 N, R 3 W, I.M. to Edmond, Oklahoma County, Oklahoma appears to be vested in Southwest Title & Trust Company on this 3 day of August 1972 unencumbered by pending actions, judgment, liens, mortgages, taxes or other encumbrances, except mineral reservations, easements and right-of-ways and mortgages of record.
Executed this 3 day of Aug 1972

SOUTHWEST TITLE AND TRUST COMPANY
Attest: Ron Mary McLean ASST. SECRETARY
BY: E.D. Wall VICE PRESIDENT

CITY PLANNING COMMISSION APPROVAL

I, L. DENNIS FOXWORTHY, Chairman of the City Planning Commission of the City of Edmond, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of BAKER ADDITION to the City of Edmond, Oklahoma on this 29 day of AUGUST 1972.

BY: L. Dennis Foxworthy
CHAIRMAN

CERTIFICATE OF CITY CLERK

I, W.B. BRYANT, Clerk of the City of Edmond, Oklahoma, hereby certify that I have examined the records of the said City and find that all deferred payments or unmatured 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 BAKER ADDITION to the City of Edmond, Oklahoma.
Signed by the City Clerk on this 3rd day of October 1972

BY: W.B. Bryant
CITY CLERK

ACCEPTANCE OF DEDICATIONS BY CITY COUNCIL

Be it resolved by the Council of the City of Edmond, Oklahoma that the dedications shown on the annexed plat of BAKER ADDITION to the City of Edmond, Oklahoma are hereby accepted.
Adopted by the Council of the City of Edmond, Oklahoma this 5 day of September 1972.
Adopted by the Mayor of the City of Edmond, Oklahoma, this 5 day of September 1972.

Attest: W.B. Bryant CITY CLERK
Fred S. Snyder MAYOR

REGISTERED LAND SURVEYORS CERTIFICATE

I, James L. Slade, a Registered Professional Engineer and Land Surveyor in the State of Oklahoma, hereby certify that the annexed plat consisting of one sheet correctly represents a survey made under my supervision on this 3rd day of August 1972. Boundary monuments shown thereon have been correctly and accurately placed and exist in the positions so shown.

BY: James L. Slade
Registered Land Surveyor
Oklahoma No. 4

STATE OF OKLAHOMA SS COUNTY OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State on this 3rd day of Aug 1972 personally appeared James L. Slade, 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.
Given under my name and seal the day and year last above written.
My commission expires: 3-16-75

BY: Barbara J. Spurlak
Notary Public

