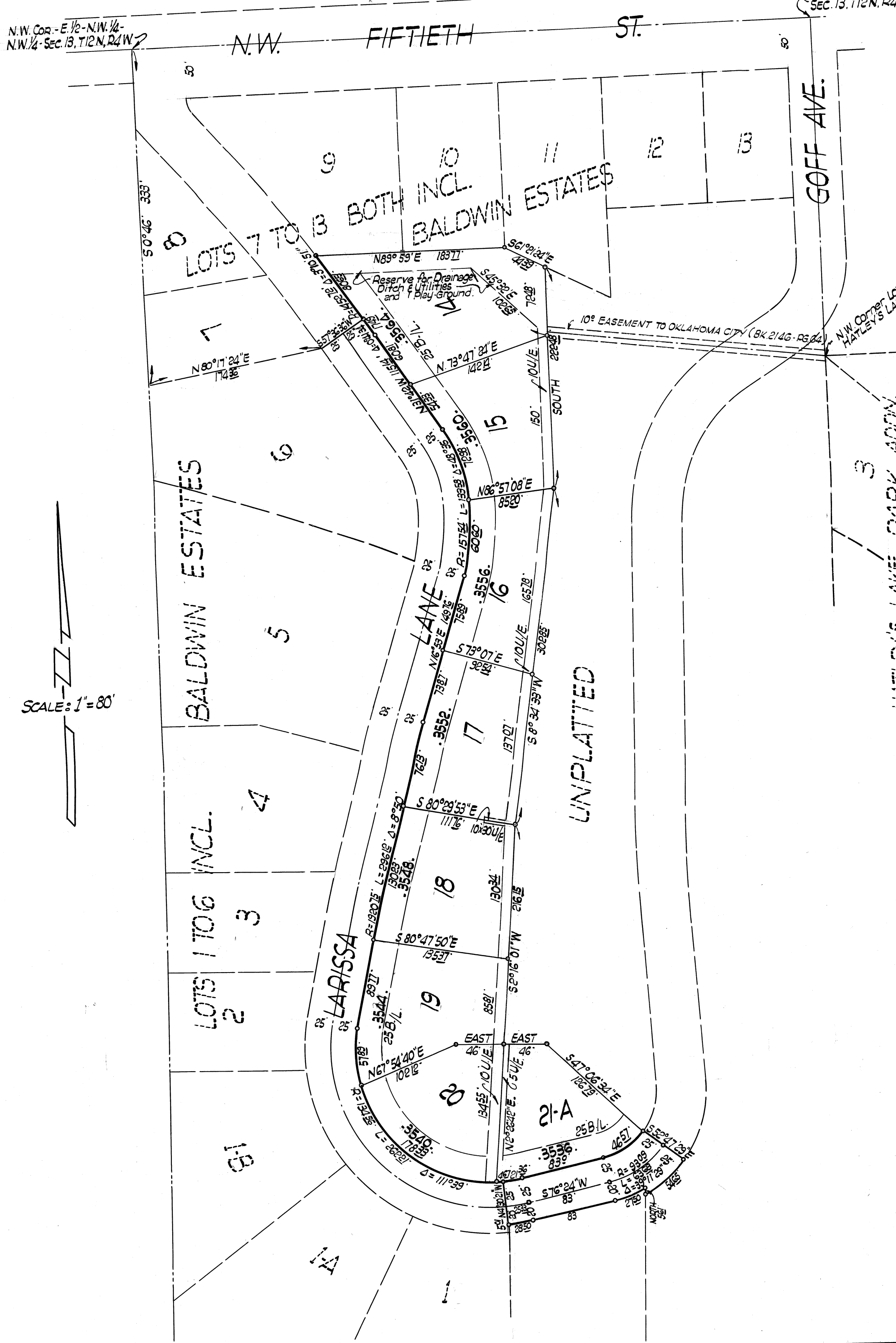


LOTS 14 TO 20 BOTH INCL. AND LOT 21-A BALDWIN ESTATES

AN ADDITION TO OKLAHOMA CITY, OKLAHOMA
A PART OF E 1/2 - N.W. 1/4 - N.W. 1/4 - SEC. 13, T12N, R41W-1.M.

N.W. Cor. - E 1/2 - N.W. 1/4 -
N.W. 1/4 - Sec. 13, T12N, R41W-2



SCALE: 1" = 80'

OWNERS' CERTIFICATE & DEDICATION.

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, M.B. BALDWIN and LARISSA M. BALDWIN, husband and wife, hereby certify that we are the owners of and the only persons who have any right, title or interest in and to the land hereinafter described as follows, to-wit: A Part of the E 1/2 of the N.W. 1/4 of the N.W. 1/4 of Section 13, Township 12 North, Range 4 West of the Indian Meridian, as shown by the annexed plat of Lots 14 to 20 BOTH INCL. AND LOT 21-A, BALDWIN ESTATES an Addition to Oklahoma City, Oklahoma.

We further certify that we have caused said tract of land to be surveyed into lots, blocks, streets and avenues, and have caused the annexed plat to be made of said tract and filed in the office of the County Clerk of Oklahoma County, Oklahoma showing accurate dimensions of set-back lines, rights of way, widths of streets, easements for utilities and designated said tract of land as LOTS 14 TO 20 BOTH INCL. AND LOT 21-A, BALDWIN ESTATES, an Addition to Oklahoma City, Oklahoma.

We hereby dedicate to public use all the streets and avenues within the subdivision and reserve for installation and maintenance of utilities certain easements off the rear and along the side of certain lots as shown by the annexed plat, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in Bonded Abstracter's Certificate and that no tax sales certificates are against said lands; and that there are no liens, mortgages or encumbrances of any kind against the land described in said plat; Except mineral reservation of record.

M.B. Baldwin
Larissa M. Baldwin

State of Oklahoma } s.s.
County of Oklahoma }
Before me, the undersigned, a Notary Public in and for the County of Oklahoma and State of Oklahoma on this 6 day of May, 1957, personally appeared M.B. BALDWIN and LARISSA M. BALDWIN, husband and wife, to me known 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.
Witness my hand and notarial seal the day and year last above written.
My commission expires: March 30, 1961.

Olinette Parsons
- NOTARY PUBLIC -

BONDED ABSTRACTER'S CERTIFICATE.

The undersigned, duly qualified and lawfully bonded Abstracters of Titles in and for the County of Oklahoma and State of Oklahoma hereby certify that the records of the County of Oklahoma in said State show that the title of the lands shown on the annexed plat of LOTS 14 TO 20 BOTH INCL. AND LOT 21-A, BALDWIN ESTATES, an Addition to Oklahoma City, Oklahoma, is vested in M.B. BALDWIN and LARISSA M. BALDWIN, husband and wife, and that on the 6 day of May, 1957, there were no actions pending or judgments of any nature in any court of record or on file with the Clerk of any court in said County and State against said lands and the owners thereof; that the taxes are paid for the year 1956 and prior years; and that no tax sales certificates are against said lands; and that there are no liens, mortgages or encumbrances of any kind against the land described in said plat; Except mineral reservation of record.

AMERICAN FIRST TITLE & TRUST CO., a Corporation
By: *[Signature]*
VICE-PRESIDENT

Signed and sealed at Oklahoma City, Oklahoma on this 6 day of May 1957.
Attest: *[Signature]*
ASST. SECRETARY

State of Oklahoma } s.s.
County of Oklahoma }
Before me, the undersigned, a Notary Public in and for the County of Oklahoma and State of Oklahoma on this 6 day of May, 1957, personally appeared S.J. ROBERTSON to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument 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 notarial seal the day and year last above written.
My commission expires: January 7 - 1960.

[Signature]
VICE-PRESIDENT

CITY PLANNING COMMISSION APPROVAL.

I, H.B. LEE, CHAIRMAN of the CITY PLANNING COMMISSION of the City of Oklahoma City, Oklahoma do hereby certify that the said Commission duly approved the final record plat of LOTS 14 TO 20 BOTH INCL. AND LOT 21-A, BALDWIN ESTATES, an Addition to Oklahoma City, Oklahoma at a meeting held on the 26th day of July 1956.

H.B. Lee
- CHAIRMAN -

ENGINEERS' CERTIFICATE.

I, W.W. HUGHES, the undersigned, do hereby certify that I am by profession a registered engineer and that the annexed plat of LOTS 14 TO 20 BOTH INCL. AND LOT 21-A, BALDWIN ESTATES, an Addition to Oklahoma City, Oklahoma consisting of one sheet correctly represents a survey thereof, made under my supervision and that all of the monuments shown thereon actually exist and their positions are correctly shown.

[Signature]
- ENGINEER -

CITY CLERK'S CERTIFICATE.

I, EARLE M. SIMON, CITY CLERK of the City of Oklahoma City, Oklahoma hereby certify that I have examined the records of the said City and find that all delinquent payments of unexpired installments upon said assessments have been paid in full and that there is no special assessment procedure now pending against the land as shown on the annexed plat of LOTS 14 TO 20 BOTH INCL. AND LOT 21-A, BALDWIN ESTATES, an Addition to Oklahoma City, Oklahoma, on this 25th day of July 1957.

[Signature]
CITY CLERK.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL.

Be it hereby resolved by the COUNCIL of the City of Oklahoma City, Oklahoma that the dedication shown on the annexed plat of LOTS 14 TO 20 BOTH INCL. AND LOT 21-A, BALDWIN ESTATES, an Addition to Oklahoma City, Oklahoma is hereby accepted.

Adopted by the COUNCIL of the City of Oklahoma City, Oklahoma on this 24th day of April 1957.
Approved by the MAYOR of the City of Oklahoma City, Oklahoma on this 2nd day of April 1957.
Attest: *[Signature]* Mayor.

COUNTY TREASURER'S CERTIFICATE.

I, W.T. BILL HALE, do hereby certify that I am the duly elected, qualified and acting COUNTY TREASURER of Oklahoma County, Oklahoma and that the tax records of said County show all taxes are paid for the year 1956 and prior years on the land shown on the annexed plat of LOTS 14 TO 20 BOTH INCL. AND LOT 21-A, BALDWIN ESTATES, an Addition to Oklahoma City, Oklahoma and that the required statutory security has been deposited in the office of COUNTY TREASURER, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF said COUNTY TREASURER has caused this instrument to be executed at Oklahoma City, Oklahoma on this 8th day of MAY 1957.

W.T. BILL HALE, COUNTY TREASURER
By: *[Signature]* CHIEF DEPUTY

