

BENTREE COUNTRY PLACE

Being Part of the S.E. 1/4, Section 23, Township 18 North, Range 2 West, 1.M. Oklahoma City, Oklahoma County, Oklahoma.

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OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That BENTREE PARTNERSHIP, LTD., a partnership, does hereby certify that it is the owner of all the property contained and included in the annexed plat 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 represents a correct survey of all property contained and included therein, and is hereby adopted as the plat of said land under the name of BENTREE COUNTRY PLACE, an addition to the City of Spencer, Oklahoma County, Oklahoma.

The undersigned does hereby certify that it is the owner of the land and the only corporation, person, company or entity having any right, title or interest in and to the land included in said annexed plat, except as set forth in the Bonded Abstractor's Certificate, 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 themselves and their successors and assigns forever, and have caused the same to be released from any and all encumbrances so that title is clear as to said streets and easements. The Owners Restrictive Covenants and Limitations for the development of this addition are set out on type-written sheets of paper and will subsequently be filed separately.

IN WITNESS WHEREOF, the undersigned have executed this instrument at Spencer, Oklahoma, on this 14th day of April, 1983.

ATTEST: BENTREE PARTNERSHIP, LTD.

By: Errell G. Beatty Jr.
General Partner

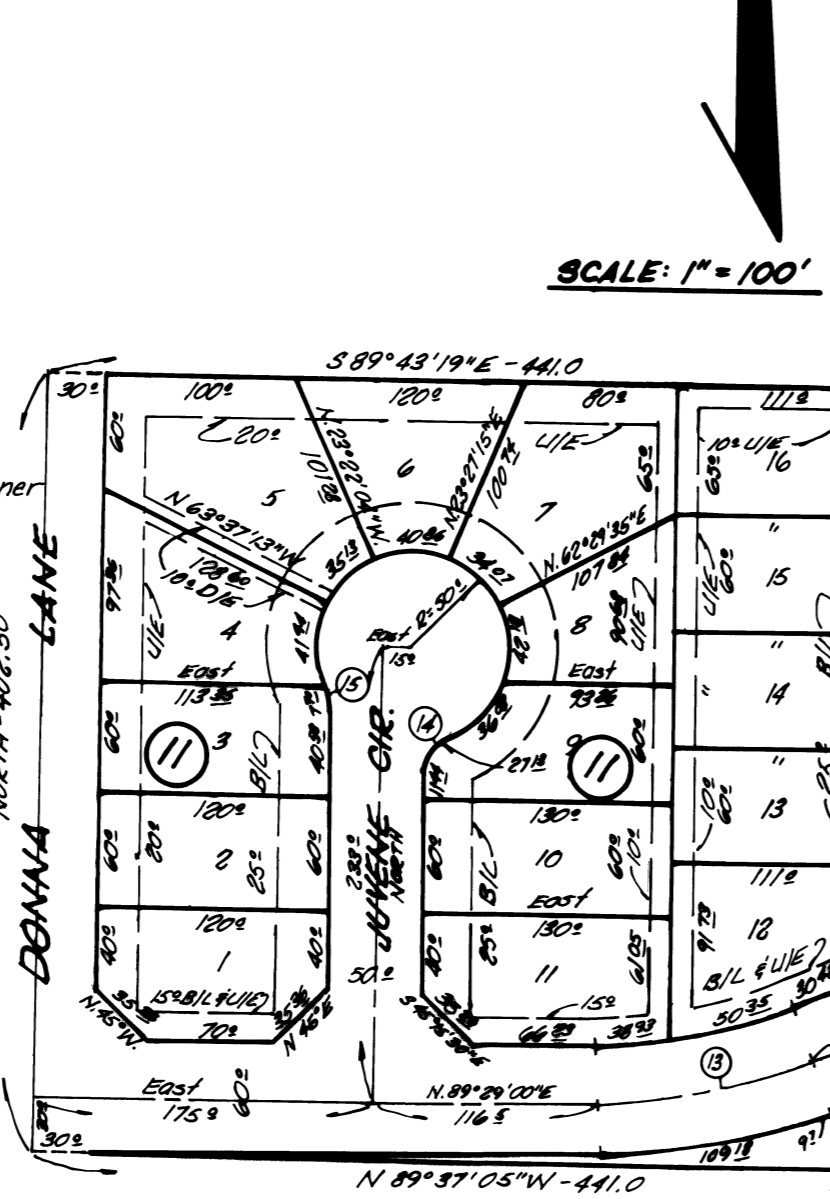
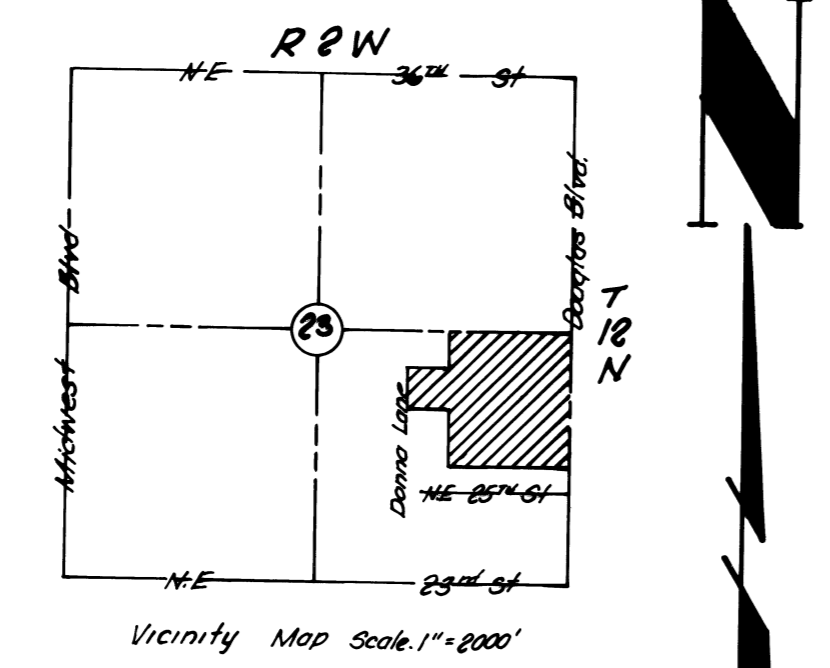
STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 12th day of April, 1983, personally appeared Errell G. Beatty Jr., a General partner of Bentree Partnership LTD. to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument on behalf of said Partnership 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 notarial seal the day and year last above written.

Ernest A. Beal
Notary Public

My Commission Expires the 9 day of January, 1985.



CURVE NO.	Radius	Length	Δ S	Tangent	Chord
1	52.0	24.78	20° 43' 42"	35.49	35.27
2	25.0	47.68	109° 12' 18"	85.27	15.00
3	30.0	15.16	28° 57' 18"	7.75	15.01
4	25.0	15.17	28° 57' 18"	57.95	38.52
5	25.0	40.64	93° 08' 09"	26.41	36.31
6	155.0	14.09	5° 18' 36"	7.05	14.09
7	155.0	38.06	14° 48' 48"	19.12	37.95
8	155.0	22.90	14° 48' 48"	10.57	22.84
9	155.0	37.18	17° 42' 58"	19.48	37.09
10	155.0	42.85	5° 11' 40"	7.48	42.75
11	155.0	59.65	41° 40' 45"	31.01	59.32
12	302.75	79.11	18° 45' 20"	30.0	78.62
13	25.0	27.18	68° 10' 55"	15.08	25.82
14	25.0	13.25	29° 55' 35"	6.64	12.97

COUNTY TREASURER'S CERTIFICATE

I, Joe B. Barnes do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County; that the tax record of said County show all taxes are paid for the year 1982 and prior years on the land shown on the annexed plat of BENTREE COUNTRY PLACE, an addition to the City of Spencer, Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the current year's taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at Oklahoma City, Oklahoma, this 14th day of April, 1983.

Joe B. Barnes, County Treasurer

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

Ernest A. Beal, Notary Public

My Commission Expires the 9 day of January, 1985.

BONDED ABSTRACTOR'S CERTIFICATE

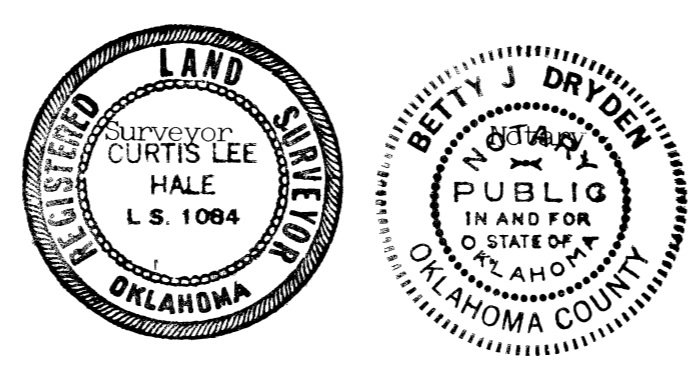
The undersigned, duly qualified abstractor in and for the County of Oklahoma, State of Oklahoma, hereby certifies that according to the record of said County title to the land shown on the annexed plat of BENTREE COUNTRY PLACE, an addition to the City of Spencer, Oklahoma County, Oklahoma, appears to be vested in BENTREE PARTNERSHIP LTD., on the 27th day of JUNE, 1983, unencumbered by pending actions, judgments, liens, taxes, or other encumbrances, except mineral conveyances, right-of-way and easement of record and general mortgages.

AMERICAN GUARANTY TITLE COMPANY

ATTEST: Jeffrey B. Noble
VICE PRESIDENT

Before me, the undersigned, a notary public in and for the County of Oklahoma, State of Oklahoma, this 5th day of July, 1983, personally appeared Jeffrey B. Noble, to me known to be the identical person who executed the within and foregoing instrument as Vice President and acknowledge to me that he executed the same as his free and voluntary act and deed, and the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Helenette Osburn
Notary Public
My Commission Expires the 1st day of Sept, 1986.



Owner Notary Abstractor Notary Treasurer



TRIANGLE/A & E, Inc.
BOX 306 OKLAHOMA CITY 73101

In the following areas, two lots are required to make one building site.

- Block 1, Lots 3, 4, Block 2, Lot 6, 7, 8, 9, Block 3, Lots 5, 6, 7, 8, Block 4, Lots 9, 10, 11, 12, Block 7, Lots 1, 2, 3, 4, Block 8, Lots 21, 22, 23, 24, Block 9, Lots 1, 2, 3, 4, 21, 22, Block 10, Lots 16, 17.

SURVEYOR'S CERTIFICATE

I, CURTIS LEE HALE, Registered Land Surveyor No. 1084 in the State of Oklahoma, hereby certify that the annexed plat of BENTREE COUNTRY PLACE, an addition to Spencer, Oklahoma, correctly represents an accurate survey thereof made under my supervision and that the monuments shown thereon actually exist and their respective positions are correctly shown.

Curtis Lee Hale
Curtis Lee Hale, Oklahoma L.S. #1084

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me the undersigned, a Notary Public in and for the said County and State, on this 14th day of April, 1983, personally appeared CURTIS LEE HALE, 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.

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

Betty J. Dryden
Notary Public

My Commission Expires the 29th day of Aug, 1986.

CITY PLANNING COMMISSION APPROVAL

I, R.S. Cowles, Chair man of the City Planning Commission of the City of Spencer, Oklahoma, do hereby certify that the Planning Commission of said City of Spencer duly approved the annexed plat of BENTREE COUNTRY PLACE, an addition to the City of Spencer, Oklahoma County, Oklahoma, on the 7th day of April, 1983.

R.S. Cowles
Chairman

CITY CLERK'S CERTIFICATE

I, Ruby Bertolasso, City Clerk of the City of Spencer, Oklahoma, hereby certify that I have examined the records of said City and find that 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 BENTREE COUNTRY PLACE, an addition to Spencer, Oklahoma, on the 12th day of April, 1983.

Ruby Bertolasso
City Clerk

ACCEPTANCE OF DEDICATION

BE IT HEREBY RESOLVED by the Council of the City of Spencer, Oklahoma that the dedication shown on the annexed plat of BENTREE COUNTRY PLACE, an addition to the City of Spencer, Oklahoma, are hereby accepted.

ADOPTED by the Council of the City of Spencer, Oklahoma this 7th day of April, 1983.

APPROVED by the Mayor of the City of Spencer, Oklahoma this 7th day of April, 1983.

Ruby Bertolasso City Clerk
H.W. Moses Mayor

SE Corner, Section 23, T18N, R2W, 1.M.

NE 23rd STREET