

# BLACKJACK HILL NO. 2

N/2-NE/4-SE/4 SECTION 19, T11N-R1W, I.M.  
OKLAHOMA COUNTY, OKLAHOMA

Book 46  
Page 58  
Fee \$8.50

**OWNERS' CERTIFICATE AND DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS:

That the undersigned, Norris A. Price and Betty A. Price, husband and wife, are the owners of the following described property situated in Oklahoma County, State of Oklahoma, to-wit:

The North Half (N/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section 19, Township 11 North, Range 1 West, Indian Meridian, Oklahoma County, Oklahoma.

That they have caused said premises to be surveyed and platted into lots, blocks, streets and utility and drainage easements, as shown on the annexed plat, which said annexed plat represents a survey of all property included therein, and is hereby adopted as the plat of said land under the name of "BLACKJACK HILL NO. 2", an addition to Oklahoma County, Oklahoma; they do hereby certify that they are the owners of the land and the only person or persons, corporation or corporations who has any right, title or interest in and to the land, included in said annexed plat, and that the streets in said annexed plat of "BLACKJACK HILL NO. 2" shall be held in common and jointly as private streets by the owners of lots shown on the annexed plat and are not made a part of this dedication for public use, and has caused the same to be released from all encumbrances so that the title is clear, except as shown in the Bonded Abstracter's Certificate.

IN WITNESS WHEREOF: The undersigned has executed this instrument on this the 7<sup>th</sup> day of November, A.D., 1973.

ATTEST:

NORRIS A. PRICE  
*Norris A. Price*  
Owner

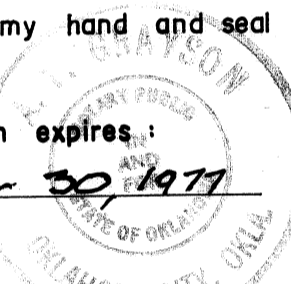
BETTY A. PRICE  
*Betty A. Price*  
Owner

THE STATE OF OKLAHOMA ( )  
COUNTY OF Oklahoma ( ) S.S.

Before me, the undersigned, a Notary Public in and for the said County and State on this the 7<sup>th</sup> day of November, 1973, personally appeared Norris A. Price and Betty A. Price, husband and wife, to me known to be the identical persons who signed the name of the maker hereof as his husband and wife, 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.

Given under my hand and seal the day and year last above written.

My commission expires:  
September 30, 1977



**BONDED ABSTRACTER'S CERTIFICATE**

The undersigned, duly qualified and lawfully bonded abstractor of titles in and for the County of Oklahoma and State of Oklahoma, hereby certify that the records of said county show the title to the land shown on the annexed plat of "BLACKJACK HILL NO. 2" to Oklahoma County, Oklahoma, is vested in Norris A. Price and Betty A. Price, husband and wife, and that on the 7<sup>th</sup> day of November, 1973, there were no actions or judgments of any nature in any court or on the records with the clerk of any court in said county and state against said lands or of the owner thereof: that the taxes are paid for the year 1973, and prior years, and that no tax sales certificates are against said land and no tax deeds are issued to any person or persons, and that there are no liens, mortgages or encumbrances of any kind against the land described on the annexed plat, except oil and gas leases, and mineral conveyances and easements of record, and except taxes recorded in book 3589, Page 1216, and sealed at OKLAHOMA CITY, Oklahoma, this 7<sup>th</sup> day of November, 1973.

ATTEST:  
*Clifford A. Cox*  
(TITLE) Secretary

THE STATE OF OKLAHOMA ( )  
COUNTY OF ( ) S.S.

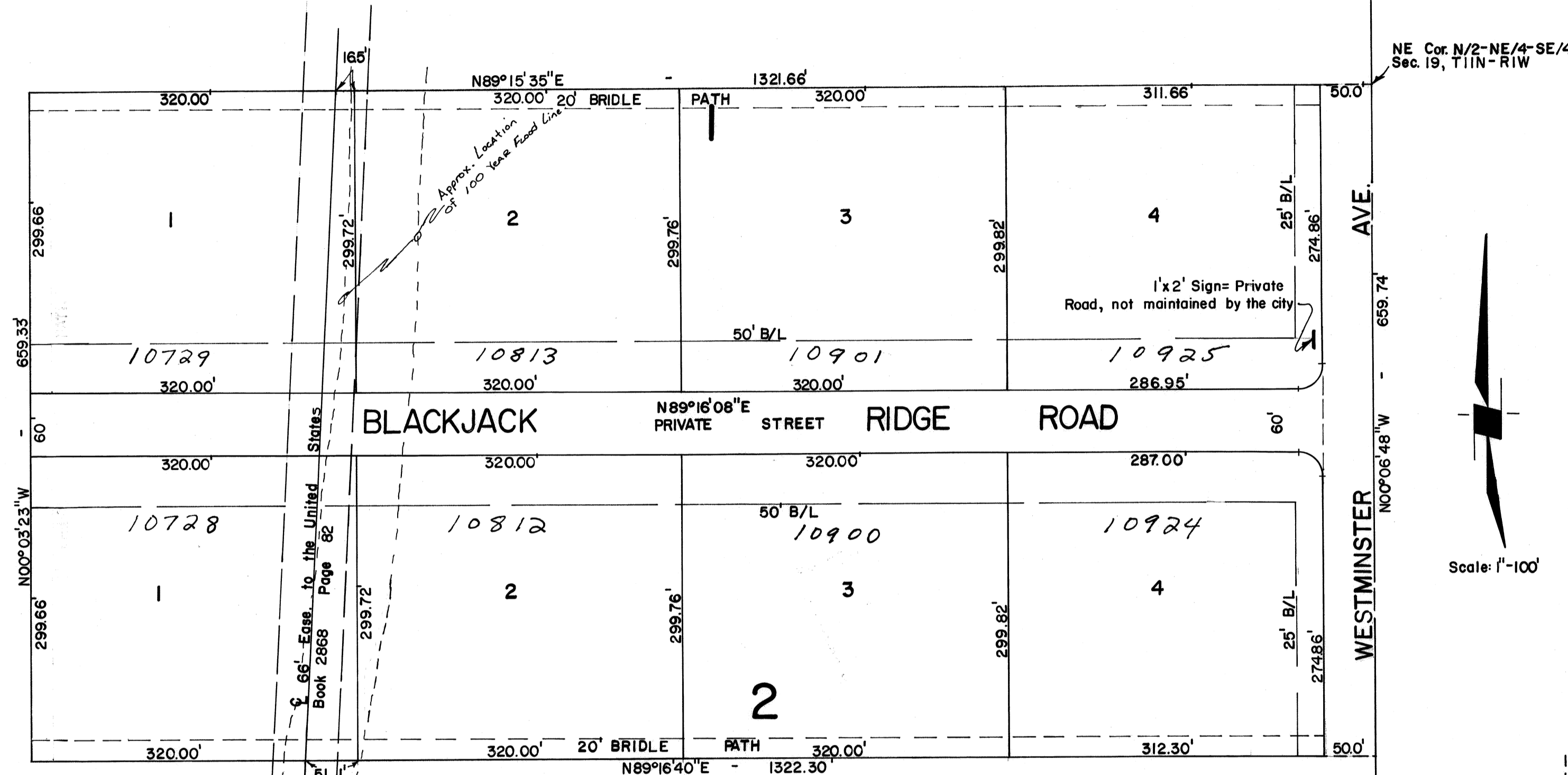
Before me, the undersigned, a notary public in and for said county and state on the 7<sup>th</sup> day of Nov., 1973, personally appeared Clifford A. Cox, to me known to be the identical person who signed the name of the maker to the within and foregoing instrument as its President, and acknowledged 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.

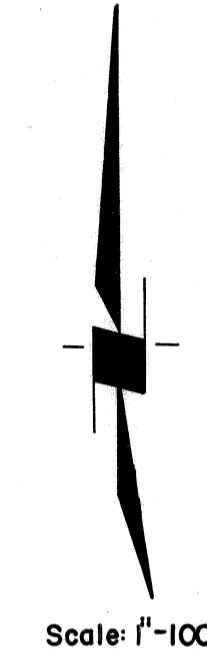
My commission expires:  
1-21-75

*Luda Crandall*  
NOTARY PUBLIC

The streets and drives reflected on this plat have not been dedicated to the public. All streets and drives shall be maintained by the private property owners within this sub-division; provided however, said streets and drives shall forever remain open to police, fire and emergency vehicles, and to vehicles and officials of all state, federal, county and city agencies.



NE Cor. N/2-NE/4-SE/4  
Sec. 19, T11N-R1W



**CERTIFICATE OF CITY CLERK**

I, E. Ray Long, Clerk of the City of Okla. City, State of 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 as show on the annexed plat of "BLACKJACK HILL NO. 2", an addition to Oklahoma City, Oklahoma, on the 11 day of March, 1974.

*E. Ray Long*  
CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:  
BE IT RESOLVED by the Council of the City of Oklahoma City, that the dedications shown on the annexed plat of "BLACKJACK HILL NO. 2", are hereby accepted.

Adopted by the Council of the City of Oklahoma City, Oklahoma, this the 12 day of March, 1974.

Approved by the Mayor of the City of Oklahoma City, Oklahoma, this the 12 day of March, 1974.

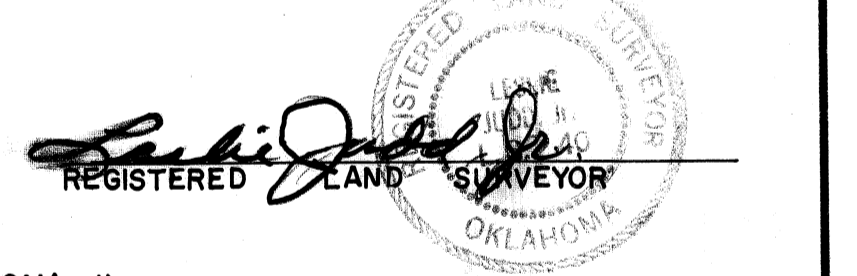
ATTEST:  
BY: *E. Ray Long*  
CITY CLERK  
*Patricia Letting*  
MAYOR

CITY PLANNING COMMISSION APPROVAL:  
I, Robert M. Frank, Chairman of the City Planning Commission of the City of Oklahoma City, Oklahoma County, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of "BLACKJACK HILL NO. 2", an addition to Oklahoma City, Oklahoma, at a meeting on the 24 day of January, 1974.

*Robert M. Frank*  
CHAIRMAN

**SURVEYOR'S CERTIFICATE**

I, Leslie Judd, Jr., do hereby certify that I am by profession a registered land surveyor and that the annexed plat of "BLACKJACK HILL NO. 2", an addition to Oklahoma, consisting of one (1) sheet, correctly represents a survey made under my supervision on the 7<sup>th</sup> day of November, 1973, and all monuments shown hereon actually exist and therein positions are correctly shown.

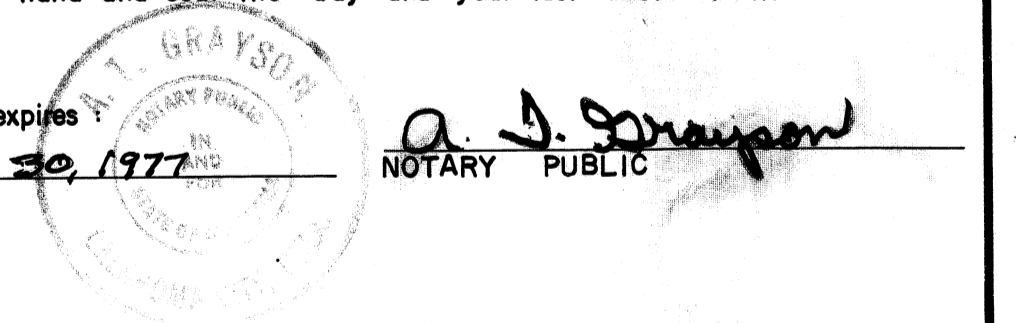


THE STATE OF OKLAHOMA ( ) S.S.  
COUNTY OF ( )

Before me, the undersigned, a notary public in and for said county and state, on this 7<sup>th</sup> day of November, 1973, personally appeared Leslie Judd, Jr., 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 hand and seal the day and year last above written.

My commission expires:  
September 30, 1977



All maintenance of drainage channels and private roads located hereon shall be the responsibility of the Private Owners Association comprising all lot owners owning property within the Plat of "BLACKJACK HILL NO. 2". The said Property Owners Association is charged with the responsibility of maintaining all drainage swales and streets in said Addition.

The building pads for all residential homes in this area will be at such an elevation so that they will not be subject to flooding from a one-hundred year frequency storm.

It shall be the responsibility of the developer to make initial street improvements and drainage improvements as set up for use and benefit of all property owners after which time it will become the responsibility of said Property Owners Association.

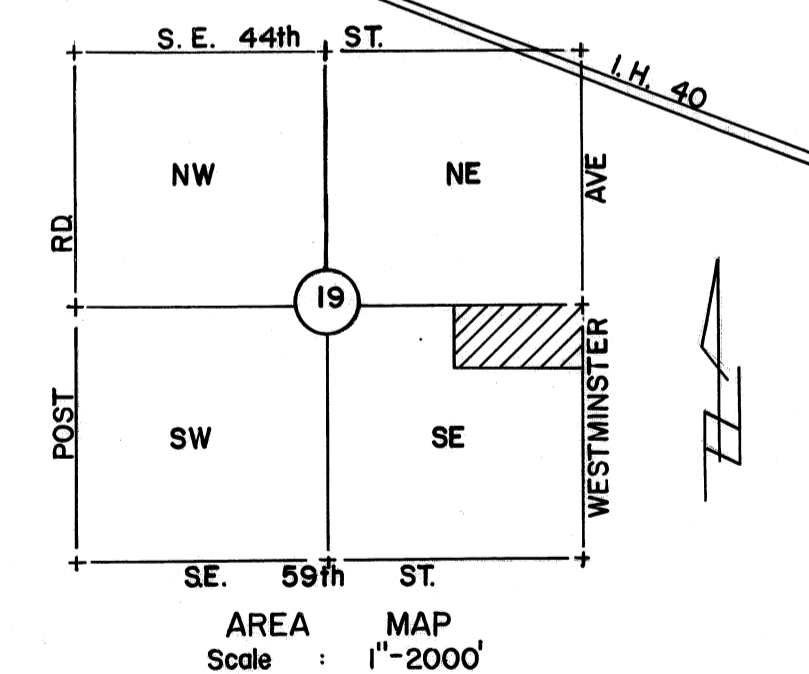
The plat must indicate high water elevation for one-hundred year storm on all lots.

**COUNTY TREASURER'S CERTIFICATE**

I, Jack Blackwell, do hereby certify that I am the duly elected, qualified and acting county treasurer for Oklahoma County, State of Oklahoma; that the tax records show all taxes are paid for the year 1973, and prior years, on the land shown on the annexed plat of "BLACKJACK HILL NO. 2", an addition to Oklahoma County, 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, on this the 1 day of April, 1974.

By: *Jack Blackwell*  
COUNTY TREASURER  
*Merrin Hudson*  
Chief Dep.



PLAN & SURVEY BY  
**R. W. THOMAS SURVEYING CO.**  
329 NW 3rd Street Phone: 236-4313  
OKLAHOMA CITY, OKLAHOMA

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