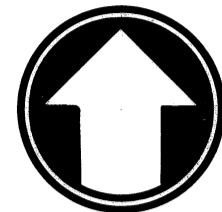


# BLUFF CREEK RANCHES ADDITION

A PART OF THE S.W. 1/4 OF SECT. 2, T-12N, R-4W, I.M.

OKLAHOMA COUNTY, OKLAHOMA



SCALE: 1"=100'

### OWNER'S CERTIFICATE & DEDICATION

Know all men by these presents that the CULLEN LUMBER CO., a corporation, being the owner of all the property contained in the annexed plat, has caused said premises to be platted into lots, blocks, streets, and easements as shown on said annexed plat. 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 "BLUFF CREEK RANCHES ADDITION."

It does hereby further certify that it is the owner of and the only person, persons, corporation or corporations who have any right, title or interest in and to all the land included in the above mentioned annexed plat, and it does hereby dedicate all streets and easements as shown on said plat to the use of the public, for itself, its assigns and successors forever, and has caused the same to be released from all encumbrances except as shown on the bonded abstracters certificate. The restrictive covenants and limitations for the development of this addition are set out on sheets of typewritten paper and will be subsequently filed separately.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 6<sup>th</sup> day of December, 1957.

ATTEST: M. J. Reeves Secretary  
H. P. Cullen President  
CULLEN LUMBER COMPANY

STATE OF OKLAHOMA: S.S.  
COUNTY OF OKLAHOMA:

On this 6<sup>th</sup> day of Dec., 1957, before me, the undersigned, a notary public in and for the above named County and State personally appeared H. P. CULLEN

to me known to be the identical person who signed the name of the maker to the within and foregoing instrument. 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 March 8, 1959.

Leslie Judd Jr.  
Notary Public

### COUNTY PLANNING COMMISSION APPROVAL

I, Ben Gullett Vice chairman of the County Planning Commission for the County of Oklahoma, State of Oklahoma do hereby certify that the said County Planning Commission duly approved the Annexed plat of "BLUFF CREEK RANCHES ADDITION" on the 8<sup>th</sup> day of September, 1958.

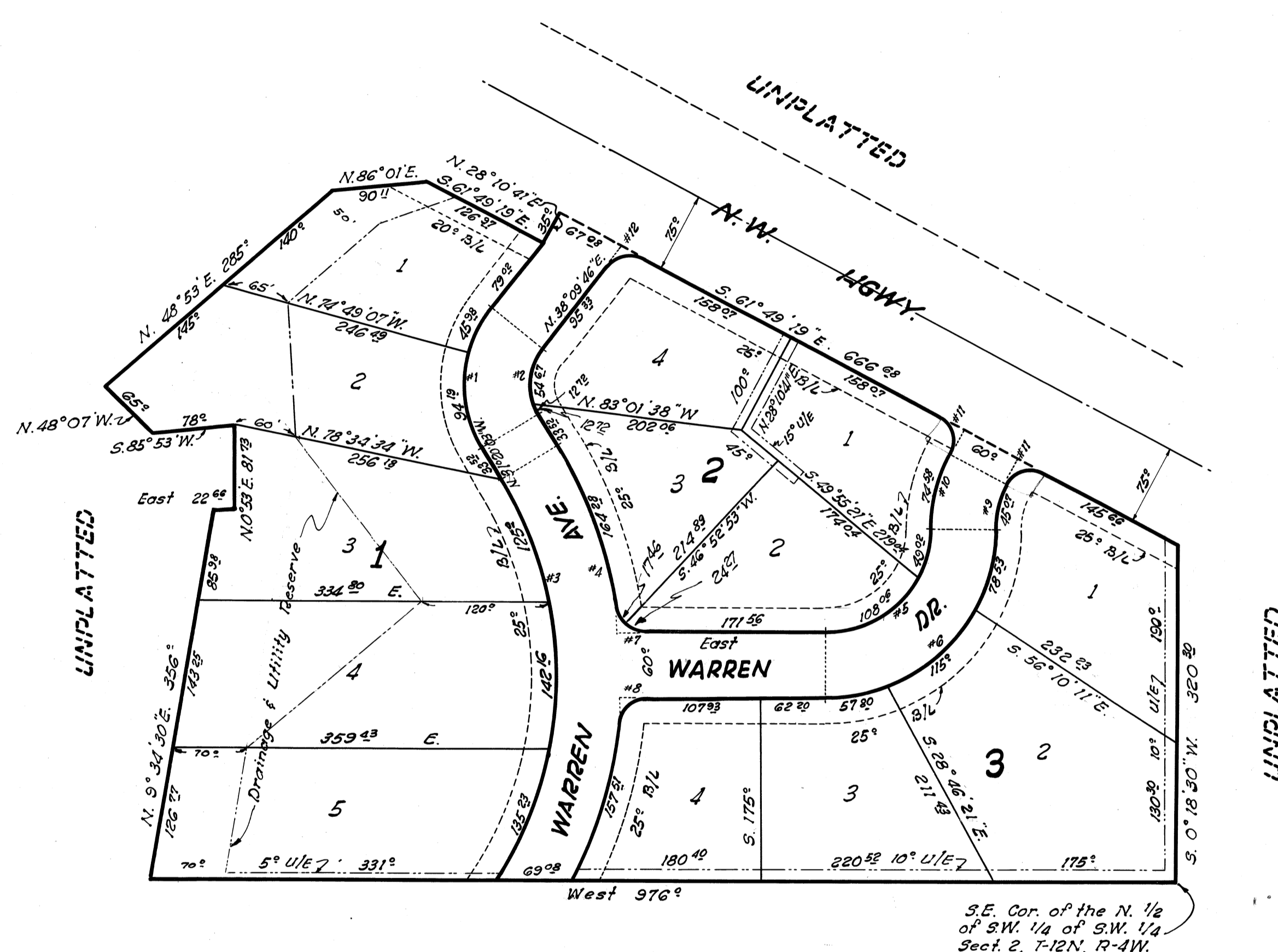
Ben Gullett  
Vice-Chairman

### COUNTY TREASURER'S CERTIFICATE

I, W. T. BILL HALE, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County, Oklahoma, and that the tax records of said County show all taxes paid for the year 1957, and prior years on the land shown on the annexed plat of "BLUFF CREEK RANCHES ADDITION," in Oklahoma County, Oklahoma, 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 Oklahoma City on this 8<sup>th</sup> day of September, 1958.

W. T. Bill Hale  
County Treasurer



UNPLATTED

CURVE DATA					
CURVE No.	ANGLE	TANGENT	LENGTH	RADIUS	DEGREE
1	69° 29' 49"	80.16	140.17	115.56	49° 34' 52"
2	69° 29' 49"	38.54	67.39	55.36	103° 07' 27"
3	63° 38' 24"	224.80	402.39	362.28	15° 48' 55"
4	58° 37' 31"	237.09	432.08	422.28	19° 34' 06"
5	90° 00'	100.00	157.08	100.00	57° 17' 45"
6	90° 00'	160.00	251.33	160.00	35° 48' 36"
7	80° 57' 21"	25.31	41.91	29.66	193° 10' 31"
8	84° 04' 50"	25.13	40.90	27.87	205° 34' 56"
9	28° 10' 41"	23.00	45.07	91.64	62° 31' 22"
10	28° 10' 41"	38.06	74.55	151.64	37° 47' 03"
11	90° 00'	26.40	41.47	26.40	211° 01' 46"
12	80° 00' 55"	25.00	41.60	29.79	192° 19' 56"

### BONDED ABTRACTER'S CERTIFICATE

We the undersigned, duly qualified and lawfully bonded abstractor of titles in and for the County and State of Oklahoma, hereby certify the records of said County show that the title to the land shown on the annexed plat of "BLUFF CREEK RANCHES ADDITION" to Oklahoma County, Oklahoma, is vested in Cullen Lumber Co., a corporation, and that on the 6<sup>th</sup> day of December, 1957, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said County and State against said land or the owners thereof. That the taxes are paid for the year 1957, and all prior years, that there are no outstanding tax sales certificates against said land and that no tax deeds are issued to any person. That there are no liens, mortgages or other encumbrances of any kind against the land included in said annexed plat, EXCEPT, an undivided One-Half interest in and to all the oil, gas and other minerals and minerals rights lying in and under said land and any unreleased oil and gas leases and rights of-way and easements of record.

IN WITNESS WHEREOF, said Bonded Abstractor has executed this instrument at Oklahoma City, Oklahoma this 6<sup>th</sup> day of December, 1957.

ATTEST: M. J. Cox Secretary  
CAPITOL ABSTRACT & TITLE CO., S.  
M. J. Cox President

STATE OF OKLAHOMA: S.S.  
COUNTY OF OKLAHOMA:

Before me the undersigned, a notary public in and for the said county and state, on the 6<sup>th</sup> day of Dec., 1957, personally appeared W. K. COX to me known to be the identical person who subscribed the name of the maker to the within and foregoing instrument 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 March 8, 1959.

Leslie Judd Jr.  
Notary Public

### SURVEYOR'S CERTIFICATE

I, R. W. THOMAS, do hereby certify that I am by profession a land surveyor and that the annexed plat of "BLUFF CREEK RANCHES ADDITION," in Oklahoma County Oklahoma consisting of one sheet correctly represents a survey made under my supervision on the 6<sup>th</sup> day of Dec., 1957, and that all the monuments shown hereon actually exist and their positions are correctly shown.

R. W. Thomas  
Land Surveyor

STATE OF OKLAHOMA: S.S.  
COUNTY OF OKLAHOMA:

Before me the undersigned, a notary public in and for said County and State on the 6<sup>th</sup> day of December, 1957, personally appeared R. W. THOMAS, 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 March 8, 1959.

Leslie Judd Jr.  
Notary Public

PLAN & SURVEY  
BY  
**R. W. THOMAS**  
214 N. HARVEY PHO. FO5-9841  
OKLA. CITY, OKLA.