

Book 44
Page 14
Fee \$8.15

REPLAT of LOTS 1,2,4,5,6 & 7, BLOCK 2 BROOKHAVEN ESTATES Part of S1/2, NE1/4, Sec. 4, T12 N, R4 W, I.M. Warr Acres, Oklahoma County, Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, AMERICAN-FIRST TITLE & TRUST COMPANY, AN OKLAHOMA CORPORATION, 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 THE PROPERTY CONTAINED THEREIN AND IS HEREBY ADOPTED AS THE PLAT OF SAID LAND UNDER THE NAME OF REPLAT OF LOTS 1,2,4,5,6 & 7, BLOCK 2, BROOKHAVEN ESTATES, AN ADDITION TO THE CITY OF WARR ACRES, OKLAHOMA COUNTY, OKLAHOMA. THE UNDERSIGNED DOES HEREBY FURTHER CERTIFY THAT IT IS THE OWNER OF AND THE ONLY PERSON OR ENTITY HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND INCLUDED IN SAID ANNEXED PLAT, AND DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS AS SHOWN ON SAID PLAT TO THE USE OF THE PUBLIC AS PUBLIC HIGHWAYS, STREETS AND UTILITY EASEMENTS, AND SAID CORPORATION HEREBY GUARANTEES A CLEAR TITLE TO ALL THE LANDS SO DEDICATED FROM ITSELF, ITS SUCCESSORS AND ASSIGNS FOREVER, AND HAS CAUSED THE PROPERTY COVERED BY SAID PLAT AND DEDICATION TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT TITLE IS CLEAR, EXCEPT AS SHOWN IN THE BONDED ABSTRACTER'S CERTIFICATE. IS SUBJECT TO CERTAIN RESTRICTIONS, RESERVATIONS AND COVENANTS CONTAINED IN A SEPARATE INSTRUMENT WHICH IS DATED THE 29TH DAY OF FEBRUARY, 1972, AND FILED FOR RECORD IN BOOK 4030, PAGE 212. AMERICAN FIRST TITLE & TRUST COMPANY DOES HEREBY ADOPT AND RATIFY SAID RESTRICTIONS, RESERVATIONS AND COVENANTS FOR THE BENEFIT OF ITSELF AND ITS SUCCESSORS IN TITLE AND DOES IMPOSE THE SAME RESTRICTIONS AND RESERVATIONS ON THE ENTIRE PLAT OF REPLAT OF LOTS 1, 2, 4, 5, 6 & 7, BLOCK 2, BROOKHAVEN ESTATES, TO WHICH IT SHALL BE INCUMBENT AND UPON ITS SUCCESSORS IN TITLE TO ADHERE. IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THE 14TH DAY OF Sept., 1972.

ATTEST:
J.R. Claunch
ASSISTANT SECRETARY

AMERICAN-FIRST TITLE & TRUST COMPANY
By *John R. Cathey*
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 14TH DAY OF September, 1972, PERSONALLY APPEARED JOHN R. CATHEY, 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 August 19, 1974.

Jinda J. Shreck
NOTARY PUBLIC

CITY PLANNING COMMISSION APPROVAL

I, ROBERT A. RYSTED, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF WARR ACRES, OKLAHOMA, DO HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE ANNEXED REPLAT OF LOTS 1,2,4,5,6 & 7, BLOCK 2, BROOKHAVEN ESTATES, AN ADDITION TO THE CITY OF WARR ACRES, OKLAHOMA, AT A MEETING ON THE 25th DAY OF September, 1972.
Robert A. Rysted
CHAIRMAN

ACCEPTANCE OF DEDICATION

BE IT HEREBY RESOLVED BY THE COUNCIL OF THE CITY OF WARR ACRES, OKLAHOMA, THAT THE DEDICATION SHOWN ON THE ANNEXED REPLAT OF LOTS 1,2,4,5,6 & 7, BLOCK 2, BROOKHAVEN ESTATES, AN ADDITION TO THE CITY OF WARR ACRES, OKLAHOMA, IS HEREBY ACCEPTED.
ADOPTED BY THE COUNCIL OF THE CITY OF WARR ACRES, OKLAHOMA, THIS 3rd DAY OF October, 1972.
APPROVED BY THE MAYOR OF THE CITY OF WARR ACRES, OKLAHOMA, THIS 3rd DAY OF October, 1972.

ATTEST:
CITY CLERK *Frank V. Wood, Jr.*
MAYOR *Eugene R. Spahn*

CITY CLERK'S CERTIFICATE

I, FRANK V. WOOD, JR., CITY CLERK OF THE CITY OF WARR ACRES, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE CITY OF WARR ACRES AND FIND 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 REPLAT OF LOTS 1,2,4,5,6 & 7, BLOCK 2, BROOKHAVEN ESTATES, AN ADDITION TO THE CITY OF WARR ACRES, OKLAHOMA, ON THE 3rd DAY OF October, 1972.
Frank V. Wood, Jr.
CITY CLERK

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 ALL TAXES ARE PAID FOR THE YEAR 1972 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED REPLAT OF LOTS 1,2,4,5,6 & 7, BLOCK 2, BROOKHAVEN ESTATES, AN ADDITION TO THE CITY OF WARR ACRES, 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 11th DAY OF April, 1973.

JACK BLACKWELL, COUNTY TREASURER
By *Manning Hudson*
CHIEF DEPUTY

BONDED ABSTRACTER'S CERTIFICATE

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS
THE UNDERSIGNED, DULY QUALIFIED ABSTRACTER 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 REPLAT OF LOTS 1,2,4,5,6 & 7, BLOCK 2, BROOKHAVEN ESTATES, AN ADDITION TO THE CITY OF WARR ACRES, OKLAHOMA, APPEARS TO BE VESTED IN THE AMERICAN-FIRST TITLE & TRUST COMPANY, ON THE 14TH DAY OF September, 1972, UNENCUMBERED BY PENDING ACTIONS, JUDGMENTS, LIENS, MORTGAGES, OR OTHER ENCUMBRANCES, EXCEPT EASEMENTS AND MINERAL DEEDS, OIL AND GAS LEASES, AND RIGHTS-OF-WAY OF RECORD.

EXECUTED THIS 14TH DAY OF SEPTEMBER, 1972.
ATTEST:
J.R. Claunch
ASSISTANT SECRETARY

AMERICAN-FIRST TITLE & TRUST COMPANY
By *Donald L. Deal*
VICE-PRESIDENT

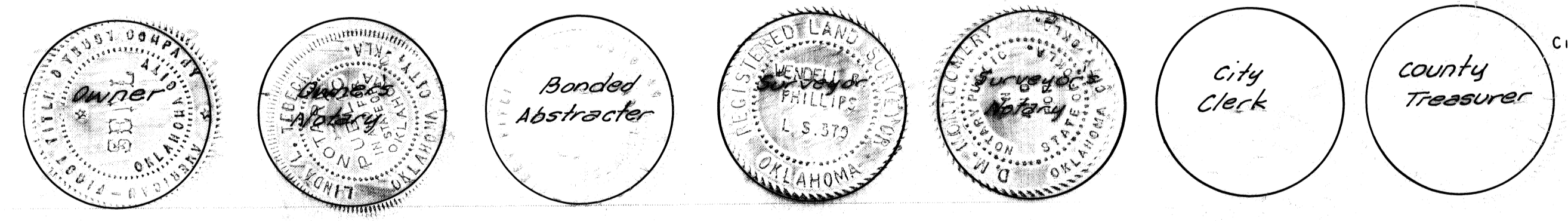
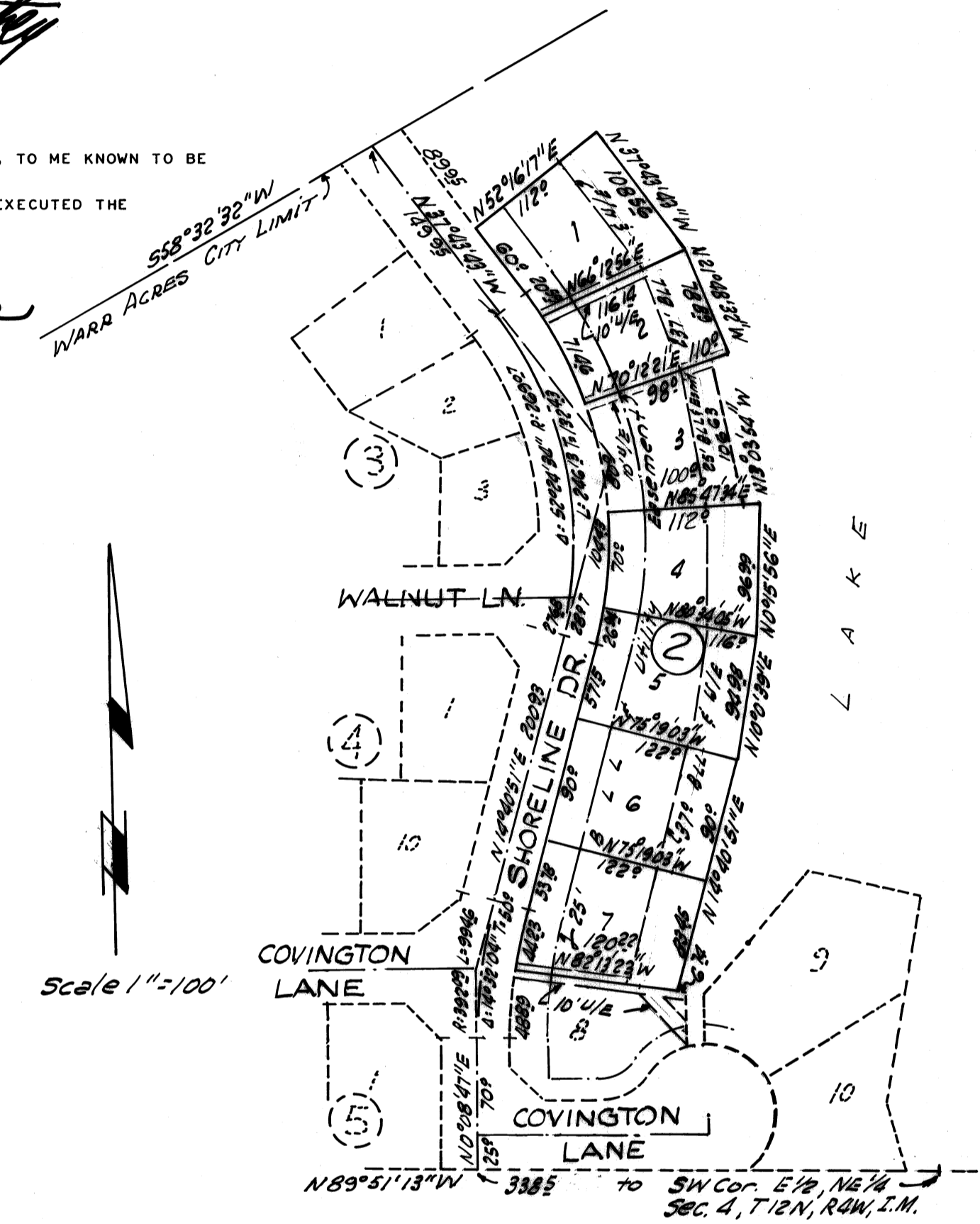
SURVEYOR'S CERTIFICATE

I, WENDELL R. PHILLIPS, REGISTERED LAND SURVEYOR NO. 370 IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED REPLAT OF LOTS 1,2,4,5,6 & 7, BLOCK 2, BROOKHAVEN ESTATES, AN ADDITION TO THE CITY OF WARR ACRES, OKLAHOMA, CONSISTING OF ONE (1) SHEET, 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.

Wendell R. Phillips
WENDELL R. PHILLIPS

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 11TH DAY OF SEPT., 1973, PERSONALLY APPEARED WENDELL R. PHILLIPS, 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.
MY COMMISSION EXPIRES MARCH 3, 1974.

W.M. Montgomery
NOTARY PUBLIC



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2832 Wilshire Blvd. Okla. City, Okla. Page 14

STATE OF OKLAHOMA
NOTARIAL PUBLIC
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OKLAHOMA COUNTY