

Doc # 152169
Book 83 Page 83
\$ 35.00

FINAL PLAT OF CAPITAL CENTER

A PART OF TRACTS 1,2,3, AND 8 OF COUNTY SURVEYOR'S
SURVEY RECORDED IN PLAT BOOK "B", PAGE 94
A PART OF THE S.W. 1/4, SECTION 8, T.13 N., R.3 W., I.M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

OWNERS'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That S. N. Goldman Irrevocable Inter Vivos Trust For The Benefit of Monte H. Goldman, and S. N. Goldman Irrevocable Inter Vivos Trust For The Benefit of Alfred D. Goldman, hereby certify they are the owners of, and the only person, firm or corporation having title or interest in and to the land shown on the annexed plat of Capital Center, an addition to Oklahoma City, Oklahoma. That they have caused the same to be surveyed and platted into streets and easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property included therein under the name of Capital Center.

They further certify that they are the owners of and only persons, firm or corporation who has any right, title, or interest to the land included in the above mentioned plat, and they do hereby dedicate all streets and easements as shown on said annexed plat to the use of the public for drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and have caused the same to be released from all encumbrances so that the title is clear.

In witness whereof the undersigned has caused this instrument to be executed on this 30th day of November 1992.

S. N. Goldman Irrevocable Inter Vivos Trust for Monte H. Goldman
Peter Boatright
By: Peter Boatright, Trustee

S. N. Goldman Irrevocable Inter Vivos Trust for Alfred D. Goldman
Peter Boatright
By: Peter Boatright, Trustee

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS.
On this 30th day of November, 1992, before me appeared Peter Boatright, Trustee of the S. N. GOLDMAN IRREVOCABLE INTER VIVOS TRUST FOR THE BENEFIT OF MONTE H. GOLDMAN.
Commission Expires 7-11-93 *Alanna H. Dwyer*
Notary Public

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS.
On this 30th day of November, 1992, before me appeared Peter Boatright, Trustee of the S. N. GOLDMAN IRREVOCABLE INTER VIVOS TRUST FOR THE BENEFIT OF ALFRED D. GOLDMAN.
Commission Expires 7-19-93 *Denise M. Frazier*
Notary Public

CERTIFICATE OF CITY CLERK
I, John S. Smith, City Clerk of the City of Oklahoma, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on on unmaturred installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of Capital Center, an addition to the City of Oklahoma City.
Signed by the City Clerk this 30th day of November, 1992.
John S. Smith
City Clerk

BONDED ABSTRACTORS CERTIFICATE
The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and State of Oklahoma, hereby certifies that the records of said county show that the Title to the land shown on the annexed plat of Capital Center, an addition to the City of Oklahoma City, Oklahoma, is vested in S. N. Goldman Irrevocable Inter Vivos Trust for Monte H. Goldman and S. N. Goldman Irrevocable Inter Vivos Trust for Alfred D. Goldman, on the 30th day of November, 1992, there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, that the taxes are paid for the year of 1991 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the annexed plat.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 14th day of December, 1992.

Abstract & Title Guarantee Co.
a subsidiary of Lawyers Title of Oklahoma City, Inc.
By: *Ken McBride*
Notary Public

Before me, the undersigned, a notary public in and for said county and state on this 14th day of December, 1992, personally appeared Ken McBride to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its president, and duly 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 such corporations for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: 9-20-94 *Linda Jean Gable*
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Terri Howard do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County, Oklahoma, that the tax records of said county show that all taxes for the year 1992 and prior years are paid on the annexed plat of Capital Center, an addition to the City of Oklahoma City, Oklahoma.

In Witness whereof said County Treasurer has caused this instrument to be executed this 29th day of December, 1992.

Terri Howard
County Treasurer

REGISTERED SURVEYORS CERTIFICATE

I, Glen W. Smith, do hereby certify that I am by profession a Land Surveyor and Civil Engineer, and that the annexed plat of Capital Center, an addition to the City of Oklahoma City, Oklahoma, consisting of 1 sheet represents a survey made under my supervision on the 30th day of November, 1992, and that monuments shown thereon actually exist and their positions are correctly shown.

I further certify that said Final Plat complies with Requirements of Senate Bill 377, Section 518 as amended.
Glen W. Smith
Glen W. Smith, Reg. L.S. #993

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned a notary public within and for said county and state, personally appeared Glen W. Smith, 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.

Witness my hand and seal this 30th day of November, 1992.

My Commission Expires: 4/24/94 *Alan M. Bratcher*
Notary Public

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

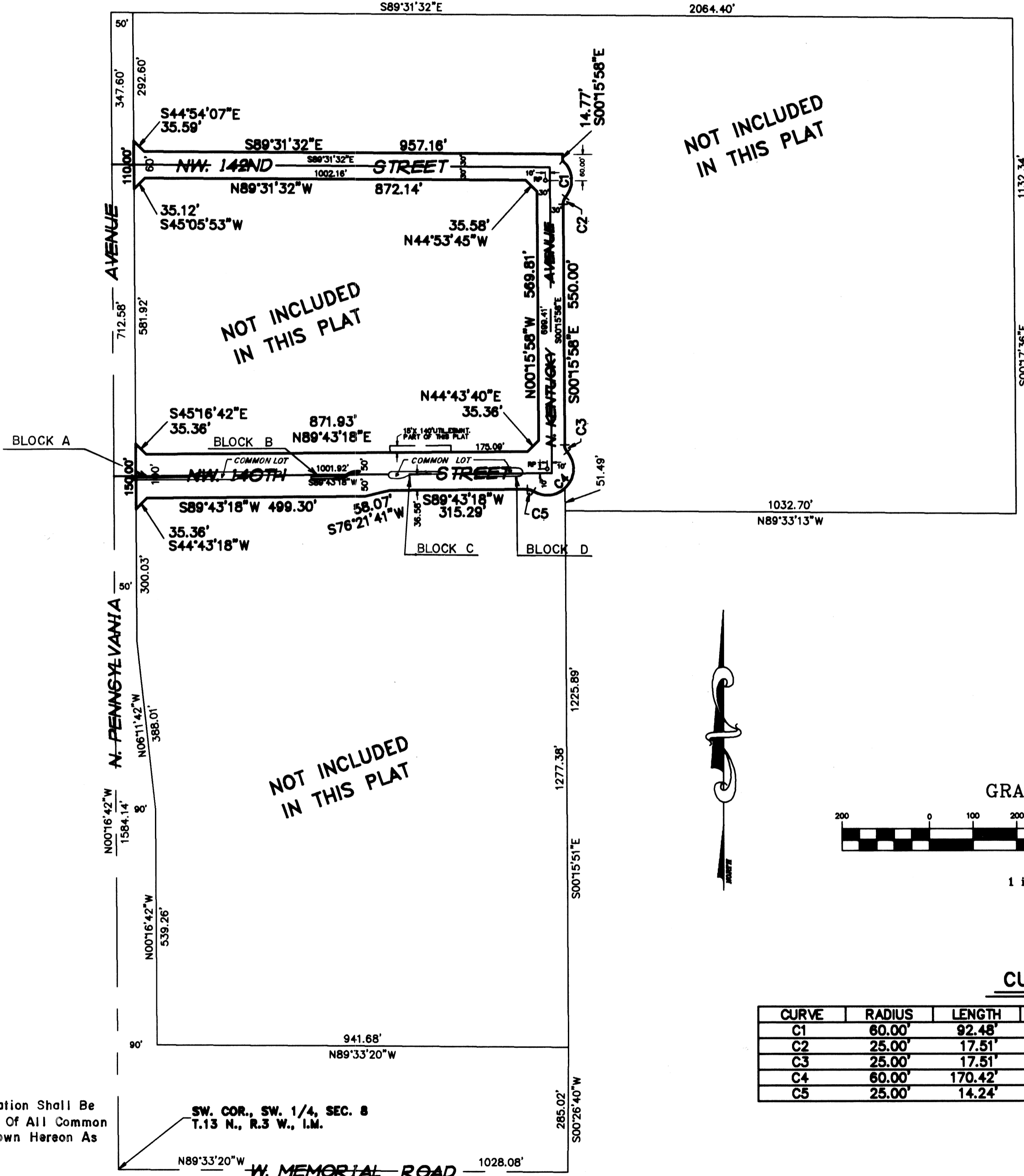
Be it resolved by the Council of the City Oklahoma City, Oklahoma, that the dedication shown on the annexed plat of Capital Center, an addition to the City of Oklahoma City, Oklahoma, is hereby accepted.

Adopted by the Council of the City of Oklahoma City, this 30th day of November, 1992.
John S. Smith
City Clerk Mayor

CERTIFICATE OF PLANNING COMMISSION

I, Allen W. Paschal of the City Planning Commission, of the City of Oklahoma City, Oklahoma, hereby certify that the said Planning Commission duly approved the final recorded plat of Capital Center, an addition to the City of Oklahoma City, Oklahoma, at a meeting the 17th day of December, 1992.

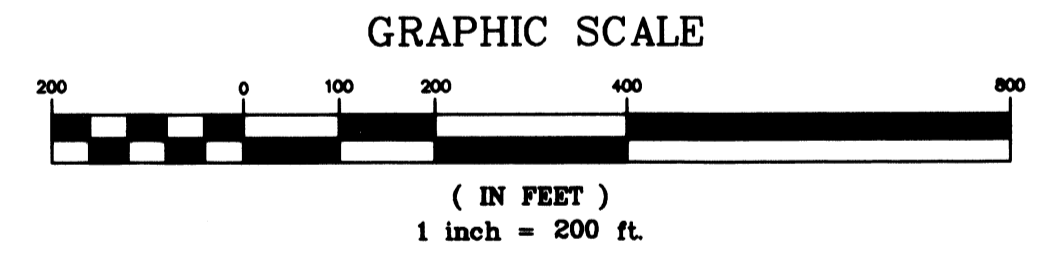
Allen W. Paschal
Chairman



NOT INCLUDED IN THIS PLAT

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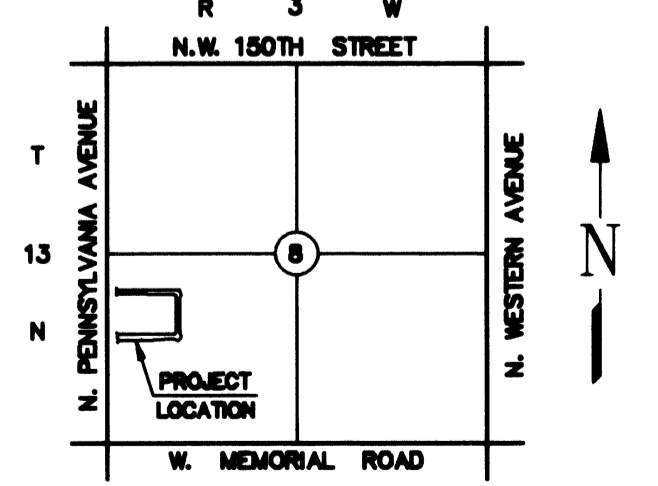
NOT INCLUDED IN THIS PLAT



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	60.00'	92.48'	58.25'	83.59'	N04°18'05" W	88°18'32"
C2	25.00'	17.51'	9.13'	17.15'	S19°47'37" W	40°07'09"
C3	25.00'	17.51'	9.13'	17.15'	S20°19'33" E	40°07'09"
C4	60.00'	170.42'	395.39'	118.64'	N40°59'10" E	162°44'33"
C5	25.00'	14.24'	7.32'	14.05'	N73°57'38" W	32°38'08"

COMMON AREA NOTE:
The Property Owners Association Shall Be Responsible For Maintenance Of All Common Lots And Common Areas Shown Hereon As Blocks A, B, C & D.



LOCATION MAP
SCALE 1" = 3000'

TRUST NOTARY	TRUST NOTARY	CITY CLERK	COUNTY TREASURER	CITY COUNCIL	ABSTRACTOR	REGISTERED SURVEYOR	SURVEYOR	SURVEYORS NOTARY
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ENGINEERS SURVEYORS PLANNERS
SMITH-ROBERTS and ASSOCIATES, INC.
2212 NW 50TH STR. SUITE 246 OKLAHOMA CITY, OK 73112 PH. (405)840-7094

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