

Book 47  
Page 97  
Fee \$25.00

# COUNTRY PLACE ESTATES

A PART OF W/2 OF NE/4 OF SECTION 5, T11N, R1W, I.M.  
OKLAHOMA COUNTY, OKLAHOMA-MIDWEST CITY, OKLAHOMA

### NOTES

1. B/L Indicates Building Line.
2. U/E Indicates Utility Easement.
3. D/E Indicates Drainage Easement.
4. All Easements are centered on lot lines, unless otherwise noted.
5. Iron Pins are set at all property corners, P.C.s and P.T.s unless otherwise noted.
6. Side lot lines are normal to centerline of street unless otherwise noted.

Abstractor's Seal

County Treasurer's Seal

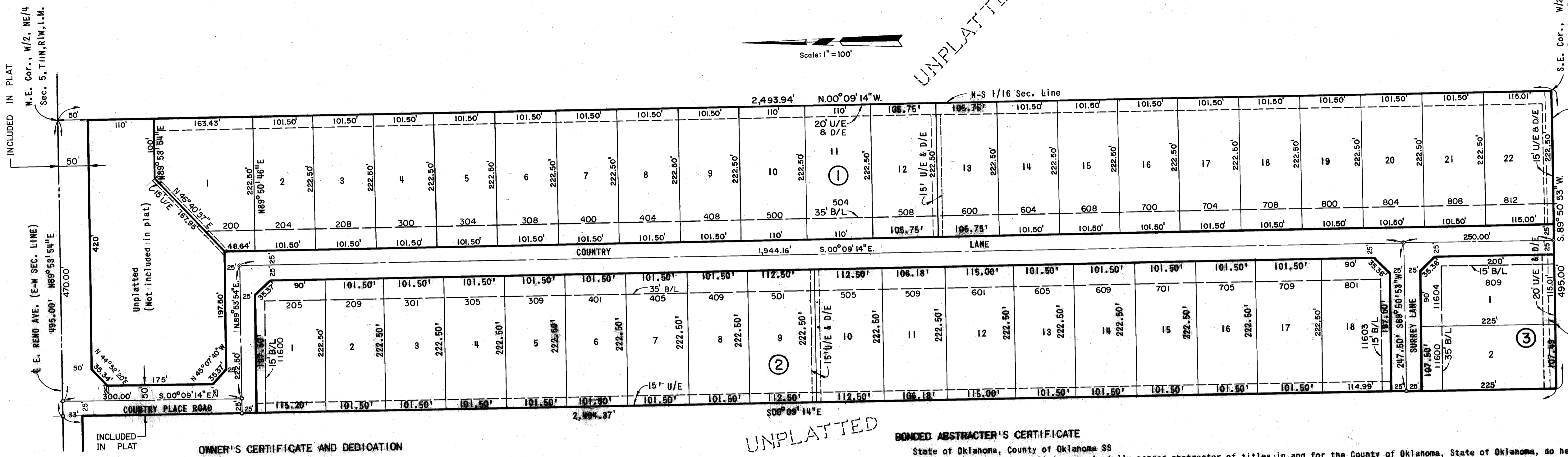
Midwest City Seal

Professional Engineer Seal  
Robert J. Larkin  
P.E. 5723

Professional Land Surveyor Seal  
Robert J. Larkin  
L.S. 469

Notary Public Seal

Notary Public Seal



### OWNER'S CERTIFICATE AND DEDICATION

Know All Men By These Presents:

That the undersigned, Albert Norman Detwiler and Lula Marie Detwiler, husband and wife and Hoyt Brack and Geraldine Brack, husband and wife do hereby certify that they are the owners and only persons or corporations having any right, title or interest in the land shown on the annexed Plat of "Country Place Estates Addition" a subdivision of the NE/4, Sec. 5, T-11-N, R-1-W of the I.M., Midwest City, Oklahoma, that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all streets as shown on the annexed plat; that the easements as shown on the annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our successors or assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

Restrictions: For this addition are contained in a separate instrument, will be filed subsequently.

*Albert Norman Detwiler*     *Hoyt Brack*  
Albert Norman Detwiler     Hoyt Brack

*Lula Marie Detwiler*     *Geraldine Brack*  
Lula Marie Detwiler     Geraldine Brack

### STATE OF OKLAHOMA, COUNTY OF OKLAHOMA SS

Before me the undersigned, a notary public in and for said county and state on this 12 day of July, 1977 personally appeared Albert Norman Detwiler, Lula Marie Detwiler, Hoyt Brack and Geraldine Brack, to me known to be the identical persons who signed the name of the maker thereof to the within and foregoing instrument 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 the 12 day of July, 1981

*Shelma Holland*  
Notary Public

### PROFESSIONAL ENGINEER'S AND SURVEYOR'S CERTIFICATE

I, Robert J. Larkin, a Registered Professional Engineer and Land Surveyor in the State of Oklahoma, hereby certify that the annexed plat of "Country Place Estates Addition" consisting of one sheet correctly represents a survey made under my supervision and that all monuments shown thereon actually exist and their positions are correctly shown, and that this plat complies with the requirements of Senate Bill 377, Section 518 as amended.

Dated this 21 day of June, 1977.

*Robert J. Larkin*  
Robert J. Larkin P.E. 5723  
L.S. 469

### STATE OF OKLAHOMA, COUNTY OF OKLAHOMA SS

Before me, the undersigned, a notary public in and for said county and state, on this 21 day of June, 1977 personally appeared Robert J. Larkin, 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 14, 1978.

*Deen Sherman*  
Notary Public

### BONDED ABSTRACTOR'S CERTIFICATE

State of Oklahoma, County of Oklahoma SS

The undersigned, duly qualified and lawfully bonded abstractor of titles in and for the County of Oklahoma, State of Oklahoma, do hereby certify that the records of said county show that the title to the land shown on the annexed plat of "Country Place Estates Addition", an addition to Midwest City, Oklahoma, is vested in Albert Norman Detwiler, Lula Marie Detwiler, Hoyt Brack and Geraldine Brack, and that on the 12 day of July, 1977, there were 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 1976 and all prior years; that there are no outstanding tax sales and certificates against said land, and that no tax deeds are issued to any person, and that there are no liens or mortgages or any encumbrances of any kind against said land included within said annexed plat, except; mineral conveyances, mortgages, easements and right-of-ways of record.

Executed this 12 day of July, 1977.

ATTEST: *James D. Cox*  
Secretary

CAPITOL ABSTRACT & TITLE CO.  
By: *Jeffrey H. Hefner*  
President

### COUNTY TREASURER'S CERTIFICATE

I, Joe B. Barnes, do hereby certify that I am the duly elected and qualified County Treasurer of Oklahoma County, State of Oklahoma, that tax records of said county show all taxes are paid for the year 1976 and all prior years on the annexed plat of "Country Place Estates Addition" in Midwest City, Oklahoma and 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 23 day of August, 1977.

JOE B. BARNES  
County Treasurer

*Joe B. Barnes*

### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Midwest City, Oklahoma that the dedications shown on the attached plat of "Country Place Estates Addition" are hereby accepted.

Adopted by the Council of the City of Midwest City, Oklahoma this 12 day of July, 1977.

Approved by the Mayor of Midwest City, Oklahoma this 12 day of July, 1977.

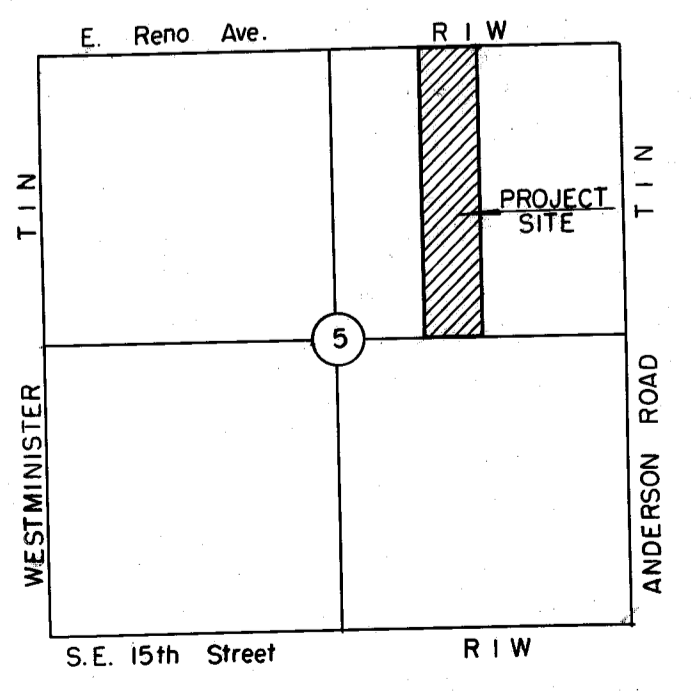
*James M. Mallow*  
City Clerk

*James C. Reed*  
Mayor

### CITY PLANNING COMMISSION APPROVAL

I, James F. Allen, Chairman of the City Planning Commission for the City of Midwest City, County of Oklahoma, hereby certify that the said Commission duly approved the annexed plat of "Country Place Estates Addition" this 1 day of Aug, 1977.

*James F. Allen*  
Chairman



LARKIN ENGINEERING COMPANY  
MIDWEST CITY, OKLAHOMA

Book 47