

Book 31
Page 79
Fee \$ 800
D. A. Coody

ENGLISH ACRES ADDITION

BEING A PART OF LOT ONE IN FOREST HIGHLANDS, A
SUBDIVISION OF THE S.E. 1/4, SEC. 17, T. 12 N., R. 4 W., I. M.
BETHANY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, WILLIAM WILBUR ENGLISH and VICTORIA G. ENGLISH, husband and wife; EDWARD FLYNN ENGLISH and MARY PHYLIS ENGLISH, husband and wife; GAROLD JACK PORTER and BETTY SUE PORTER, husband and wife; WILLIAM VICTOR ENGLISH and MARY ALICE ENGLISH, husband and wife; do hereby certify that we are the owners of and the only person or persons having any right title or interest in and to the land described as follows, to wit:

- W.V. & M.A. ENGLISH The North 106 feet of the West 113 feet of Lot 1, Forest Highlands
- W.V. & M.A. ENGLISH The North 74.46 feet of the East 160 feet of the West 273 feet of Lot 1 of Forest Highlands
- E.F. & M.P. ENGLISH The South 149 feet of the East 80 feet of West 273 feet of Lot 1 of Forest Highlands
- G.J. & B.S. PORTER The South 75 feet of the North 149.46 feet of the East 160 feet of the West 273 feet of Lot 1 of Forest Highlands
- W.W. & V.G. ENGLISH The South 192.46 feet of the West 113 feet of Lot 1, and the South 149 feet of the East 80 feet of the West 193 feet of Lot 1, Forest Highlands

The respective parties to this Owners Certificate and Dedication do not by this instrument, grant to the other any right, title or interest in any land now owned separately by such parties, nor do said parties by this instrument assert any claim of interest in land included in this plat, other than such portion of said land now in the name or the names of the respective parties hereto shown of record.

We further certify that we have caused said tract to be surveyed into lots, blocks and streets and have caused a plat to be made of said tract, showing accurate dimensions of lots, set back lines, rights of way, widths of streets and easements for utilities. We here dedicate to public use the streets and avenues within the addition and reserve for installation and maintenance of utilities, a strip of land as noted in the annexed plat. All lands dedicated to public use are free and clear of all encumbrances, except as shown in the Bonded Abstracters Certificate.

WITNESS OUR HANDS this 14th day of December, 1961

William Victor English
WILLIAM VICTOR ENGLISH

Mary Alice English
MARY ALICE ENGLISH

Edward Flynn English
EDWARD FLYNN ENGLISH

Mary Phyllis English
MARY PHYLIS ENGLISH

Garold Jack Porter
GAROLD JACK PORTER

Betty Sue Porter
BETTY SUE PORTER

Victoria G. English
VICTORIA G. ENGLISH

William Wilbur English
WILLIAM WILBUR ENGLISH, by VICTORIA G. ENGLISH, Attorney in fact.

State of Oklahoma) ss
County of Oklahoma)

Before me, the undersigned, a notary public in and for said county and state, on this 14th day of Dec., 1961, personally appeared WILLIAM WILBUR ENGLISH and VICTORIA G. ENGLISH, husband and wife; EDWARD FLYNN ENGLISH and MARY PHYLIS ENGLISH, husband and wife; GAROLD JACK PORTER and BETTY SUE PORTER, husband and wife; WILLIAM VICTOR ENGLISH and MARY ALICE ENGLISH, husband and wife; to me known to be the identical persons who executed 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 15th day of Mar. 1963

Harry B. Maudry
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, ALBERT DYER, do hereby certify that I am the duly elected, qualified and acting Treasurer of Oklahoma County, state of Oklahoma, that the tax records of said county show all taxes are paid for the year 1961 and all prior years; on the land shown on the annexed plat of ENGLISH ACRES ADDITION to Bethany, 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, Oklahoma, this 5th day of Nov. 1962.

Albert Dyer
Albert Dyer, County Treasurer

CITY PLANNING COMMISSION APPROVAL

I, D.A. COODY, of the city planning commission for the city of Bethany, Oklahoma, hereby certify that the said commission duly approved the annexed plat of ENGLISH ACRES ADDITION to Bethany, Oklahoma the 22nd day of Feb., 1961.

D.A. Coody
D.A. COODY

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter of Titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of proper officials of said County show that the title to the land included in the annexed plat of ENGLISH ACRES ADDITION to Bethany, Oklahoma, is vested in WILLIAM WILBUR ENGLISH and VICTORIA G. ENGLISH, husband and wife; EDWARD FLYNN ENGLISH and MARY PHYLIS ENGLISH, husband and wife; GAROLD JACK PORTER and BETTY SUE PORTER, husband and wife; WILLIAM VICTOR ENGLISH and MARY ALICE ENGLISH, husband and wife; and that on this 11th day of Jan 1962, 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 1960 and all prior years; that no outstanding tax sales certificates are against said land and that no tax deeds are issued to any persons, and that there are no liens, mortgages or other encumbrances of any kind against the land included within said annexed plat, EXCEPT:

Mortgages and Easements of Record

IN WITNESS WHEREOF, said Bonded Abstracter has executed this instrument at Oklahoma City, Oklahoma on this 11th day of Jan 1962

OKLAHOMA CITY ABSTRACT COMPANY

Joe Dixon
Joe Dixon, Owner

STATE OF OKLAHOMA) ss
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of Jan 1962, personally appeared JOE DIXON, 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 the 31 day of July 1963

Rose De France
Notary Public

CITY COUNCIL APPROVAL

I, J. B. HILL, City Clerk of the City of Bethany, Oklahoma, do hereby certify that the annexed plat was duly approved by the Council of said City on the 16th day of Jan., 1962 and that I was authorized to endorse hereon, the approval of said Council and the acceptance of all lands dedicated to public use as shown on the annexed plat, and that I have examined the records of said City and that all deferred payments or unreturned instalments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land as shown on the annexed plat on this 16th day of January 1962.

J. B. Hill
J. B. HILL, City Clerk

ENGINEER'S CERTIFICATE

I, CARLOS DAVILA, the undersigned, do hereby certify that I am a professional Engineer and that the annexed plat of ENGLISH ACRES ADDITION, being a part of Lot One in Forest Highlands, a subdivision of the S.E. 1/4, Sec. 17, T. 12 N., R. 4 W., of the I.M. Oklahoma County, correctly represents an accurate survey made under my supervision and that the monuments shown thereon actually exist and their respective position are correctly shown.

STATE OF OKLAHOMA) ss
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 10th day of Jan., 1962, personally appeared CARLOS DAVILA, 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 the 15 day of March, 1963

Harry B. Maudry
Notary Public

