

Amended Plat of lots 12 thru 15 Block 1 & lots 3 thru 6 Block 2

BIXBY RANCH ESTATES

Being a Resubdivision of lots 12 thru 16 Block 1, & lots 3 thru 6 Block 2, BIXBY RANCH ESTATES, Being a part of Section 15 T. 16 N., R. 14 E., Wagoner County, Oklahoma

Plat Book 7 Page 29
 STATE OF OKLAHOMA
 COUNTY OF WAGONER
 Filed for Record in this Office of the
 COUNTY CLERK AND RECORDED
 MAR 10 1977
 AT 12 O'CLOCK
 JACK E. JONES, County Clerk
 By *M. M. [Signature]*

CERTIFICATE OF DEDICATION
 FOR
 AMENDED PLAT OF LOTS
 12 THRU 15, BLOCK 1, &
 LOTS 3 THRU 6, BLOCK 2
 BIXBY RANCH ESTATES

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Bixby Ranch Estates Inc., an Oklahoma Corporation, are the sole owners in fee simple to the following described property situated in Wagoner County, Oklahoma.

Being a Resubdivision of Lots 12 thru 16, Block 1, and Lots 3 thru 6 Block 2, BIXBY RANCH ESTATES, being a part of Section 15, Township 16 North, Range 14 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

and has caused the same to be surveyed, platted and staked into lots, blocks and streets as shown on the attached plat and survey thereof, and which plat is made a part thereof, and has given to said addition the name of "AMENDED PLAT OF LOTS 12 THRU 15, BLOCK 1, & LOTS 3 THRU 6, BLOCK 2, BIXBY RANCH ESTATES", an addition to Wagoner County, State of Oklahoma.

Now therefore, THE UNDERSIGNED does hereby dedicate to the public use all easements shown on said annexed plat to the public for public utilities, for themselves, their successors and assigns forever and has caused the same to be released from all rights, easements, and encumbrances except as shown in the bonded abstractor's certificate. WITNESS our hands on this 9th day of MAR 1977.

BIXBY RANCH ESTATES INC., an Oklahoma Corporation

Paul Guest
 Secretary, Paul Guest
 STATE OF OKLAHOMA)
 COUNTY OF TULSA) SS

John R. Methvin
 President, John R. Methvin

Before me, the undersigned, a Notary Public in and for said County and State, on this 9th day of March 1977, personally appeared JOHN R. METHVIN, to me known to be the identical person who subscribed the name of the maker to the 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.

WITNESS my hand and seal on the day and year last above written.

My Commission Expires: April 24, 1980

Eugene Fleener
 Notary Public

CERTIFICATE OF SURVEY

I, Joe E. Donelson, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and staked into lots, blocks and streets and the real estate and premises dedicated as "AMENDED PLAT OF LOTS 12 THRU 15, BLOCK 1, & LOTS 3 THRU 6, BLOCK 2, BIXBY RANCH ESTATES", an addition in Wagoner County, State of Oklahoma, and that the attached plat is a true and correct representation of said survey showing the length, width, and depth of all lots and blocks and names, width, boundaries and extensions of all streets.

WITNESS my hand and seal of this 9th day of March 1977, at Tulsa, Tulsa County, State of Oklahoma.

J-B ENGINEERING CO.

Joe E. Donelson
 JOE E. DONELSON, Registered Land Surveyor.

STATE OF OKLAHOMA)
 COUNTY OF TULSA) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 9 day of MARCH 1977, personally appeared JOE E. DONELSON, to me known to be the identical person who subscribed his name to the 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 J-B ENGINEERING CO., for the uses and purposes therein set forth.

WITNESS my hand and seal on the day and year last above written.

My Commission Expires: April 24, 1980

Eugene Fleener
 NOTARY PUBLIC

CERTIFICATE OF COUNTY CLERK

I, _____, County Clerk of Wagoner County, State of Oklahoma, do hereby certify that this instrument has been filed in the office of the County Clerk of Wagoner County, Oklahoma, on this _____ day of _____ 1977.

COUNTY CLERK

CERTIFICATE OF BONDED ABSTRACTOR'S STATE OF OKLAHOMA

The Undersigned, duly qualified abstractor in and for said County and State, hereby certifies that, according to the records of said County and State, title to the land shown on the annexed plat of "AMENDED PLAT OF LOTS 12 THRU 15, BLOCK 1, & LOTS 3 THRU 6, BLOCK 2 BIXBY RANCH ESTATES", a subdivision of parts of Section 15, T-16-N R-14-E, of the Indian Base and Meridian, Wagoner County, Oklahoma, appears to be vested in _____ on this _____ day of _____ 1977, unencumbered by pending actions, judgements, liens taxes, or other encumbrances except minerals previously conveyed and mortgages of record. EXECUTED this _____ day of _____ 1977.

ATTEST:

CERTIFICATE OF COUNTY TREASURER

I, Ruby Roberts, County Treasurer of Wagoner County, Oklahoma, do hereby certify that I have examined the records pertaining to ad valorem taxes on the tract covered by "AMENDED PLAT OF LOTS 12 THRU 15, BLOCK 1, & LOTS 3 THRU 6, BLOCK 2 BIXBY RANCH ESTATES", and find that all ad valorem taxes have been paid for the year 1976, and that no taxes for the 1977 year have been made.

Ruby Roberts
 COUNTY TREASURER

