

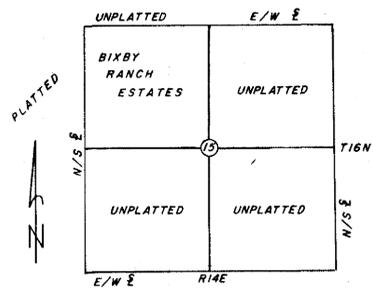
BIXBY RANCH ESTATES

BEING A PART OF SECTION 15 T16N, R14E WAGONER COUNTY

Plat Book 7 pages 20-21
 STATE OF OKLAHOMA
 COUNTY OF WAGONER
 Filed for Record in the Office of the
 COUNTY CLERK AND NOTARIES
 DEC 8 1976
 9-
 A1 9- O'Clock
 JACK C. JONES, County Clerk
 By M. M. Boyd Deputy

LEGAL DESCRIPTION

A TRACT OF LAND IN THE N/2 OF SECTION 15, T16N, R14E, I.M., BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE NW/4 OF SAID SECTION 15, THENCE S 89° 54' 01" E A DISTANCE OF 2641.86 FEET, THENCE S 0° 08' 06" W A DISTANCE OF 2640.00 FEET, THENCE N 89° 46' 58" W A DISTANCE OF 2640.00 FEET, THENCE N 0° 05' 40" E A DISTANCE OF 2634.60 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

OWNER'S CERTIFICATE AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED, JOHN R. & KIE METHVIN DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF AND THE ONLY PERSONS HAVING ANY RIGHT, TITLE, OR INTEREST IN THE LAND SHOWN ON THE ANNEXED PLAT OF BIXBY RANCH ESTATES A SUBDIVISION OF PARTS OF SECTION 15, T16N, R14E, OF THE I.M., WAGONER COUNTY, OKLAHOMA, AND HAVED CAUSED THE SAID PREMISES TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND EASEMENTS AS SHOWN ON THE ANNEXED PLAT; WHICH SAID ANNEXED PLAT REPRESENTS A CORRECT SURVEY OF ALL PROPERTY INCLUDED THEREIN AND IS HEREBY ADOPTED AS THE PLAT OF LAND UNDER THE NAME OF BIXBY RANCH ESTATES. JOHN R. & KIE METHVIN DO HEREBY DEDICATE 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 ABSTRACTER'S CERTIFICATE.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THE 7 DAY OF December, 1976.

Kie Methvin
 KIE METHVIN

John R. Methvin
 JOHN R. METHVIN

STATE OF OKLAHOMA
 COUNTY OF WAGONER S.S.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 7 DAY OF December, 1976, PERSONALLY APPEARED JOHN R. & KIE METHVIN TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THE NAMES OF THE MAKERS TO THE WITHIN AND FOREGOING INSTRUMENT AS OWNERS, 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.

MY COMMISSION EXPIRES: 5-26-77

NOTARY PUBLIC Paul Sweet

REGISTERED LAND SURVEYOR

I, JAMES D. FRANKLIN, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED PLAT, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 18th DAY OF OCTOBER, 1976. BOUNDARY MONUMENTS SHOWN THEREON HAVE BEEN CORRECTLY AND ACCURATELY PLACED AND EXIST IN THE POSITIONS SO SHOWN.

REGISTERED LAND SURVEYOR James D. Franklin

STATE OF OKLAHOMA
 COUNTY OF GRADY S.S.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE 18th DAY OF OCTOBER, 1976, PERSONALLY APPEARED JAMES D. FRANKLIN, 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 DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL ON THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 10-13-79

NOTARY PUBLIC Lue Gregory

COUNTY CLERK'S CERTIFICATE

I, _____, CLERK OF THE COUNTY, WAGONER COUNTY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID COUNTY AND FIND THAT ALL DEFERRED PAYMENT OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND AS SHOWN ON THE ANNEXED PLAT OF BIXBY RANCH ESTATES ON THIS _____ DAY OF _____, 1976.

COUNTY CLERK _____

BONDED ABSTRACTER'S CERTIFICATE STATE OF OKLAHOMA
 COUNTY OF WAGONER S.S.

THE UNDERSIGNED, DULY QUALIFIED ABSTRACTER IN AND FOR SAID COUNTY AND STATE, HERERY CERTIFIES THAT, ACCORDING TO THE RECORDS OF SAID COUNTY AND STATE, TITLE TO THE LAND SHOWN ON THE ANNEXED PLAT OF BIXBY RANCH ESTATES, A SUBDIVISION OF PARTS OF SECTION 15, T16N, R14E, I.M., TO WAGONER COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN JOHN R & KIE METHVIN ON THIS _____ DAY OF _____, 1976, UNENCUMBERED BY PENDING ACTIONS, JUDGEMENTS, LIENS, TAXES, OR OTHER ENCUMBRANCES EXCEPT MINERALS PREVIOUSLY CONVEYED AND MORTGAGES OF RECORD.

EXECUTED THIS _____ DAY OF _____, 1976.

ATTEST: _____

COUNTY TREASURER'S CERTIFICATE

I, _____, HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY TREASURER OF WAGONER COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES PAID FOR THE YEAR 1976, AND ALL PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF BIXBY RANCH ESTATES TO WAGONER COUNTY, 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 THIS _____ DAY OF _____, 1976.

COUNTY TREASURER _____

ACCEPTANCE OF DEDICATION BY COUNTY BOARD

BE IT RESOLVED BY THE BOARD OF THE COUNTY OF WAGONER, STATE OF OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ATTACHED PLAT OF BIXBY RANCH ESTATES, ADOPTED BY THE BOARD OF THE COUNTY OF WAGONER, STATE OF OKLAHOMA, THIS _____ DAY OF _____, 1976.

COUNTY CLERK _____ BOARD CHAIRMAN _____

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE WAGONER COUNTY PLANNING COMMISSION ON _____, 1976.

VICE CHAIRMAN _____ SECRETARY _____

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE _____, 1976.

COUNTY ENGINEER _____

I, the undersigned, the duly qualified _____ County Treasurer, of Wagoner County, Wagoner County, Oklahoma, hereby certify that according to the _____ rolls the taxes on the above description are _____

Ruby M. Roberts, County Treasurer
Ruby M. Roberts 12-7-76

The Oklahoma State Department of Health certifies that this plat is approved for the construction of _____ (public or individual) _____ sewage disposal systems. SIGNED Robert Alb R. P. S. Date 12-7-76 Wagoner County Health Department



FRANKLIN SURVEYING SERVICE, INC. James D. Franklin
 1706 S. 4th CHICKASHA, OKLA. 73018
 MITCHELL ENGINEERING CO. Consulting Engineer
 P.O. BOX 1023 224-8745
 222-0226