

# RE-PLAT OF LOTS 1 THROUGH 8, BLOCK 660 OF THE ORIGINAL CITY OF WAGONER, OKLAHOMA

## DEED OF DEDICATION

A Resubdivision of Lots 1 through 8 of Block 660 of the Original City of Wagoner, Wagoner County, State of Oklahoma, according to the recorded plat thereof.

KNOW ALL MEN BY THESE PRESENTS: Five Star Homes, LLC does hereby certify that it is sole owner having any right, title or interest in the land shown on the hereon plat legally described as follows: Lots 1 through 8 of Block 660 of the Original City of Wagoner, Wagoner County, State of Oklahoma.

and have caused the above described land to be surveyed, staked, platted and subdivided into lots, blocks and streets, and have designated the same as RE-PLAT OF LOTS 1 THROUGH 8 OF BLOCK 660 OF THE ORIGINAL CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA.

### SECTION 1. STREETS AND UTILITIES

**A. Streets and Utility Easements**

The owner does hereby dedicate for the public use the streets and easements designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all streets public utilities including storm sewers, sanitary sewers, telephone and communication lines, electric power lines, and transformers, gas lines and water lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto with the rights of ingress and egress into and upon said utility easements and rights-of-way for the uses and purposes aforesaid. PROVIDED, HOWEVER, the Owner hereby reserves the right to construct, maintain, operate, lay and relay water lines and sewer lines together with the right of ingress and egress and for such construction, maintenance, operation, laying and relaying over, across and along of the public streets, alleys and utility easements.

**B. Electric and Communication Service**

a. Overhead pole lines for the supply of electric service and communication service cable may be located in the easement-ways reserved for utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways and streets.

b. Electric and communication services may be underground services cables to all buildings provided that upon the installation of such service cable to a particular building, the supplier of electric shall thereafter be deemed to have a definitive, permanent, effective and exclusive right-of-way easement on said tract covering a five-foot strip extending 2.5 feet on each side of such service pedestal or transformer to the service entrance on said building. The owner of each lot may grant additional easements as needed for electric and communication service.

c. The supplier of electric and communication service, through the proper agents and employees shall at all times have right of access to all such easement-ways shown on said plat, or provided for in the Deed of Dedication for the purpose of installing, maintaining, removing, or replacing any portion of said electric and communication facilities so installed by it.

d. The owner of each lot shall be responsible for the protection of the underground electric and communication facilities located on his property, and shall prevent the alteration of grade or any construction activity which may interfere with the electric and communication facilities. The Company will be responsible for ordinary maintenance of underground electric and communication facilities, but the owner will pay for damages or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

e. The foregoing covenants concerning electric and communication facilities shall be enforceable by the supplier of the electric and communication facilities and service, and the owner of each lot agrees to be bound thereby.

STATE OF OKLAHOMA )  
COUNTY OF WAGONER ) *M. Snow*

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED MARK SNOW, GENERAL PARTNER OF FIVE STAR HOMES, LLC, KNOWN TO BE THE IDENTICAL PERSON THAT SUBSCRIBED HIS NAME AND ACKNOWLEDGED TO ME THAT HE DID SO AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES 2-1-05 *Stephen Johnson*  
NOTARY PUBLIC

**CERTIFICATE OF SURVEY**

I, Charles W. Chastain, a Registered Land Surveyor in the State of Oklahoma have surveyed the above noted property and do here state that said survey is correct to the best of my knowledge.

Witness my hand and Seal this 4 day of Dec 2005.

*Charles W. Chastain*  
Charles W. Chastain, P.L.S. 1352



STATE OF OKLAHOMA )  
COUNTY OF WAGONER )

Before me the undersigned, A Notary Public, in and for said County and State on this 4 day of Dec 2005 personally appeared Charles W. Chastain to me known to be the identical person who executed the 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.

MY COMMISSION EXPIRES 2-1-05 *Stephen Johnson*  
NOTARY PUBLIC

**CERTIFICATE OF WAGONER COUNTY TREASURER**

I do here now state that the taxes have been paid for the year 2005 and prior years for these properties here in listed to be designated as RE-PLAT OF LOTS 1 THROUGH 8, BLOCK 660 OF THE ORIGINAL CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA.

*Glewin Marshall* 2-6-06  
Wagoner County Treasurer



**CERTIFICATE OF WAGONER CITY CLERK**

I, *Londa Baylon* City Clerk of the City of Wagoner, State of Oklahoma hereby certify that I have examined the records of the said City and find that all deferred payments 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 Re-plat of Lots 1 through 8, Block 660 of the Original City of Wagoner, Wagoner County, State of Oklahoma.

Except on this 4th day of Feb 2006

*Londa Baylon*  
City Clerk  
Wagoner, Oklahoma

**PLANNING COMMISSION APPROVAL**

I, *Chairman/Secretary* Chairman/Secretary of the Wagoner Metropolitan Area Planning Commission, hereby certify that the said Commission duly approved the hereon map of RE-PLAT OF LOTS 1 THROUGH 8, BLOCK 660 OF THE ORIGINAL CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA.

On the 4th day of April 2005  
*Chairman/Secretary*  
Chairman/ Secretary

**ACCEPTANCE OF DEDICATION BY CITY COUNCIL**

Be It Resolved by the Council of the City of Wagoner, Oklahoma that the dedications shown on the attached plat of RE-PLAT OF BLOCK 660 OF THE ORIGINAL CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA are hereby accepted.

Adopted by the Council of the City of Wagoner, Oklahoma this 4th day of April, 2005

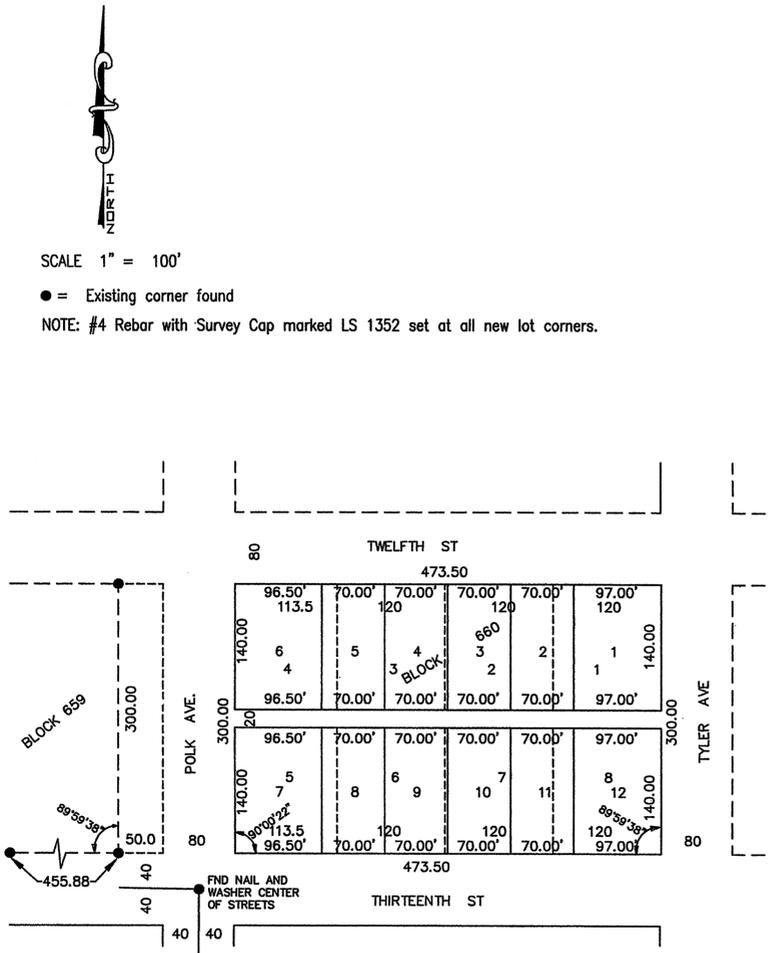
Approved by the Mayor of the City of Wagoner, Oklahoma this 4th day of April, 2005

*Mayor*  
Mayor City of Wagoner, Oklahoma

**CERTIFICATE OF WAGONER COUNTY CLERK**

I, *County Clerk* the County Clerk of Wagoner County do here now state the sub-division called RE-PLAT OF LOTS 1 THROUGH 8, BLOCK 660 OF THE ORIGINAL CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA has been filed into Wagoner County Records.

*County Clerk*  
Wagoner County Clerk



SCALE 1" = 100'

● = Existing corner found

NOTE: #4 Rebar with Survey Cap marked LS 1352 set at all new lot corners.

Wagoner County, Oklahoma  
by *Sharon K. Silberman*