

DAWN ESTATES CENTER

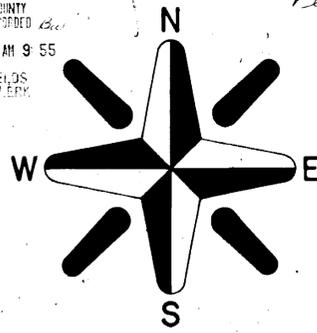
A RESUBDIVISION OF BLOCK 8 LESS THE NORTH 230.00 FEET, DAWN ESTATES, AN ADDITION IN THE CITY OF WAGONER, WAGONER COUNTY, OKLAHOMA

D - B - M, CORP. OWNER & DEVELOPER
 133 N. MAIN PHONE 485-4211
 WAGONER, OKLAHOMA ZIP CODE 74467

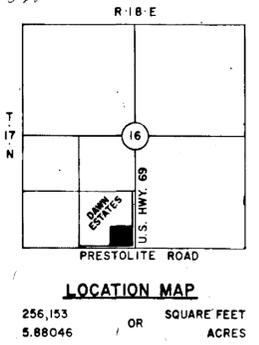
MANSUR DAUBERT STRELLA, INC. ENGINEERS
 CONSULTING ENGINEERS
 1648 S. BOSTON PHONE 584-0347
 TULSA, OKLAHOMA ZIP CODE 74119
 DATED: MARCH 17, 1988 DWG. REG. NO. 88-DW165-18528

- LEGEND**
- B.S.L. ■ BUILDING SETBACK LINE
 - U/E ■ UTILITY EASEMENT
 - ■ CENTERLINE
 - S ■ SOUTH
 - N ■ NORTH
 - W ■ WEST
 - E ■ EAST
 - EXIST. ■ EXISTING

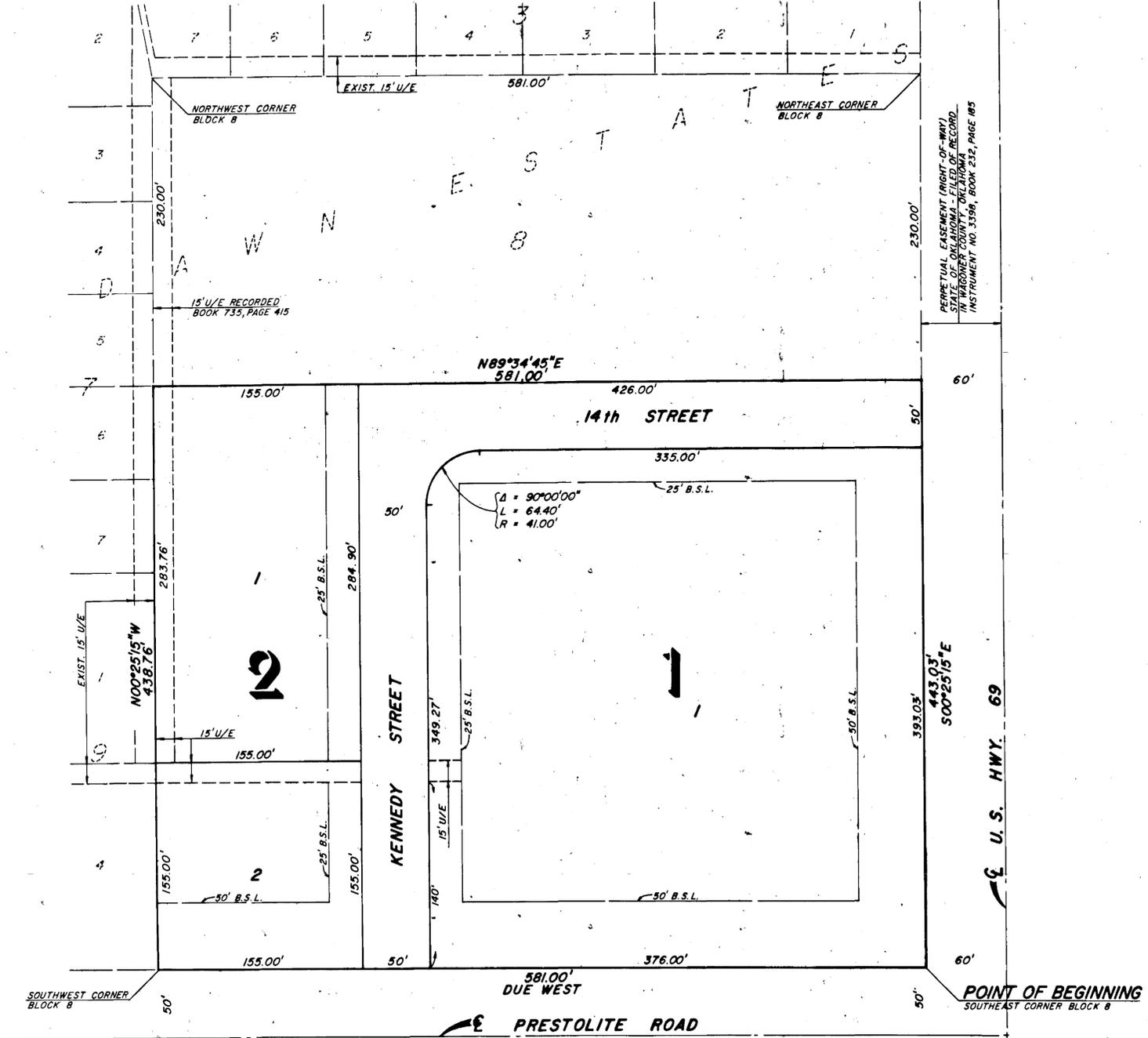
STATE OF OKLAHOMA
 WAGONER COUNTY
 FILED
 1988 APR 13 AM 9 55
 JERRY HELDS
 COUNTY CLERK



Plot Cabinet 3-278-A



SCALE: 1" = 50'
 0 50 100 200



PERPETUAL EASEMENT (RIGHT-OF-WAY) STATE OF OKLAHOMA FILED OF RECORD INSTRUMENT NO. 3399, BOOK 232, PAGE 185

DAWN ESTATES CENTER
 A RESUBDIVISION OF BLOCK 8 LESS THE NORTH 230 FEET,
 DAWN ESTATES, AN ADDITION IN THE CITY OF WAGONER, WAGONER COUNTY, OKLAHOMA
 OWNER'S CERTIFICATE OF DEDICATION AND BILL OF ASSURANCE
 EASEMENT GRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT D-B-M CORP., AN OKLAHOMA CORPORATION, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN WAGONER COUNTY, OKLAHOMA, TO-WIT:

A PART OF BLOCK 8, DAWN ESTATES, AN ADDITION IN THE CITY OF WAGONER, WAGONER COUNTY, OKLAHOMA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF; MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 8; THENCE DUE WEST ALONG THE SOUTH BOUNDARY OF SAID BLOCK 8 A DISTANCE OF 581.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 00°25'15" W ALONG THE WEST BOUNDARY OF SAID BLOCK 8 A DISTANCE OF 438.76 FEET TO A POINT 230.00 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE N 89°34'45" E A DISTANCE OF 581.00 FEET TO A POINT IN THE EAST BOUNDARY OF SAID BLOCK 8, 230.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE S 00°25'15" E ALONG THE EAST BOUNDARY OF SAID BLOCK 8 A DISTANCE OF 443.03 FEET TO THE POINT OF BEGINNING; CONTAINING 256,153 SQUARE FEET OR 5.88046 ACRES, MORE OR LESS.

HEREBY CERTIFIES THAT IT HAS CAUSED THE SAME TO BE SURVEYED INTO BLOCKS, LOTS, STREETS AND AVENUES IN CONFORMITY TO THE ANNEXED PLAT WHICH IT HEREBY ADOPTS AS THE PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME OF "DAWN ESTATES CENTER", AN ADDITION TO THE CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA.

THE CORPORATION HEREBY DEDICATES FOR PUBLIC USE ALL THE STREETS AS SHOWN ON SAID PLAT AND DOES HEREBY GUARANTEE CLEAR TITLE TO ALL OF THE LAND THAT IS SO DEDICATED AND HEREBY IMPOSES THE FOLLOWING COVENANTS RESTRICTING THE USE OF SAID PROPERTY AS HEREINAFTER SET FORTH:

RESTRICTIONS

1. LAND USE AND BUILDING TYPE. ALL BUILDINGS SO ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT SHALL BE APPROVED BY AN ARCHITECTURAL COMMITTEE CONSISTING OF THREE MEMBERS DESIGNATED BY THE D-B-M CORP. OR ITS SUCCESSORS OR ASSIGNS.
2. BUILDING LOCATION. NO BUILDING SHALL BE LOCATED, ERRECTED, OR ALTERED ON ANY LOT NEARER TO THE FRONT OR SIDE STREET THAN THE BUILDING SETBACK LINE SHOWN ON THE RECORDED PLAT. TABLE 5-2, DMR AND AREA REQUIREMENTS IN COMMERCIAL DISTRICTS, WILL APPLY.
3. STREETS. ALL STREETS SHALL BE CONCRETE WITH CONCRETE CURBS AND CUTTERS.
4. DRIVEWAYS. SHALL BE CONCRETE OR HOT MIX ASPHALT.
5. FENCES AND HEDGES. NO FENCE OR HEDGE SHALL BE CONSTRUCTED OR ALLOWED TO REMAIN IN FRONT OF THE MINIMUM BUILDING SET-BACK LINE.
6. TRANSPORT VEHICLES. NO VEHICLE OF ANY SIZE WHICH NORMALLY TRANSPORTS INFLAMMATORY OR EXPLOSIVE CARGO MAY BE KEPT IN THIS SUBDIVISION AT ANY TIME.
7. NUISANCES. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
8. TEMPORARY STRUCTURES. NO STRUCTURE OF TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME.
9. WATER SUPPLY. NO INDIVIDUAL WATER-SUPPLY SYSTEM SHALL BE PERMITTED ON ANY LOT.

10. SIGNS. C-4 #6312 OUTDOOR ADVERTISING SIGNS SUBJECT TO SECTION 3.13 AND 3.14.

11. EASEMENTS. ALL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT AND IT IS FURTHER PROVIDED THAT NO SHEDDING, FENCE OR OTHER OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT, AND THAT FULL RIGHT OF INGRESS AND EGRESS SHALL BE HAD AT ALL TIMES OVER ANY DEDICATED EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR OR REMOVAL OF ANY UTILITY TOGETHER WITH THE RIGHT TO REMOVE ANY OBSTRUCTION THAT MAY BE PLACED IN SUCH EASEMENT THAT WOULD CONSTITUTE INTERFERENCE WITH THE USE, MAINTENANCE, OPERATION OR INSTALLATION OF SUCH UTILITY.

12. SIGHT DISTANCE AT INTERSECTIONS. FENCES AND SHEDDING SHALL HAVE AN ELEVATION NOT TO EXCEED BETWEEN TWO TO SIX FEET ABOVE EXISTING ROADWAY PAVING ON CORNER LOTS AT ROADWAY INTERSECTIONS.

13. SEWER DISPOSAL. NO INDIVIDUAL SEWER SYSTEM SHALL BE PERMITTED ON ANY LOT.

14. TERM. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY FIVE YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

THIS DEED OF DEDICATION AND GRANT SHALL BE BINDING UPON THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, AND FUTURE OWNERS OF LOTS WITHIN SAID ADDITION. IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 29 DAY OF MARCH 1988.

(CORP SEAL) DONALD E. WOFFORD
 D-B-M CORP.
 ATTEST: Betty Wofford
 BETTY WOFFORD
 SECRETARY

ACKNOWLEDGED IN STATUTORY FORM ON 4-12-88 BY DONALD E. WOFFORD
 STATE OF OKLAHOMA
 COUNTY OF WAGONER
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 4-12-88, PERSONALLY APPEARED
 DONALD E. WOFFORD, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS PRESIDENT 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 SUCH CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.
 (SEAL) NOTARY PUBLIC
 MY COMMISSION EXPIRES: December 9, 1990

CERTIFICATE OF SURVEY

THE UNDERSIGNED, REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT HE HAS CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, STAKED AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE INTO LOTS AND BLOCKS AND STREETS AND THAT THE ABOVE PLAT, DESIGNATED AS "DAWN ESTATES CENTER", AN ADDITION TO THE CITY OF WAGONER, IN WAGONER COUNTY, OKLAHOMA, IS A TRUE REPRESENTATION OF SAID SURVEY.

DATED AT TULSA, OKLAHOMA, THIS DATE, 4-11-88
 BY: Cline L. Mansur
 (SEAL) CLINE L. MANSUR
 REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

ACKNOWLEDGED IN STATUTORY FORM ON 4-11-88 BY CLINE L. MANSUR,
 BEFORE E. C. SUMMERS, JR., NOTARY PUBLIC, TULSA COUNTY, OKLAHOMA.

MY COMMISSION EXPIRES: 9-2-91
 NOTARY PUBLIC
 (SEAL) E. C. Summers, Jr.

COUNTY TREASURER'S CERTIFICATE.

I, (TREASURER) Francis M. Mahan 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 ARE PAID FOR THE YEAR 87 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF Dawn Estates Center, AN ADDITION IN WAGONER COUNTY, OKLAHOMA; 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 THE INSTRUMENT TO BE EXECUTED AT WAGONER, OKLAHOMA, ON THIS 12th DAY OF April, 1988.

Francis M. Mahan by John
 COUNTY TREASURER (Signature), Deputy
 WAGONER COUNTY, OKLAHOMA

CERTIFICATE OF CITY CLERK.

I, Jane E. Teal, 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 ANNEXED PLAT OF Dawn Estates Center.

EXCEPT No exceptions
 ON THIS 12 DAY OF April, 1988.
 Jane E. Teal
 CITY CLERK

PLANNING COMMISSION APPROVAL.

Bertine Wilson, SECRETARY OF THE WAGONER METROPOLITAN AREA PLANNING COMMISSION, HEREBY CERTIFY THAT THE SAID COMMISSION DULY APPROVED THE ANNEXED MAP OF Dawn Estates Center ON THE 29th DAY OF March, 1988.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL.
 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WAGONER, OKLAHOMA (COUNCIL OF THE CITY OF WAGONER, OKLAHOMA) THAT THE DEDICATIONS SHOWN ON THE ATTACHED PLAT OF Dawn Estates Center ARE HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF WAGONER, OKLAHOMA THIS 4th DAY OF April, 1988.

APPROVED BY THE MAYOR OF THE CITY OF WAGONER, OKLAHOMA THIS 12th DAY OF April, 1988.

ATTEST: Jane E. Teal
 (CITY) CLERK