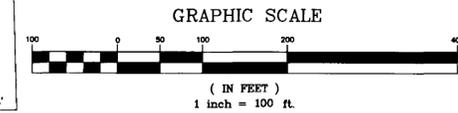
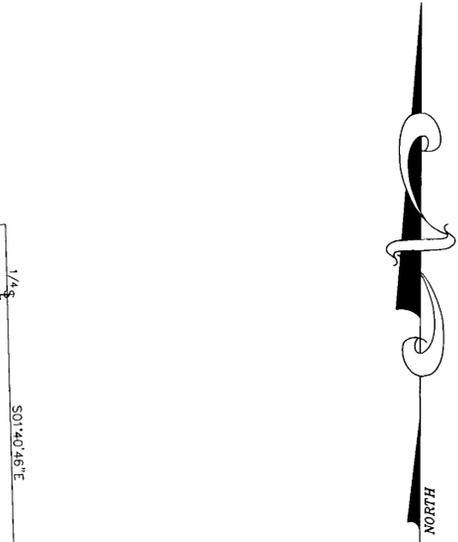
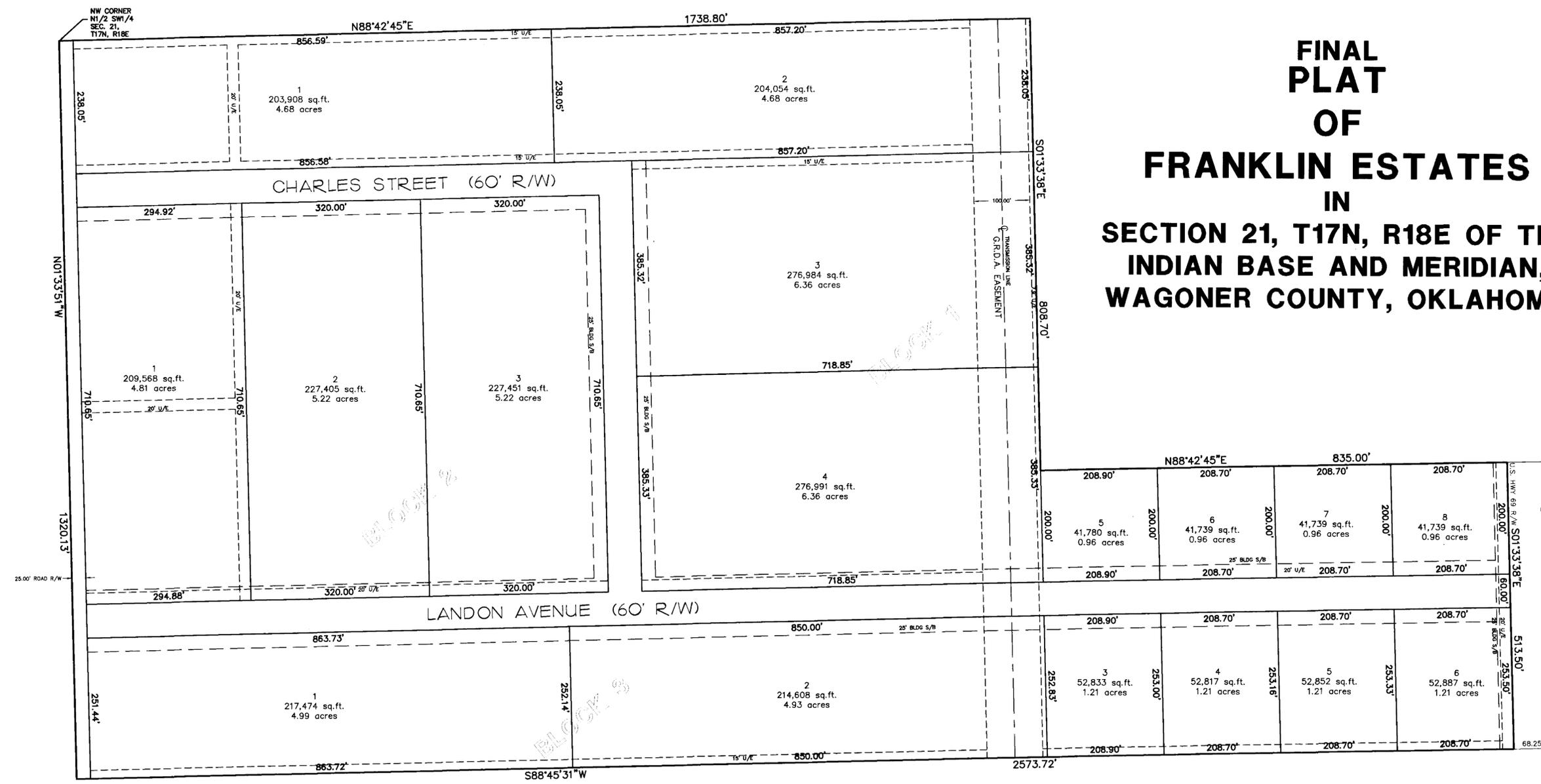


LOCATION MAP
SEC. 21, T17N, R18E
N.T.S.

FINAL PLAT OF FRANKLIN ESTATES IN SECTION 21, T17N, R18E OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA



OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA)
)ss
COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS, that WE, Landon Company, hereby certify that we are the Owners of the and the person or persons having any right, title or interests to the following described tract of land, to-wit:

A part of the N1/2 SW1/4, Section 21, T17N, R18E, I.B. & M., Wagoner County, State of Oklahoma, more particularly described by metes and bounds as follows: Beginning at the Northwest corner of said N1/2 SW1/4; thence N88°42'45"E along the North line thereof a distance of 1738.80 feet; thence S1°33'38"E a distance of 808.70 feet; thence N88°42'45"E a distance of 835.00 feet to a point on the West Right-of-Way of U.S. Highway 69; thence S1°33'38"E along said Right-of-Way a distance of 513.50 feet to a point on the South line of said N1/2 SW1/4; thence S88°45'31"W along said South line a distance of 2573.72 feet to the Southwest corner of said N1/2 SW1/4; thence N1°33'51"W along the West line thereof a distance of 1320.13 feet to the point of Beginning. Containing 62.56 acres, more or less.

We further certify that WE have caused said tract of land to be platted into lots and blocks and have caused this plat to be made of said tract showing accurate dimension of lots and streets. WE hereby designate said tract of land as Franklin Estates and dedicate to public use all streets and utility easements as shown hereon.

Scott Landon
Scott Landon, President
ATTEST: Thelma B. Landon
Thelma B. Landon, Secretary

(SEAL)

STATE OF OKLAHOMA
COUNTY OF WAGONER

Before me, the undersigned, a notary public in and for the County of Wagoner, State of Oklahoma, personally appeared Scott Landon, to me known to be the identical person who signed the name of Landon Company to the within and foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this 28th day of February, 1995.

Lynette Carney
Notary Public

My Commission expires: February 16, 1997

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, that I, Roy Entz, a resident of Muskogee County, State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into lots and blocks the above described property and that this plat is a true and correct representation thereof.

WITNESS my hand and seal this 15th day of February, 1995.

Roy Entz
Roy Entz, Land Surveyor #319
CA #535 (expired 6/30/85)

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the County of Muskogee, State of Oklahoma, personally appeared Roy Entz 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 purpose therein set forth.

WITNESS my hand and seal this 15th day of February, 1995.

Paula Smith
Notary Public

My Commission expires: 4-14-98

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 1994 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 1995 taxes not as yet certified to me.

Manuel Landon
County Treasurer

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 28th day of FEBRUARY, 1995. Book _____ Page _____

Jerry Hills
County Clerk

APPROVED: Wagoner County Board of Commissioners

Date 2-27-1995
Allen Farley
Chairman

We, Landon Company, hereby agree that no transfer of deed or building permits will be transacted until all streets and utility improvements have been completed and accepted by the City of Wagoner or appropriate financial guarantee as required by Section 1-11.4 of the Subdivision regulations have been submitted and accepted.

Scott Landon
Scott Landon, President

RESTRICTIVE COVENANTS

1. Restrictions on temporary structures. No travel trailer, mobile home or tent shall be placed or erected on any lot. Any modular or premanufactured home shall be specifically allowed if said home complies at the time of siting with all electrical, plumbing, mechanical and building codes currently in force within the City of Wagoner for homes built on-site.