

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS:

That Freeman L. Latsos and Delores A. Latsos are the owners of the lands shown on the annexed map or plat of Latsos, in Wagoner County, State of Oklahoma, do hereby certify that Freeman L. Latsos and Delores A. Latsos has caused the same to be surveyed in conformity to the annexed plat which Freeman L. Latsos and Delores A. Latsos hereby adopts as the plat under the name of Latsos, an addition to the city of Broken Arrow in Wagoner County, State of Oklahoma and does hereby dedicate the use of the easements as shown on the plat of Latsos, for the installation and maintenance of public utilities, and does further declare that the use, ownership and possession of the land lying within this subdivision shall be subject to all rules, restrictions and conditions which shall run with the land and which shall be binding upon all parties having or acquiring any right, title or interest in or to the described property as may hereinafter set forth for Latsos, an addition to the city of Broken Arrow located in Wagoner County, State of Oklahoma.

AND, the undersigned OWNERS hereby dedicated the use of the easements and street right of way as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operation, repairing, removing and replacing any and all public utilities, including sanitary sewers, telephone lines, electric power lines and transformers, gas lines and water lines together with all fittings and equipment for each such facility, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto, with the right of ingress and egress upon said easements for the uses and purposes aforesaid. PROVIDED HOWEVER, that the undersigned OWNERS hereby reserve the right to construct, maintain, operate, lay and relay water and sewer lines together with the right to ingress and egress for such construction, maintenance, operation, laying and relaying over, across, and along all strips of land included within the easements shown thereon, for the purpose of furnishing water and/or sewer service to the area included in said plat, and to any other areas.

- a) Overhead pole lines for the supply of electric services may be located along the NORTH and SOUTH perimeters of said Addition if located within the dedicated utility easements and street R.O.W. Street light poles or standards may be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground, in the easement-ways reserved for general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.
- b) Except in buildings on lots described in paragraph (a) above, which may be served from overhead electric service lines, underground service cables to all buildings which may be located on all lots in said Addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such buildings as may be located upon each said lot; provided that upon the installation of such a service cable to a particular building, the supplier of electric service shall thereafter be deemed to have a definitive, permanent, effective and exclusive right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance on said house.
- c) The supplier of electric service, through its 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 this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of said underground electric facilities so installed by it.
- d) The owner of each lot shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric facilities. The Company will be responsible for ordinary maintenance of underground electric facilities, but the owner will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.
- e) The foregoing covenants concerning underground electric facilities shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 28 DAY OF November, 1995.

Freeman Latsos  
FREEMAN L. LATSONS  
Delores A. Latsos  
DELORES A. LATSONS

STATE OF Oklahoma )  
COUNTY OF MUSKOGEE ) SS

Before me, the undersigned, a Notary Public for said COUNTY and STATE, on this 28 day of November, 1995, personally appeared Freeman L. Latsos whose wife is Delores A. Latsos to me known to be the identical persons who executed the within and foregoing instrument as his free and voluntary act and deed for the uses and purposes therein set forth.

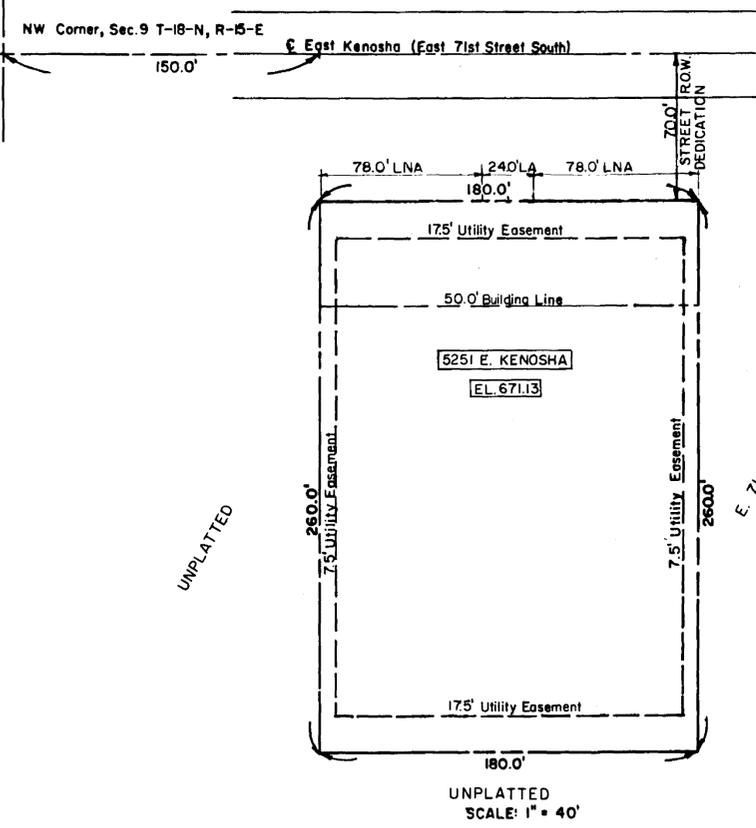
GIVEN under my hand and Notarial Seal the day and year last shown above.  
(SEAL) MY COMMISSION EXPIRES JULY 26, 1996  
My Commission Expires: \_\_\_\_\_  
Robert L. Hobbs  
Notary Public

CITY PLANNING COMMISSION APPROVAL  
I, \_\_\_\_\_, Chairman of the City Planning Commission for the City of Broken Arrow, State of Oklahoma, do hereby certify that the said Commission duly approved the annexed plat of Latsos on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
\_\_\_\_\_  
Chairman

CERTIFICATE OF CITY CLERK  
I, \_\_\_\_\_, City Clerk of the City of Broken Arrow, State of Oklahoma, do hereby certify that I have examined the records of the said City and find that all deferred payments or unmetured 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 Latsos.  
DATE \_\_\_\_\_  
\_\_\_\_\_  
City Clerk

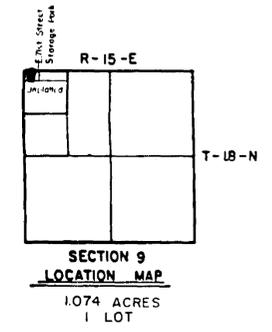
LATSOS ADDITION

LOT 1, BLOCK 1, LATSONS ADDITION, A SUBDIVISION TO THE CITY OF BROKEN ARROW, OKLAHOMA, BEING PART OF THE NW 1/4, OF THE NW 1/4, SECTION 9, T-18-N, R-15-E, WAGONER COUNTY



LEGAL DESCRIPTION  
Being a part of the NW 1/4 of the NW 1/4 of Section 9, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma, Less the North 70 feet thereof, and being more Particularly Described as Follows:  
COMMENCING: At the NW Corner of said NW 1/4 of the NW 1/4.  
Thence: S 90° 00' 00" E along the North Line of said NW 1/4 a distance of 150.0',  
Thence: S 0° 29' 00" E a distance of 70' to the Point or Place of Beginning,  
Thence: S 0° 29' 00" E a distance of 260.0',  
Thence: S 90° 00' 00" E a distance of 180.0',  
Thence: N 0° 29' 00" W a distance of 260.0',  
Thence: N 90° 00' 00" W a distance of 180.0' to the Point or Place of Beginning.  
Said Described tract contains 1.074 Acres More or Less.

LEGEND:  
R.O.W.—DENOTES RIGHT OF WAY  
LA—DENOTES LIMITS OF ACCESS  
LNA—DENOTES LIMITS OF NO ACCESS



OWNER:  
FREEMAN L. & DELORES A. LATSONS  
Rt. 3 BOX 593  
BROKEN ARROW, OK. 74014  
(918) 266-1739

SURVEYOR:  
DAVID L. CANTRELL  
Registered Land Surveyor  
202 EAST 2nd, SUITE 110  
OWASSO, OK. 74055  
(918) 274-8009

ENGINEER:  
JOHN D. DUNCAN, PE.  
700 WEST BATON ROUGE  
BROKEN ARROW, OK. 74011  
(918) 455-6976

APPROVED 10-2-95 by the City Council of the City of Broken Arrow.  
James Reynolds  
Branda Reinhardt  
Assistant City Clerk

ENGINEER'S CERTIFICATE  
I, John D. Duncan, a Registered Engineer, in the State of Oklahoma, do hereby certify that I have fully complied with the requirements of the Ordinance of the City of Broken Arrow and the Subdivision Laws of the State of Oklahoma.

John D. Duncan  
John D. Duncan  
Registered Engineer No. 9585

ACCEPTANCE OF DEDICATION BY CITY COUNCIL  
Be it resolved by the Council of the City of Broken Arrow, State of Oklahoma, that the dedication shown in the annexed plat of Latsos is hereby accepted. Adopted by the Council of Broken Arrow, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. Adopted by the Mayor of the City of Broken Arrow, this \_\_\_\_\_ day of \_\_\_\_\_.

ATTEST \_\_\_\_\_ Mayor  
\_\_\_\_\_  
City Clerk

SURVEYOR'S CERTIFICATE  
I, David L. Cantrell, the undersigned, do hereby certify that I am by profession a registered land surveyor, and that the annexed plat of Latsos correctly represents a survey made under my supervision, and that all of the monuments shown hereon actually exist and their positions are correctly shown.  
(SEAL) DATE: 11-28-95  
David L. Cantrell  
Land Surveyor

STATE OF Oklahoma )  
COUNTY OF WAGONER ) SS  
Before me, the undersigned, a Notary Public within and for the State of Oklahoma, on this 28 day of November, 1995, personally appeared, David L. Cantrell, 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 and deed for the uses and purposes therein expressed.  
GIVEN under my hand and Notarial Seal the day and year last written above.  
(SEAL) My Commission Expires: 03-07-97  
Jeanne Estess  
Notary Public

CERTIFICATE OF COUNTY TREASURER  
Mary Ann Sledge, County Treasurer of Wagoner County, State of Oklahoma, do hereby certify that I have examined the records pertaining to ad valorem taxes on the tract shown on the annexed plat and find that all ad valorem taxes have been paid for 1995, and all prior years and that statutory security has been deposited guaranteeing payment of the 1996 taxes.  
(SEAL) DATE: Jan 2, 1996  
Mary Ann Sledge  
County Treasurer

CERTIFICATE OF COUNTY CLERK  
This instrument has been filed in the office of the County Clerk of Wagoner County, State of Oklahoma, this 20 day of Jan, 1996.  
Jerry Fields  
County Clerk

CERTIFICATE OF BONDED ABSTRACTOR  
The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Wagoner County, State of Oklahoma, hereby certifies that the records of the County of Wagoner and State of Oklahoma, show that title to the lands shown on the annexed plat of Latsos Addition is vested in Freeman L. Latsos & Delores A. Latsos and that on the 2 day of November, 1995, there are no actions pending or judgments of any nature in any court, or on file with the Clerk of any court in said County and State, against said lands or the owners thereof that are due and unpaid, that the taxes are paid for the year 19\_\_\_\_, and all prior years and that there are no tax sales unredeemed, no tax deeds given against the said owners due or unpaid and that there are no liens, mortgages or encumbrances of any kind against the said lands, except of mortgage and easements of record.  
(SEAL) ATTEST \_\_\_\_\_ Secretary  
Strawberry B. B. B.  
Abstractor

