

# ONETA ROAD & SH 51 CENTER

AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA

## CORRECTED PLAT

(Originally filed on Feb. 19, 1992 in Book PLC4, Page 318)

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, THE UNDERSIGNED, GIT-N-GO, INC., A CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF AND THE ONLY PERSON OR PERSONS, CORPORATION OR CORPORATIONS, HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE ANNEXED PLAT OF "ONETA ROAD & SH51 CENTER", A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER (SW/4), SECTION 22, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 22, TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED U.S. GOVERNMENT SURVEY THEREOF AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4), SAID POINT BEING 138.23 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH HALF (S/2) OF THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4); THENCE, ON A BEARING OF S89°52'50"E FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE, ON A BEARING OF S00°11'10"W FOR A DISTANCE OF 115.65 FEET; THENCE, ON A BEARING OF S07°41'05"E FOR A DISTANCE OF 73.02 FEET; THENCE, ON A BEARING OF S00°11'10"W FOR A DISTANCE OF 66.22 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 51; THENCE, SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ON A BEARING OF S66°52'53"E FOR A DISTANCE OF 242.17 FEET; THENCE, NORTHERLY ALONG A LINE PARALLEL WITH THE EAST LINE OF THE WEST HALF (W/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) ON A BEARING OF N00°16'03"E FOR A DISTANCE OF 218.64 FEET; THENCE, EASTERLY ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF (S/2) OF THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 366.97 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF (W/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4); THENCE, NORTHERLY ALONG SAID EAST LINE ON A BEARING OF N00°16'03"E FOR A DISTANCE OF 130.20 FEET TO A POINT, SAID POINT BEING 138.23 FEET SOUTH OF THE NORTHEAST CORNER OF THE WEST HALF (W/2) OF THE SOUTH HALF (S/2) OF THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4); THENCE, WESTERLY ALONG A LINE PARALLEL TO AND 138.23 FEET FROM THE NORTH LINE OF THE SOUTH HALF (S/2) OF THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) ON A BEARING OF N89°52'50"W FOR A DISTANCE OF 600.50 FEET TO THE POINT OF BEGINNING (POB).

AND HAS CAUSED THE SAID PREMISES TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN ON SAID 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 "ONETA ROAD & SH51 CENTER"; DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON SAID ANNEXED PLAT TO THE PUBLIC FOR PUBLIC HIGHWAYS, STREETS AND EASEMENTS FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS

NOW, THEREFORE, GIT-N-GO, INC. OWNER FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE ABOVE DESCRIBED REAL ESTATE AND IN ORDER TO PROVIDE ADEQUATE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MUTUAL BENEFIT OF OWNER AND ITS SUCCESSORS IN TITLE TO THE SUBDIVISION OF SAID LAND (HEREINAFTER REFERRED TO AS LOTS), DOES HEREBY IMPOSE THE FOLLOWING COVENANTS, CONDITIONS AND RESTRICTIONS AND CREATE THE FOLLOWING EASEMENTS.

THE OWNER HEREBY DEDICATES FOR PUBLIC USE FOREVER ALL OF THE STREETS, RIGHTS AND RIGHTS-OF-WAY AND UTILITY EASEMENTS AS SHOWN ON SAID PLAT.

THE DEDICATION OF THE STREETS, RIGHTS AND RIGHTS-OF-WAY AND UTILITY EASEMENTS SHALL INCLUDE A DEDICATION FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REMOVING, REPLACING ANY AND ALL PUBLIC UTILITIES INCLUDING THE STORM AND SANITARY SEWERS, TELEPHONE LINES, ELECTRIC POWER LINES AND TRANSFORMERS, COMMUNICATION SERVICE, GAS LINES, CABLE TELEVISION, AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO WITH THE RIGHTS OF INGRESS AND EGRESS TO SAID UTILITY EASEMENTS AND RIGHT-OF-WAY FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR RIGHTS IN EACH AND ALL OF THE STREETS SHOWN ON SAID PLAT; PROVIDED, HOWEVER, THAT 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 FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE PUBLIC STREETS, ALLEYS AND UTILITY EASEMENTS, SHOWN IN SAID PLAT, AND/OR SEWER SERVICES TO THE AREA INCLUDED IN SAID PLAT AND TO ANY OTHER AREAS.

1.(a) SUPPLY OF ELECTRICAL AND COMMUNICATION SERVICE SHALL BE BY UNDERGROUND CABLE. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE. 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 SOURCE OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENT-WAYS.

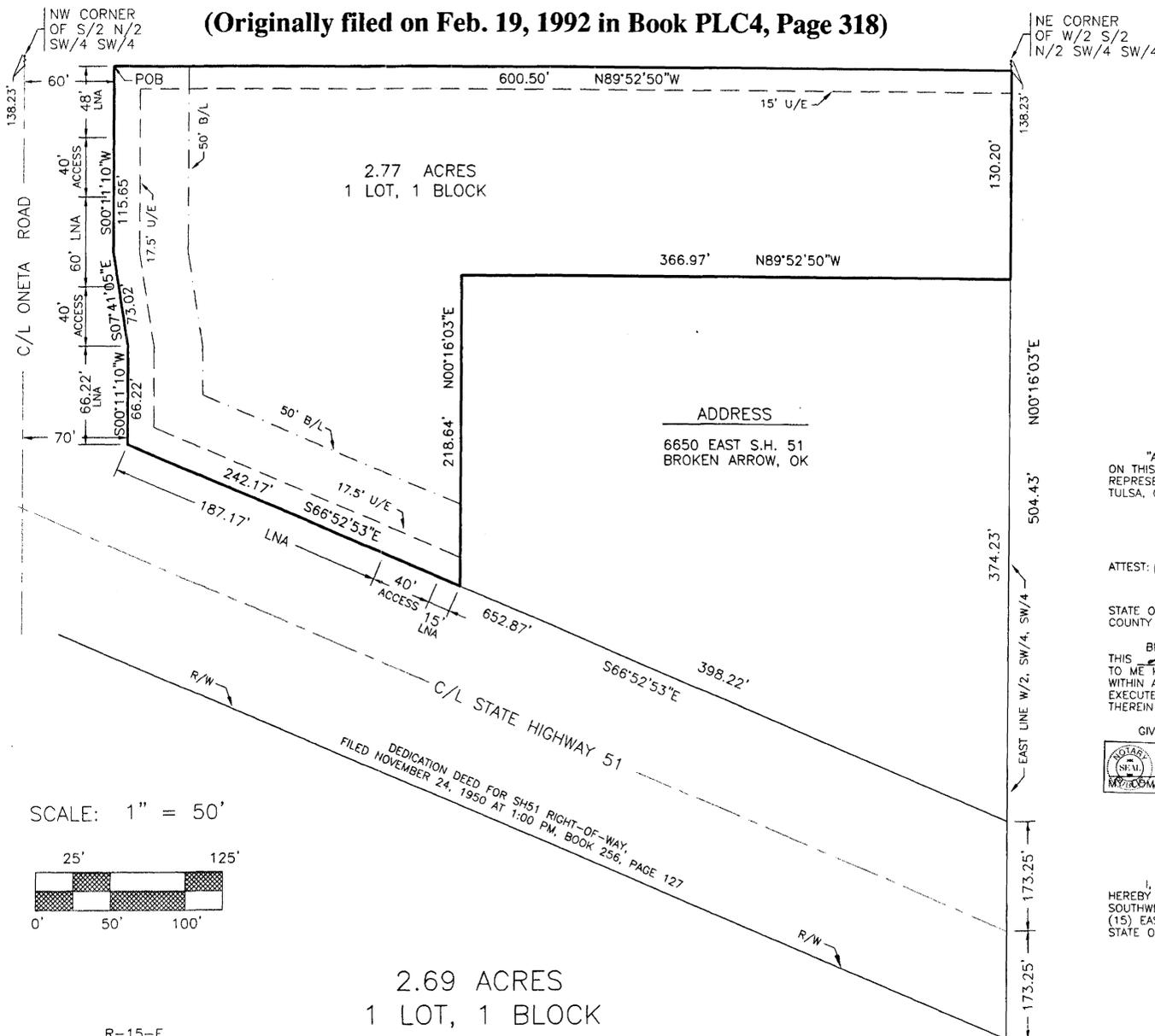
1.(b) UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN SAID ADDITION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT; PROVIDED HOWEVER, THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF ELECTRIC OR COMMUNICATION 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 STRUCTURE.

1.(c) THE SUPPLIER OF ELECTRIC OR COMMUNICATION 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 ELECTRICAL OR COMMUNICATION FACILITIES SO INSTALLED BY IT.

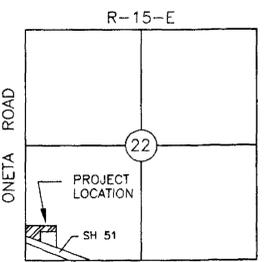
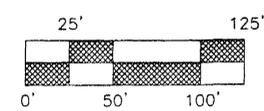
1.(d) THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRICAL AND COMMUNICATION FACILITIES AND ANY OTHER UNDERGROUND UTILITY INSTALLED AND LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRICAL AND COMMUNICATION FACILITIES AND ANY OTHER UNDERGROUND UTILITY INSTALLATION. REPAIRS OR COSTS OF RELOCATION REQUIRED BY VIOLATION OF THIS COVENANT SHALL BE PAID BY THE OWNER OF THE LOT.

2. THE COVENANTS 1.(a) THROUGH 1.(d) AND 2 SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC SERVICE AND/OR COMMUNICATION SERVICE, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

THIS DEED OF DEDICATION AND GRANT SHALL BE BINDING UPON THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, AND FUTURE OWNERS OF LOTS WITHIN SAID ADDITION.



SCALE: 1" = 50'



LOCATION MAP  
CITY OF BROKEN ARROW  
WAGONER COUNTY, OK

SCALE: 1" = 2000'

2.69 ACRES  
1 LOT, 1 BLOCK



LEGEND

B/L	- BUILDING LINE
C/L	- CENTER LINE
IP	- IRON PIN W/SURVEY NUMBER (TYPICAL ALL CORNERS)
LNA	- LIMITS OF NO ACCESS
POB	- POINT OF BEGINNING
R/W	- RIGHT-OF-WAY

OWNER: GIT-N-GO INC.  
8316 E. 73RD STREET  
TULSA, OK 74133  
(918) 250-0200

ENGINEER: GARNER ENGINEERING CO.  
111 N. MAIN ST.  
SAND SPRINGS, OK 74063  
(918) 241-3933

SURVEYOR: BEN E. NAGEL  
PO BOX 539  
BEGGS, OK 74421  
(918) 267-4815  
REG. NO. 1171

### OWNER'S CERTIFICATE

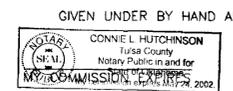
"AS OWNER, GIT-N-GO, INC. HEREBY CERTIFIES THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THE PLAT." AUTHORIZED THIS 29th DAY OF March, 2002 AT TULSA, OKLAHOMA.

*Red Hawk*  
PRESIDENT

ATTEST: *Connie L. Hutchinson*  
SECRETARY

STATE OF OKLAHOMA) ss  
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 29th DAY OF March, 2002, PERSONALLY APPEARED *Red Hawk* TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER 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 USES AND PURPOSES THEREIN SET FORTH.



GIVEN UNDER BY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.  
*Connie L. Hutchinson*  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I, BEN E. NAGEL, A REGISTERED LAND SURVEYOR, IN AND FOR THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT A CAREFUL SURVEY WAS MADE UNDER MY SUPERVISION OF A PART OF THE SOUTHWEST QUARTER (SW 1/4), SECTION 22, TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, AS SHOWN ON ANNEXED PLAT OF ONETA ROAD & SH51 CENTER.



*Ben E. Nagel*  
BEN E. NAGEL, RLS #1171

STATE OF OKLAHOMA) ss  
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 28th DAY OF March, 2002, PERSONALLY APPEARED BEN E. NAGEL, 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 SET FORTH.

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

13 DECEMBER 2002  
MY COMMISSION EXPIRES



*Donna Fendley, CPS*  
DONNA FENDLEY, CPS - NOTARY PUBLIC

## FINAL PLAT

SHEET 1 OF 1  
DWN BY: DONNA FENDLEY, CPS  
DATE: 03-25-02