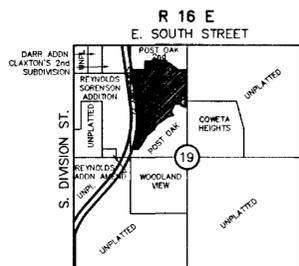


POST OAK THIRD

A REPLAT OF PART OF BLOCKS 3, 4, 5 AND 6 OF POST OAK SECOND, AN ADDITION TO THE CITY OF COWETA, OKLAHOMA
A PART OF P.U.D. NO. ONE



LOCATION MAP

1 LOT
37.23 Ac.

CERTIFICATION OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: Coweta Independent School District, is hereinafter referred to as "owner" of the following-described land in the County of Wagoner, State of Oklahoma, to wit:

All of Blocks 3, 4, 5, and 6 of POST OAK SECOND addition to the City of Coweta, Wagoner County, Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT the following described tract:
Beginning at the Southwest corner of Reserve "A" of said Addition; thence East along the South line of said Reserve "A" 43.85 feet; thence Northerly on a curve to the left having a chord bearing of N03°56'56"E and a radius of 2361.83 feet 1068.77 feet; thence N09°00'49"W 812.39 feet to a point on the North line of Lot 10 Block 3 of said Addition; thence West along said North line 25.09 feet to the Northwest corner of said Lot 10; thence Southerly along the West line of Lots 10 thru 32 Block 3 and the West line of said Reserve "A" all of said addition 1860.21 feet to the point of beginning. SAID ABOVE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point 596.60 feet South and 25 feet West of the Northeast corner of the NW/4 of Section 19, T17N, R16E of the Indian Base and Meridian, Wagoner County, Oklahoma, according to the U.S. Government survey thereof, said point being the Northeast corner of said Block 4; thence S00°04'22"E 860.87 feet to Southeast corner of said Block 3; thence along the South line of said Block 3 the following: S89°55'44"W 25 feet; N70°00'00"W 85.21 feet; N30°00'00"W 50 feet; West 145 feet; S22°00'00"W 205 feet; S30°00'00"E 95 feet; S76°00'34"W 114.66 feet; S54°36'21"W 334.27 feet; S30°51'30"W 116.29 feet; S49°46'03"W 224.26 feet; S29°59'22"W 254.97 feet; S36°25'50"W 117.27 feet; West 136.20 feet to a point on the Easterly right of way of State Highway 72; thence along said right of way the following: Northerly 1068.78 feet along a curve to the left with a radius of 2361.83 feet, a deflection angle of 25°55'40" and a chord bearing of N04°59'47"E; N07°58'03"W 812.39 feet to a point on the North line of said Block 3; thence along said North line the following: East 329.42 feet; North 195 feet; East 174.99 feet; North 17.21 feet; East 279.16 feet; S53°45'00"E 389.64 feet; East 173.89 feet to the point of beginning, containing 37.23 acres, more or less.

and has caused the above described land to be surveyed, staked, plotted and subdivided into lots, blocks, and streets, and has designated the same as POST OAK THIRD, 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 easements and rights-of-way designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing, replacing any and all 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 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, for the purpose of furnishing water and/or sewer services to the area included in said plat.

B. Electric & 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 general utility services and streets along the east, west and south boundaries, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways and streets.

b. Electric and communication service shall be underground. Service cables to all buildings provided that upon the installation of such a service cable to a particular building, the supplier of electric and/or communication service shall thereafter be deemed to have a definite, 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 pole, service pedestal or transformer to the service entrance on said building. The owner of each lot may grant additional easement as needed for electric service.

c. The supplier of electric and communication service, through its proper agents and employees shall at all times have right of access to all such easementways 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 electric and communication facilities so installed by it.

OWNER
COWETA INDEPENDENT SCHOOL DISTRICT
732 TROWER
COWETA, OKLAHOMA 74429
PHONE: 918/486-6506

ENGINEER
LEWIS ENGINEERING, P.L.L.C.
5879 S. GARNETT
TULSA, OKLAHOMA 74146
PHONE: 918/254-4689

C. Gas Service

a. The suppliers of gas service, through their 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 facilities so installed by them.

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

c. The foregoing covenants and restrictions concerning the underground gas facilities shall be enforceable by the suppliers of said services, and the owner of each lot agrees to be bound hereby.

IN WITNESS WHEREOF: COWETA INDEPENDENT SCHOOL DISTRICT has executed this instrument this 24th day of July, 2001.

COWETA INDEPENDENT SCHOOL DISTRICT
Superintendent

STATE OF OKLAHOMA }
COUNTY OF WAGONER }

This instrument was acknowledged before me on this 24th day of July, 2001, personally appeared William E. Lewis 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 and as the free and voluntary act and deed of the COWETA INDEPENDENT SCHOOL DISTRICT for the uses and purposes therein set forth.

My Commission Expires: March 27, 2002
Notary Public

CERTIFICATE OF SURVEY

I, WILLIAM E. LEWIS, a Registered Land Surveyor of the State of Oklahoma, do hereby certify that I have, at the instance of the owners designated above, caused the above described survey to be performed under my supervision and that the accompanying plat is a true and correct representation of said survey.

Signed and sealed this 24th day of July, 2001.
William E. Lewis, R.L.S. #728

STATE OF OKLAHOMA }
COUNTY OF WAGONER }

Before me, the undersigned, a Notary Public in and for said County and State, on this 24th day of July, 2001, appeared WILLIAM E. LEWIS, 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.
My Commission expires: March 27, 2002
Notary Public

CERTIFICATE

As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of \$ 0 per trust receipt no. 5761 to be applied to 20 01 taxes not as yet certified to me.

This certificate is NOT to be construed as payment of 20 01 taxes in full but is given in order that this plat may be filed of record 20 01 taxes could exceed the amount of the security deposit.

Dated Sept 10 20 01

MARY SUE TEDDER
WAGONER COUNTY TREASURER

Deputy

PLAT No.

FINAL PLAT

CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Coweta Metropolitan Area Planning Commission on August 27, 2001.

City Clerk
Attest: City Clerk

APPROVED Sept 4, 2001 by the Council of the City of Coweta, Oklahoma.

Attest: City Clerk

