

JERRY FIELDS
COUNTY CLERK
Plat 'Cert' 3-248-A

A SECOND REPLAT OF RIDGEWAY HEIGHTS I

Part of S. 1/2 S.W. 1/4 Sec. 2 T18N, R15E
Wagoner Co. Okla.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Oklahoma Land Development Company of Wagoner County, Inc., a corporation in the State of Oklahoma, owner of the lands shown on the annexed map or plat of Ridgeway Heights I, in Wagoner County, State of Oklahoma, do hereby certify that Oklahoma Land Development Company of Wagoner County, Inc. has caused the same to be surveyed into lots, blocks, streets and avenues in conformity to the annexed plat which Oklahoma Land Development Company of Wagoner County, Inc. hereby adopts as the plat under the name of Ridgeway Heights I, an addition to the city of Broken Arrow in Wagoner County, State of Oklahoma and does hereby dedicate to public use all of the streets and avenues as shown on the plat of Ridgeway Heights I, and does hereby dedicate the use of the easements as shown on the plat of Ridgeway Heights I, 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, covenants, 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 be set forth in a declaration of covenants and restrictions and a further deed of dedication and restrictive covenants for Ridgeway Heights I, an addition to the city of Broken Arrow located in Wagoner County, State of Oklahoma.

AND, the undersigned OWNER hereby dedicates for public use the streets as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, 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, together with similar rights in each and all the streets shown on said plat: 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 the public streets shown on said plat, and over, across and along all strips of land included with the easements shown thereon, both for the purpose of furnishing water and/or sewer service to the area included in said plat, and to any other areas.

AND, the undersigned OWNER for the purpose of providing an orderly development of the entire tract, and for the further purpose of insuring adequate restrictions and covenants and for the mutual benefit of the undersigned OWNERS, its successors and assigns, and the adjacent OWNERS abutting the tract, their successors and assigns, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchases.

(a) Overhead pole lines for the supply of electric service may be located along the West side of the addition and the South side of block 5.

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 as secondary voltages, may also be located in said easement-ways.

(b) Except to houses on lots described in paragraph (a) above, which may be served from overhead electric service lines, underground service cables to all houses 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 house as may be located upon each said lot; provided that upon the installation of such a service cable to a particular house, 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 their 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 11 DAY OF May, 1983.

OKLAHOMA LAND DEVELOPMENT CO. OF WAGONER COUNTY, INC.
AN OKLAHOMA CORPORATION

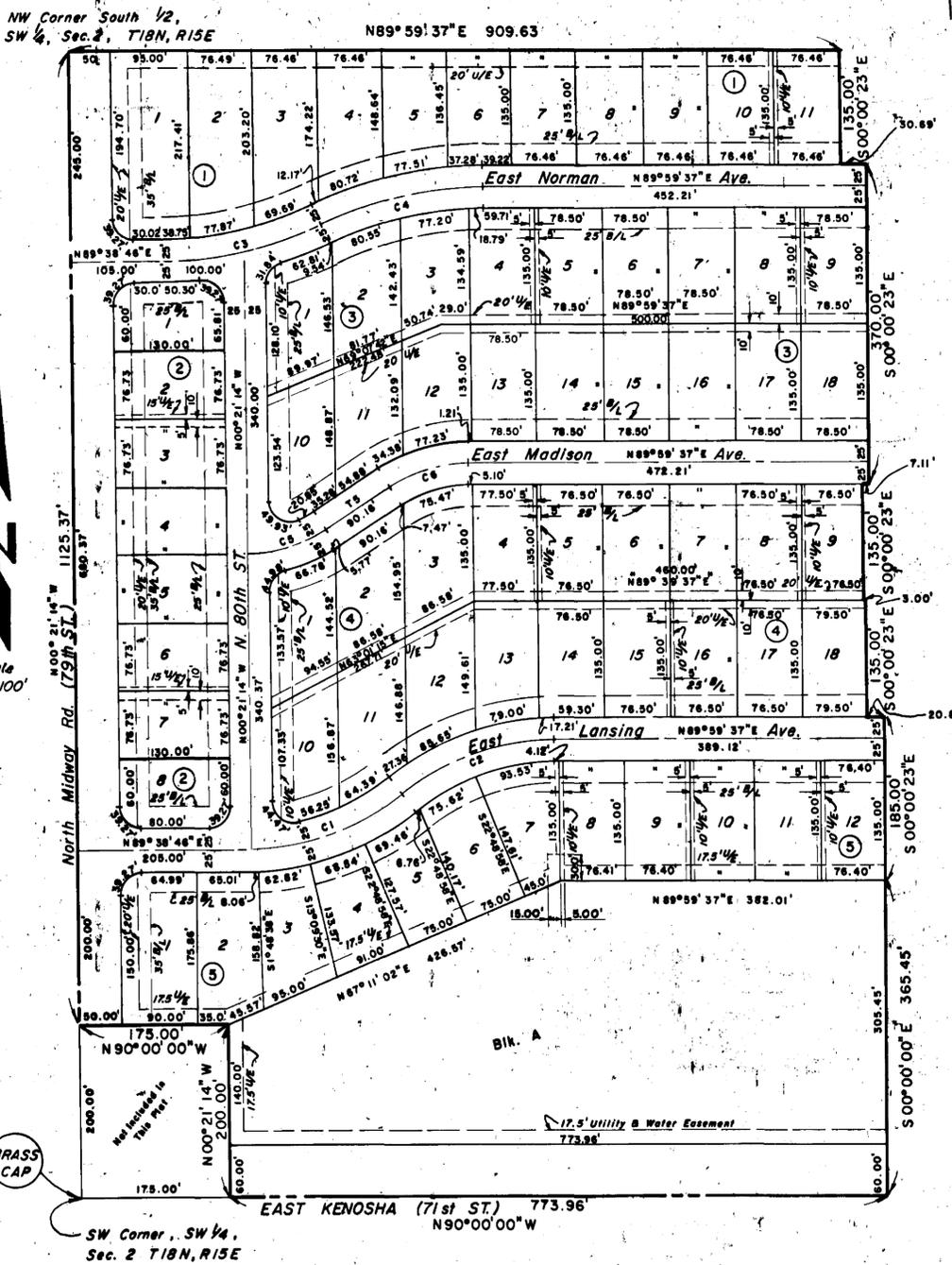
ATTEST: BY: John W. Adair
JOHN W. ADAIR
PRESIDENT

Gaye N. Gilstrap
GAYE N. GILSTRAP
SECRETARY

STATE OF OKLAHOMA }
COUNTY OF Wagoner } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF May 1983, BY JOHN W. ADAIR, PRESIDENT OF OKLAHOMA LAND DEVELOPMENT CO. OF WAGONER COUNTY, INC. AN OKLAHOMA CORPORATION, ON BEHALF OF THE CORPORATION.

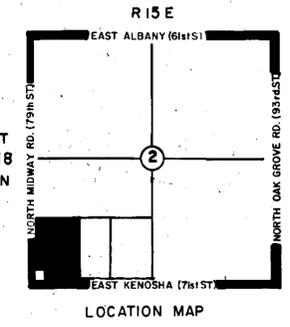
MY COMMISSION EXPIRES: 4-20-87 Nancy A. Woodridge
NOTARY PUBLIC



Scale 1" = 100'

BRASS CAP

APPROVED 11/15/83 by the City Council of the City of Broken Arrow, Oklahoma.
Mayor: [Signature]
Attest: City Clerk [Signature]



CURVE DATA					
NO	CHORD BEARING	CHORD	Δ	RADIUS	TANGENT
1	N70°45'08"E	189.22	37°47'16"	292.18	192.70
2	N70°55'33"E	189.03	38°08'07"	289.31	192.56
3	N77°26'30"E	195.48	24°24'33"	462.34	196.97
4	N77°36'55"E	195.35	24°45'23"	455.65	196.88
5	N73°20'31"E	95.98	32°36'30"	170.94	97.29
6	N73°30'56"E	95.89	32°57'20"	169.04	97.23

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.

[Signature]
JOHN D. DUNCAN
Registered Engineer: No. 9585

LEGAL DESCRIPTION

BEING A PART OF THE S-1/2 OF THE SW-1/4 OF SECTION 2, T 18 N, R 15 E, OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING: AT THE SW CORNER OF SAID S-1/2 SW-1/4.
- THENCE: N 00°21'14" W, ALONG THE WEST LINE OF SAID SW-1/4, A DISTANCE OF 200.00' TO THE POINT OR PLACE OF BEGINNING.
- THENCE: CONTINUING N 00°21'14" W, ALONG SAID WEST LINE, A DISTANCE OF 1.125.37' TO THE NW CORNER OF SAID S-1/2 SW-1/4.
- THENCE: N 89°59'37" E, ALONG THE NORTH LINE SAID S-1/2 SW-1/4, A DISTANCE OF 909.63'.
- THENCE: S 00°00'23" E, A DISTANCE OF 135.00'.
- THENCE: N 89°59'37" E, A DISTANCE OF 30.69'.
- THENCE: S 00°00'23" E, A DISTANCE OF 370.00'.
- THENCE: S 89°59'37" W, A DISTANCE OF 7.11'.
- THENCE: S 00°00'23" E, A DISTANCE OF 135.00'.
- THENCE: N 89°59'37" E, A DISTANCE OF 3.00'.
- THENCE: S 00°00'23" E, A DISTANCE OF 135.00'.
- THENCE: N 89°59'37" E, A DISTANCE OF 20.83'.
- THENCE: S 00°00'23" E, A DISTANCE OF 185.00'.
- THENCE: S 00°00'00" E, A DISTANCE OF 365.45' TO A POINT ON THE SOUTH LINE OF SAID S-1/2 SW-1/4.
- THENCE: N 90°00'00" W, A DISTANCE OF 773.96' TO A POINT 175.00' EAST OF THE SW CORNER OF SAID S-1/2 SW-1/4.
- THENCE: N 00°21'14" W, AND PARALLEL WITH THE WEST LINE OF SAID S-1/2 SW-1/4, A DISTANCE OF 200.00'.
- THENCE: N 90°00'00" W, AND PARALLEL WITH THE SOUTH LINE OF SAID S-1/2 SW-1/4, A DISTANCE OF 175.00' TO THE POINT OR PLACE OF BEGINNING.

SAID DESCRIBED TRACT CONTAINS 27.77 ACRES MORE OR LESS.

SURVEYOR CERTIFICATE

I, CHRIS E. STEWART, a duly Registered Land Surveyor in the State of Oklahoma, hereby certify that the foregoing Plat and description represent a survey made under my supervision.

[Signature]
CHRIS E. STEWART, L.S. No. 1050

DEPARTMENT OF HEALTH APPROVAL

THE OKLAHOMA STATE DEPARTMENT OF HEALTH CERTIFIES THAT THIS PLAT IS APPROVED FOR THE CONSTRUCTION OF PUBLIC SEWAGE DISPOSAL SYSTEMS AND PUBLIC WATER SYSTEMS.

SIGNED: [Signature] RPS DATE: Jan 17, 1980

WAGONER COUNTY HEALTH DEPT.

1983
County of
Patricia Coates