

STATE OF OKLAHOMA
WAGONER COUNTY
FILED

1984 MAR 27 PM 4:38

JERRY FIELDS
COUNTY CLERK
Plat Cabinet 3-251-8

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 III, 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 III, 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 III, and does hereby dedicate the use of the easements as shown on the plat of Ridgeway Heights III, 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 III, 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 purchasers.

(a) Overhead pole lines for the supply of electric service may be located along the south side of Block 1 and the East side of the ADDITION.

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.

The west 15 feet of a 130 foot wide transmission line right-of-way easement along the East side of Ridgeway Heights III Addition is reserved for the location of underground utilities with the permission of Public Service Company of Oklahoma under the following conditions: PSO shall retain said 130 foot right-of-way easement for the operation and maintenance of the existing and any future transmission facilities; no structure either permanent or temporary shall be built or installed within said 130 foot right-of-way easement.

Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easementways.

(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 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 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 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
Gayle C. Stetson
GAYLE C. STETSON
SECRETARY

STATE OF OKLAHOMA
COUNTY OF Wagoner

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.

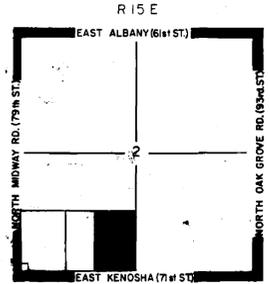
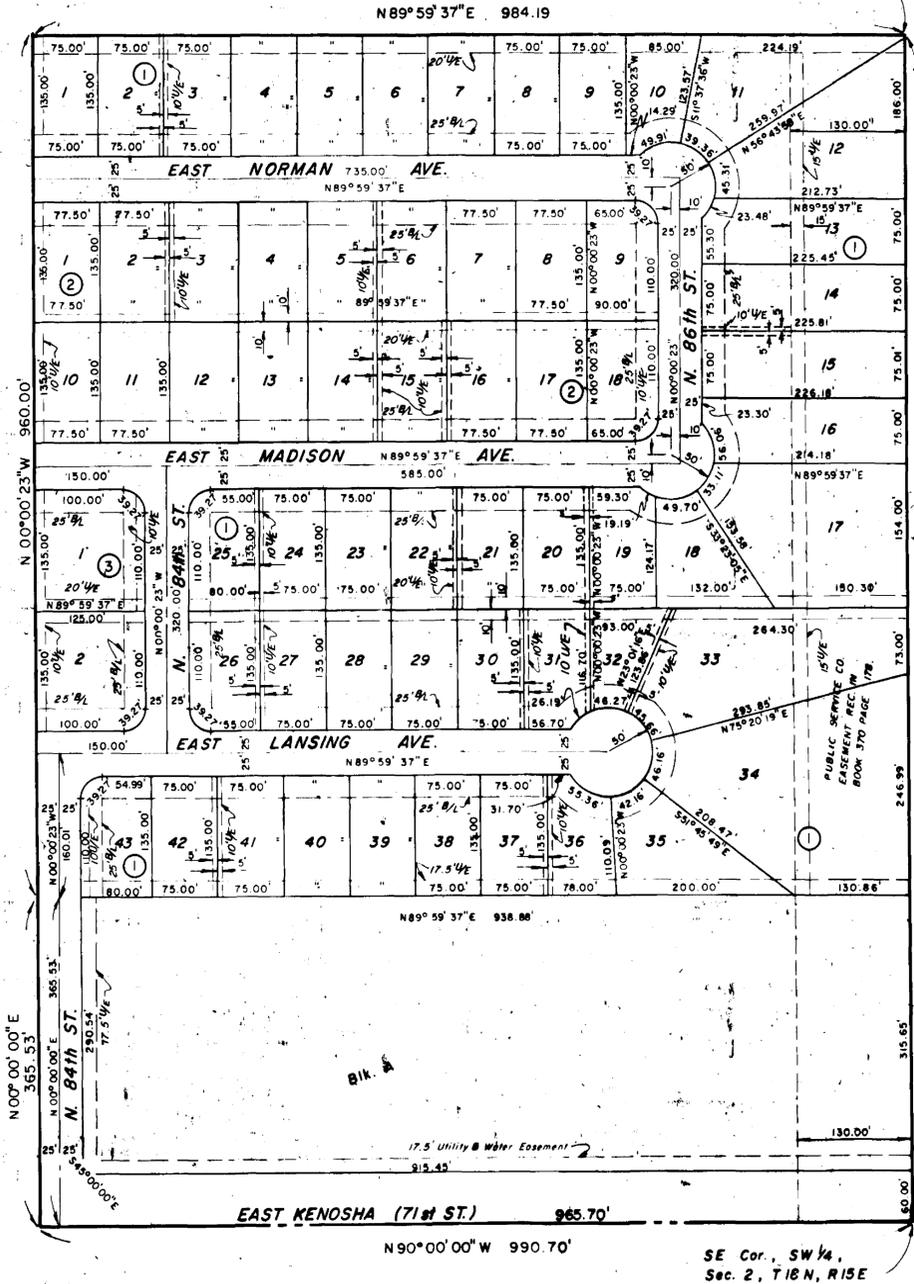
MY COMMISSION EXPIRES: 4-20-87
Marcy A. Woodbridge
NOTARY PUBLIC

A SECOND REPLAT OF RIDGEWAY HEIGHTS III

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

Wagoner Co. Okla.

NE Cor., S 1/2, SW 1/4
Sec. 2, T18N, R15E



APPROVED 10-19-82
Chris E. Stewart
Chris E. Stewart
Attest: *Chris E. Stewart*

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

LEGAL DESCRIPTION

Being A Part of the S 1/2 of the SW 1/4, SECTION 2, T18N, R15E, of the Indian Meridian, Wagoner County, Oklahoma, and being more particularly described as follows:

- Beginning: At the SE Corner of said S 1/2 SW 1/4.
 - Thence: N 90° 00' 00" W, along the South Line of Said S 1/2 SW 1/4, A Distance of 990.70'.
 - Thence: N 00° 00' 00" E, A Distance of 365.53'.
 - Thence: N 00° 00' 23" W, A Distance of 960.00', To A Point on the North Line of said S 1/2 SW 1/4.
 - Thence: N 89° 59' 37" E, Along said North Line A Distance of 984.19' To The NE Corner of said S 1/2 SW 1/4.
 - Thence: S 00° 17' 10" E, Along the East Line of said S 1/2 SW 1/4, A Distance of 1,325.66' To the Point or Place of Beginning.
- Said Described Tract Contains 30.05 Acres More or Less.

SURVEYORS 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.

Chris E. Stewart
CHRIS E. STEWART L.S. No. 1050
Registered Land Surveyor

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: *Oscair Sparks* RPS DATE: Jan 17, 1980
WAGONER COUNTY HEALTH DEPT.

Scale 1"=100'



to the 1983
above date
Patsy Coats, County
Therap Aus Ouder