

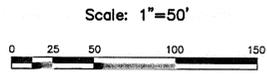
Final Plat Spring Creek

A PART OF THE SE/4 OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 15 EAST
 AN ADDITION TO WAGONER COUNTY, OKLAHOMA

SURVEYOR:
 Benchmark Surveying &
 Land Services, Inc.
 P.O. Box 1078
 Owasso, Oklahoma 74055
 Phone: (918) 274-9081

OWNER/DEVELOPER
 Armory, LLC.
 4500 South Garnett Road
 Suite 600
 Tulsa, Oklahoma 74146
 Phone: (918) 665-1900

ENGINEER
 Crafton, Tull &
 Associates, Inc.
 220 East 8th St
 Tulsa, Oklahoma 74119
 Phone: (918) 584-0347



- ACC ACCESS PERMITTED
- B/L BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- LNA LIMITS OF NO ACCESS
- P/E PEDESTRIAN EASEMENT
- R/W RIGHT-OF-WAY
- S/E SIDEWALK EASEMENT
- U/E UTILITY EASEMENT

Deed of Dedication

ARMORY LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE COUNTY OF WAGONER, STATE OF OKLAHOMA, TO WIT:

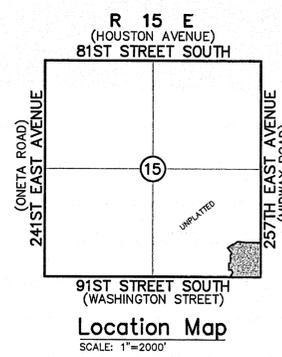
A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE I.B. & M., WAGONER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE S 88°47'19" W ALONG THE SOUTH LINE OF SAID SECTION 15 A DISTANCE OF 730.63 FEET; THENCE N 11°24'41" W A DISTANCE OF 50.00 FEET; THENCE N 43°47'19" E A DISTANCE OF 49.50 FEET; THENCE N 11°24'41" W A DISTANCE OF 58.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET, A DISTANCE OF 39.27 FEET, A CHORD BEARING N 46°12'41" W, AND A CHORD DISTANCE OF 35.36 FEET; THENCE S 88°47'19" W A DISTANCE OF 60.27 FEET; THENCE N 11°32'22" W A DISTANCE OF 170.00 FEET; THENCE N 88°47'19" E A DISTANCE OF 40.00 FEET; THENCE N 11°32'22" W A DISTANCE OF 215.13 FEET; THENCE N 53°10'41" E A DISTANCE OF 37.41 FEET; THENCE N 30°49'19" W A DISTANCE OF 170.00 FEET; THENCE N 53°10'41" E A DISTANCE OF 145.00 FEET; THENCE N 78°12'26" E A DISTANCE OF 227.39 FEET; THENCE N 53°10'41" E A DISTANCE OF 120.00 FEET; THENCE S 85°12'26" E A DISTANCE OF 227.39 FEET; THENCE N 88°43'28" E A DISTANCE OF 339.89 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 15; THENCE S 11°32'22" E ALONG SAID EAST LINE A DISTANCE OF 849.09 FEET TO THE POINT OF BEGINNING.

AND HAS CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED INTO BLOCKS, LOTS AND STREETS AND HAS DESIGNATED THE SAME AS "SPRING CREEK", A SUBDIVISION IN WAGONER COUNTY, OKLAHOMA.

SECTION I. STREETS, EASEMENTS AND UTILITIES

- A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS**
- THE DEVELOPER DOES HEREBY DEDICATE FOR THE PUBLIC USE THE STREETS, AS DESIGNATED ON THE ACCOMPANYING PLAT, AND DOES FURTHER DEDICATE FOR THE UTILITY EASEMENTS AS DESIGNATED ON THE ACCOMPANYING PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES INCLUDING STORM SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION FACILITIES AND ANY OTHER APPURTENANCES THERETO WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON SAID UTILITY EASEMENTS AND RIGHT-OF-WAYS FOR THE USES AND PURPOSES AFORESAID. NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT WILL INTERFERE WITH THE PURPOSES AFORESAID, WILL BE PLACED, ERECTED, INSTALLED OR PERMITTED UPON THE EASEMENTS OR RIGHTS-OF-WAY AS SHOWN; PROVIDED, HOWEVER, THAT THE DEVELOPER 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, FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN SAID PLAT.
- B. UNDERGROUND SERVICE**
- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE EASEMENT WAYS.
 - UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
 - THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
 - THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
 - THE FOREGOING COVENANTS SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- C. WATER AND SEWER SERVICE**
- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON OR IN HIS LOT.
 - WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH PUBLIC WATER MAINS SHALL BE PROHIBITED.
 - WAGONER COUNTY RURAL WATER, SEWER, SOLID SEWER, AND NATURAL GAS DISTRICT NO. 4 OR ITS SUCCESSORS WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, BUT THE OWNER WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
 - WAGONER COUNTY OR ITS SUCCESSORS WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC SEWER MAINS, BUT THE OWNER WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
 - WAGONER COUNTY RURAL WATER, SEWER, SOLID SEWER, AND NATURAL GAS DISTRICT NO. 4 OR ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT 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 THEIR RESPECTIVE UNDERGROUND WATER OR SEWER FACILITIES.
 - THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE WAGONER COUNTY RURAL WATER, SEWER, SOLID WASTE, AND NATURAL GAS DISTRICT NO. 4 OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.
- D. GAS SERVICE**
- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS CERTIFICATE OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
 - THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR ITS AGENTS OR CONTRACTORS.
 - THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- E. PAVING AND LANDSCAPING WITHIN EASEMENTS**
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE LANDSCAPING AND PAVING OCCASIONED BY THE NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM WATER, GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THAT WAGONER COUNTY, OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO.
- F. LIMITS OF NO ACCESS**
- THE UNDERSIGNED DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO 91ST STREET AND TO 257TH EAST AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) AS SHOWN ON THE ATTACHED PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE MODIFIED, AMENDED, OR RELEASED BY THE CONCURRING APPROVAL OF WAGONER COUNTY, OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO.
- THE FOREGOING COVENANT CONCERNING LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY WAGONER COUNTY, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.



SUBDIVISION CONTAINS 47 LOTS IN 1 BLOCKS
 TOTAL AREA 14.49 ACRES
 THE BEARING BASE FOR THIS PLAT IS
 STATE PLANE GRID BEARINGS
 ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE
 AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE
 SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED
 ON IN PLACE OF THE LEGAL DESCRIPTION.

**ROADS WILL BE
 MAINTAINED BY
 WAGONER COUNTY**

Curve Information

CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	117.89'	80°03'51"	75.00'	106.13'	N 43°45'24" E
C2	108.57'	35°32'47"	175.00'	106.84'	N 19°02'55" W
C3	108.57'	35°32'47"	175.00'	106.84'	N 19°02'55" W



**Washington Street
 (91st Street South)**

Certified True Copy
 CAROLYN KUSLER, COUNTY CLERK
 Wagoner County, Okla.
 By *Deputy*
 DEPUTY
 Spring Creek
 April 24, 2006
 SHEET 1 of 2