

Plat Cabinet 279-A+B

WAGONER CORNER SUBDIVISION

A PART OF THE NE 1/4 NW 1/4 OF SECTION 16,
TOWNSHIP 17 NORTH, RANGE 18 EAST,
WAGONER COUNTY, OKLAHOMA

OWNERS' CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: King W. Rogers, III, and Judy P. Rogers, husband and wife, do hereby certify that they are the owners, holding all rights, title or interest, less and except an undivided one-quarter (1/4) interest in and to the oil, gas, and other minerals, in the land shown and described on the plat hereon of the WAGONER CORNER SUBDIVISION.

LEGAL DESCRIPTION

WAGONER CORNER SUBDIVISION, a part of the Northeast Quarter of the Northwest Quarter of Section 16, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows, to-wit:

Commencing at the Northwest corner of said NE 1/4 NW 1/4; thence S01°37'00"E along the West line of said NE 1/4 NW 1/4 a distance of 76.71 feet to a point on the South right-of-way line of State Highway 51 as described in Book 232, Page 187 of the Wagoner County records; thence N88°53'40"E along said right-of-way a distance of 308.97 feet to the POINT OF BEGINNING, said point being at the intersection of said South highway right-of-way and the west line of the Grand River Dam Authority power line easement; thence N88°53'40"E along said highway right-of-way a distance of 56.91 feet; thence along said highway right-of-way on a curve to the right having a radius of 900.38 feet a distance of 1173.48 feet, said point being on the West right-of-way of U.S. Highway 69; thence S01°36'00"E along said West right-of-way line a distance of 266.95 feet; thence S89°19'29"W a distance of 919.21 feet to a point on the West line of said power line easement; thence N01°37'36"W along said West line a distance of 922.48 feet to the POINT OF BEGINNING, containing 16.14 acres more or less and subject to all easements of record and those easements and restrictions described herein.

The above and foregoing plat represents a correct survey of said real property, made with the consent of the owners, and all utility easements shown on said plat are hereby dedicated to the public. Said tracts or parcels are subject to those pre-existing easements shown on said plat.

PROTECTIVE COVENANTS

For the purpose of providing an orderly development and for the further purpose of providing adequate restrictions for the mutual benefit of the owner and successors in title to said development, the owners do hereby impose the following restrictions and reservations and do hereby create the following easements, all of which shall be binding upon the owners, their heirs, successors and assigns:

- Development on tracts 2, 3, and 4 shall be limited to one business each and one building each, such building to be constructed as a single story structure having a maximum height of twenty-four (24) feet and having a maximum building area of three thousand (3000) square feet. The minimum parking to be provided shall not be less than six standard automobile spaces per one thousand (1000) square feet of building area.
- On tracts 2, 3, and 4, the location of any building shall be subject to the approval of Wal-Mart Properties, Inc., or its successor in the ownership of tract 1, and such approval shall not be unreasonably withheld.
- Tract 1A shall only be used for the placement of a sign to advertise the main business located on tract 1.
- Anything contained above to the contrary notwithstanding, the owners of tracts 2, 3, and 4 shall each individually have the unilateral right to determine the height, size and location of any sign or signs located on such tracts to advertise the business of such tract.

Signed in Memphis, Tennessee on this 15th day of July, 1988.

King W. Rogers, III
King W. Rogers, III, Owner

Judy P. Rogers
Judy P. Rogers, h/w wife

State of Tennessee, County of Shelby, SS.

The foregoing was acknowledged before me this 15th day of July, 1988, by King W. Rogers, III and Judy P. Rogers.

Sharon Ring
Notary Public
My commission expires 2-12-92

CERTIFICATE OF SURVEY

I, William T. Meshek, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the above and foregoing plat is a true and correct representation of the survey made under my direction.

Witness my hand and seal this 30th day of June, 1988.



Subscribed and sworn to before this 30th day of June, 1988.

Cynthia O. Callan
Notary Public

(Seal)

My commission expires 12-7-91.

COUNTY TREASURER'S CERTIFICATE

I, Frances M. Malon, do hereby certify that I am the duly elected, qualified and acting County Treasurer, Wagoner County, State of Oklahoma; that the taxes are paid for the year of 1987 and prior years according to the 1987 tax roll on the real property shown on the plat hereon of WAGONER CORNER SUBDIVISION, a part of the NE 1/4 NW 1/4, Section 16, T17N, R18E, Wagoner County, Oklahoma.

Frances M. Malon
County Treasurer
Date: July 6, 1988

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED, by the Mayor and City Council of the City of Wagoner, Oklahoma, that the dedications shown on the plat hereon of the WAGONER CORNER SUBDIVISION, a part of the NE 1/4 NW 1/4, Section 16, T17N, R18E, Wagoner County, Oklahoma, are hereby accepted. Adopted by the Mayor and City Council, City of Wagoner, Oklahoma, on this 6th day of June, 1988.

(Seal)

Attest: James J. Lee City Clerk, David J. Jones Mayor

The foregoing was acknowledged before me on this 5th day of July, 1988, by James D. Peter, Mayor of the City of Wagoner, Oklahoma, a municipal corporation, on behalf of said corporation.

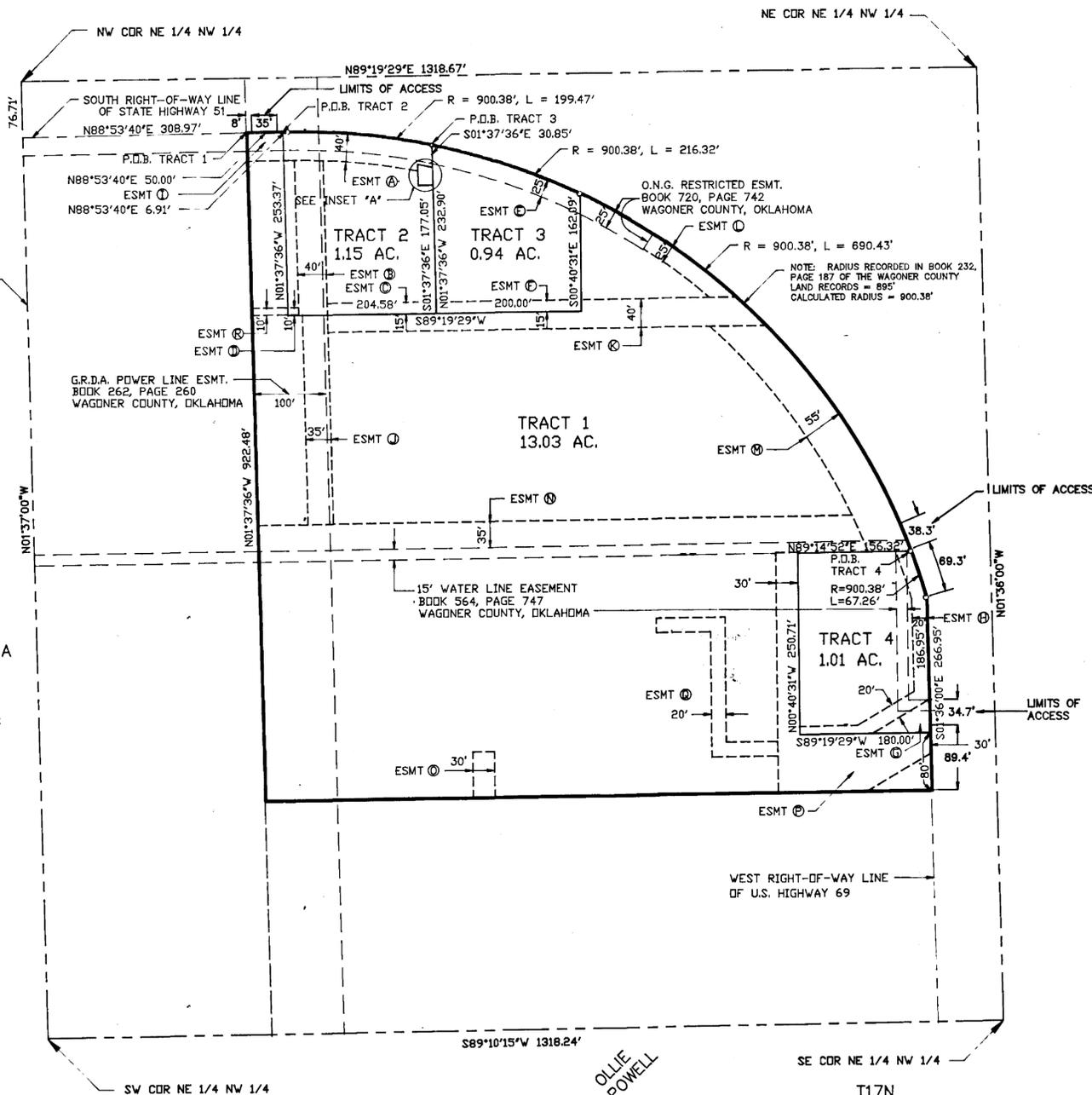
(Seal)

My commission expires: 9-01-91
Shirley Wooten
Notary Public

Approved, Wagoner Metropolitan Area Planning and Zoning Commission.

Date: July 5, 1988

Signed: Dave Dutton
Chairman
By Patricia Wilson
Director



OWNER:

KING W. ROGERS, III AND
JUDY P. ROGERS
MEMPHIS, TENNESSEE

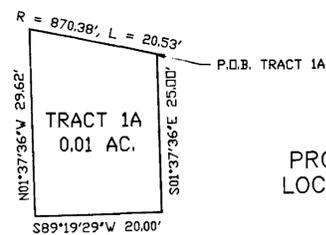
SURVEYOR:

WILLIAM T. MESHEK, L.S.
SAND SPRINGS, OKLAHOMA

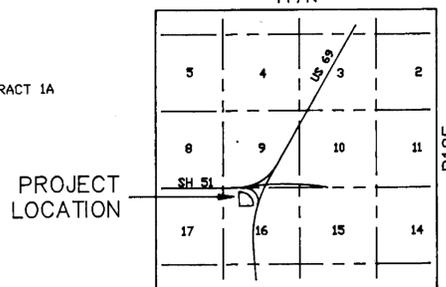
NOTE: All bearings and distances
are based on the Oklahoma State
Plane Coordinate System and are not
astronomical bearings.

SCALE: 1"=100'

LEGEND	
NEW EASEMENTS	---
EXISTING EASEMENTS	---
HIGHWAY R/W	---
SECTION LINES	---
SURVEY LINES	---



INSET "A"



LOCATION MAP