

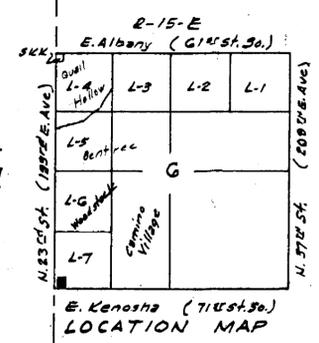
WAGONER COUNTY LINE PLAZA

AN ADDITION TO THE CITY OF BROKEN ARROW, OK.
BEING A PART OF LOT 7, SECTION 6,
T-18-N, R-15-E, WAGONER COUNTY, OKLA.

OWNER:
Geo. E. Linihan, Jr. Et al.
12119 E. 37th Pl.
Tulsa, Ok. 74146
918-627 6453

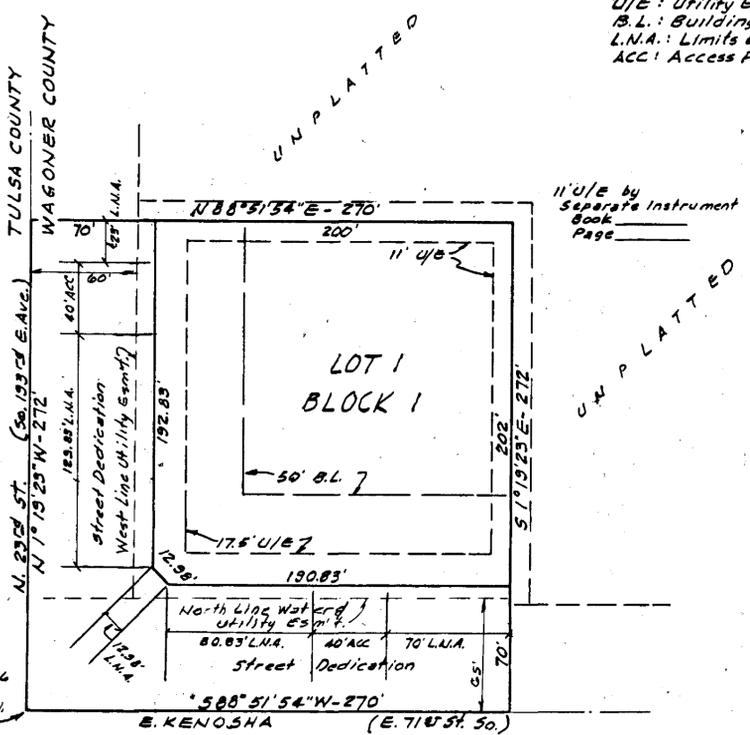
SURVEYOR:
Joe E. Donelson
17440 So. 89th E. Ave.
Bixby, Ok. 74008
918-366 3413

DATE: Jan 12, 1993



Acres: 1.013
Blocks: 1
Lots: 1

LEGEND
U/E: Utility Easement
B.L.: Building Line
L.N.A.: Limits of No Access
ACC: Access Point



WAGONER COUNTY LINE PLAZA DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the Undersigned, Timothy Eugene Linihan, Eva Marie Hayes, Ruth Maxine Farrell, George Francis Linihan, Jr., and Dorothy S. Linihan are the owners in fee simple to the following described property situated in the City of Broken Arrow, Wagoner County, State of Oklahoma, to-wit:

The South 272.00 feet of the West 270.00 feet of Lot 7, Section 6, T-18-N, R-15-E of the Indian Base and Meridian, Wagoner County, Oklahoma, according to the U.S. Government Survey thereof, and containing 1.686 acres more or less,

and have caused the above described land to be surveyed, staked, platted and subdivided into lots, blocks, and streets and have designated the same as "WAGONER COUNTY LINE PLAZA" an Addition to the City of Broken Arrow, Wagoner County, Okla.

SECTION 1. STREETS AND UTILITIES

A. STREETS AND UTILITY EASEMENTS
The undersigned owner dedicates to the public use forever, streets rights-of-way as shown and designated on the accompanying plat and does further dedicate to the public use forever the easements as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing, replacing any and all utilities including storm sewer, sanitary sewer, 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. No building, structure, or other above or below ground obstruction that will interfere with purposes aforesaid, will be placed, erected, installed or permitted upon the easements or rights-of-way as shown, provided however, that 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 public streets, alleys, and utility easements, shown on said plat, for the purpose of furnishing water and/or sanitary sewer services to the area included in said plat.

B. ELECTRIC AND COMMUNICATION SERVICE.
Overhead lines for the supply of electric and communication service may be located along the perimeter as shown on the attached plat. Street light poles or standards shall be served by underground cable and elsewhere through said addition all supply lines shall be located underground, in the easement-ways reserved for the general utility service and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.

Underground service cables to all structures 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 structure as may be located upon each lot; Provided that the installation of such service cable to a particular structure, the supplier of electric service shall thereafter be deemed to have a definitive, permanent, effective and exclusive rights-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 structure.

The supplier of electric and communication service, through its proper service 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 installing, maintaining, removing or replacing any portion of said underground electric facilities so installed by it.

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

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.

C. OWNER RESPONSIBILITY WITHIN EASEMENTS.
The owner of the lots shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on his lot in the event it is necessary to repair any underground water or sewer mains, electric, natural gas, cable television, or telephone service.

D. LIMITS OF NO ACCESS.
The owners hereby relinquish rights of ingress or egress to the above described property within the bounds designated as "Limits of No Access" (L.N.A.) except as may be released, altered or amended by the Broken Arrow Planning Commission, the City of Broken Arrow, its successor, or as otherwise provided for by the statutes and laws of the State of Oklahoma pertaining thereto.

Witness our hands on this 18 day of May, 1993.

Timothy Eugene Linihan
Timothy Eugene Linihan, husband
C. L. Hayes
C. L. Hayes, husband
Ray E. Farrell
Ray E. Farrell, husband
George Francis Linihan, Jr.
George Francis Linihan, Jr., husband
Dorothy S. Linihan
Dorothy S. Linihan, a single person

Francis M. Linihan
Francis M. Linihan, wife
Eva Marie Hayes
Eva Marie Hayes, wife
Ruth Maxine Farrell
Ruth Maxine Farrell, wife
Patsy R. Linihan
Patsy R. Linihan, wife

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)
Before me, the Undersigned, a Notary Public in and for said County and State, on this 18 day of May, 1993, personally appeared Timothy Eugene Linihan, husband, and Francis M. Linihan, his wife; C. L. Hayes, husband, and Eva Marie Hayes, his wife; Ray E. Farrell, husband, and Ruth Maxine Farrell, his wife; George Francis Linihan, Jr., husband, and Patsy R. Linihan, his wife; and Dorothy S. Linihan, a single person; to me known to be the identical persons who executed the foregoing instrument, and acknowledges to me that they executed the same as their free and voluntary act and deed, for the uses and purposes set forth therein.

Given under my hand and seal the day and year last above written.
My Commission Expires: 4-19-97



Kerri Mitchell
Notary Public

SURVEYOR'S CERTIFICATION

I, Joe E. Donelson, a Registered Land Surveyor in 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 16th day of April, 1993.

Joe E. Donelson
Joe E. Donelson, RLS #353

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)
Before me, the Undersigned, a Notary Public in and for said County and State, on this 16th day of April, 1993, personally appeared Joe E. Donelson, to me known to be the identical person who executed the foregoing instrument, and acknowledges to me that he executed the same as his free and voluntary act and deed, for the purposes set forth therein.

Given under my hand and seal the day and year last above written.
My Commission Expires: Sept 10, 1996

Nevada M. Pittman
Notary Public

APPROVED 3-1-93 by the City Council of the City of Broken Arrow, Oklahoma.
James C. Reynolds
Mayor
Brenda Richart Long
Attest: City Clerk

I, the undersigned, the duly qualified and acting county Treasurer of Wagoner County, Wagoner, Oklahoma hereby certify that according to the 1992 Tax rolls the taxes on the above description are paid.
Francis McMillan
County Treasurer
Deputy
Deputy