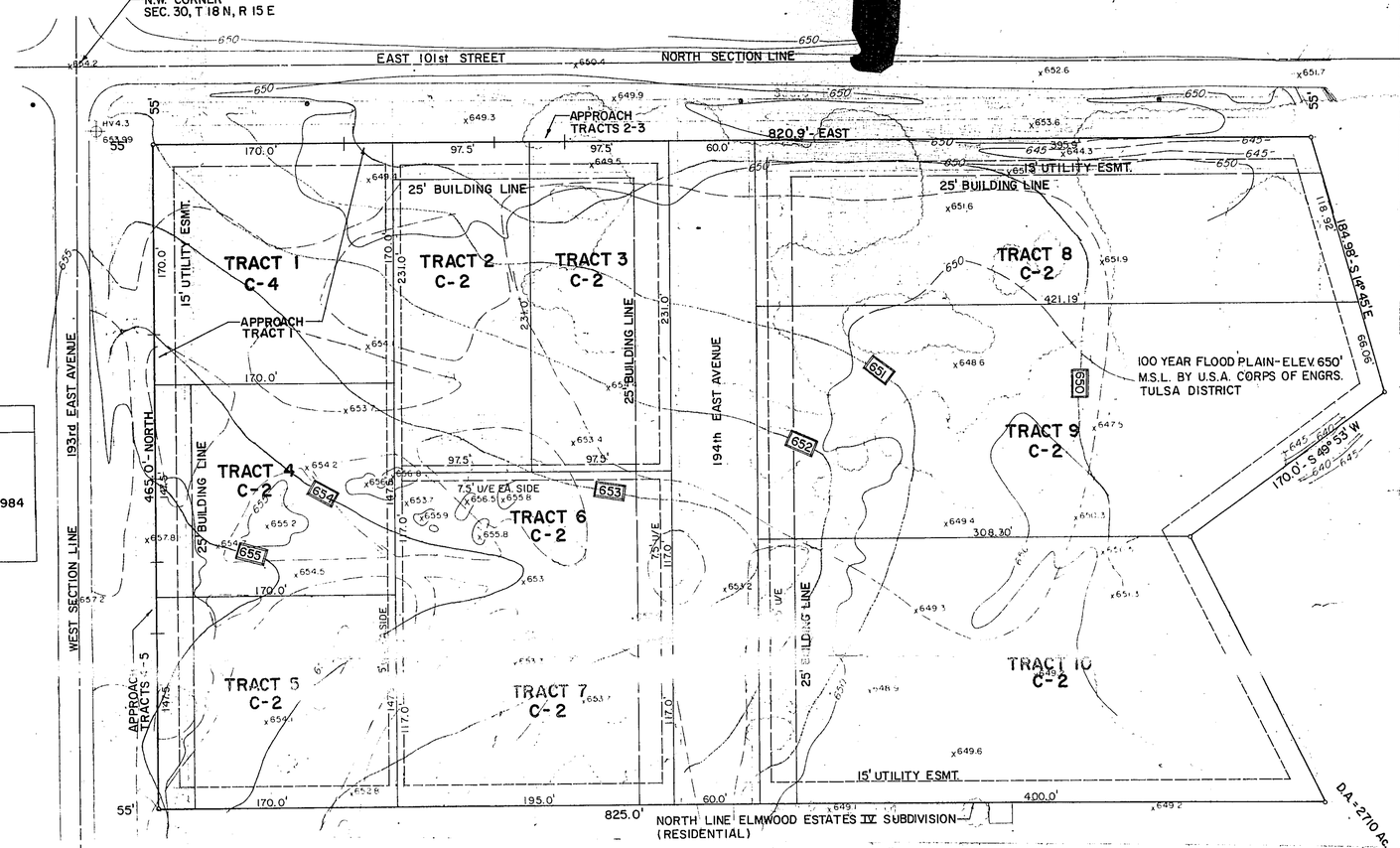
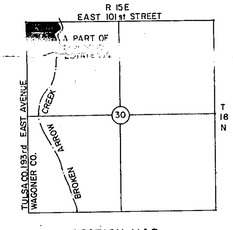
Plat Cabinet 3, 2669




N

SCALE: 1" = 50'

| LEGEND | |
|---|---|
| 650 | EXISTING CONTOURS |
| 650 | CONTOURS- JULY 10, 1984 |
| x 684.9 | SPOT ELEVATION- JULY 10, 1984 |
| C-1 | COMMERCIAL |
| C-4 | COMMERCIAL |




LOCATION MAP
SCALE: 1" = 2000'

RE-PLAT OF COMMERCIAL AREA IN ELMWOOD ESTATES IV

Restrictive Covenants

1. Overhead pole lines for the supply of electric service may be located along rear or side property lines only. Street light poles or standards may be served by underground cable and elsewhere throughout said Addition all supply of electric, cable T.V. and telephone service shall be located in the easement ways reserved for general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages may also be located in said easement ways.

2. Should electric, cable T.V. and telephone service be supplied underground, the service cable to buildings which may be located in said addition may run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located in said addition; provided that upon the installation of such a service shall thereafter be deemed to have a definitive, permanent effective and exclusive right of way easement on said lot, covering a five (5) foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance of said building.

3. The supplier of electric, cable T.V. and telephone 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 the Certificate of Dedication for the purpose of installing, maintaining, removing or replacing any portion of said underground electric, cable T.V. and telephone facilities so installed by it.

4. The Property Owners shall be responsible for the protection of the underground facilities located on their property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, cable T.V. and telephone facilities. Repairs or cost of relocation, required by violation of their covenant, shall be paid for by the owners of the property.

5. The foregoing covenants shall be enforcable by the supplier of electric, cable T.V. and telephone service, and the property Owners agree to be bound hereby.

CERTIFICATE OF DEDICATION

We, the undersigned, [illegible] Plans, [illegible] we [illegible] the owner's of and [illegible] title, or [illegible] shown on the Plat of the "[illegible]" [illegible] County records of Wagoner County [illegible] to the property upon which [illegible] streets as shown on said [illegible] have [illegible] created for the installation and [illegible] clear title to all lands [illegible] and the same to be released [illegible] clear, except [illegible] the abstractor's certificate.

Witness my hand this 13 day of DECEMBER, 19[illegible]

[illegible] Perry

STATE OF OKLAHOMA SS

[illegible]

Before me, [illegible] DECEMBER [illegible] 19[illegible] Plans, [illegible] known [illegible] and acknowledged to me [illegible] and purposes therein [illegible]

My Commission Expires: 9-4-88

SURVEYOR'S CERTIFICATE

I, C. Ray Murray, the undersigned, do hereby certify that I am by profession a registered land surveyor, and that the map of the "COMMERCIAL" area as shown on ELMWOOD ESTATES IV, as filed in the County records of Wagoner County, consisting of one sheet, correctly represents a survey made under my supervision and that all of the monuments shown hereon actually exist and their positions are correctly shown.

STATE OF OKLAHOMA)
)SS
COUNTY OF MAYES )

C. Ray Murray

Before me, the undersigned, a Notary Public within and for the State of Oklahoma, on this 5th day of March, 1985, personally appeared C. Ray Murray, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein expressed.

Given under my hand and Notarial seal the day and year last written above.

My Commission Expires: March 11, 1985

Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Vaughn McMahan, do hereby certify that I am the duly elected, qualified, and acting County Treasurer of Wagoner County, State of Oklahoma; that the tax records of said county show all taxes are paid for the year 1983 and prior years on the land shown on the plat of the "COMMERCIAL" area as shown on ELMWOOD ESTATES IV, as filed in the County records of Wagoner County, Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused the instrument to be executed at Wagoner, Oklahoma, on this 22nd day of March, 1983.

ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

Be It Resolved by the Board [illegible] shown on the plat of the "COMMERCIAL" area as shown on ELMWOOD ESTATES IV, as filed in the county records of Wagoner County, are hereby accepted.

Adopted; by the Board of Commissioners of Wagoner County this 25 day of MARCH 1985.

Approved by the Chairman of the Board of Commissioners of Wagoner County this 25 day of MARCH, 1985

ATTEST:

Chairman

County Clerk

OKLAHOMA STATE DEPARTMENT OF HEALTH CERTIFICATE

I, _____, Director of the Wagoner County Health Department, certify that the lots shown on this plat meet the requirements of the County Health Department with respect to lots which are not served by a municipal sanitary sewerage system.

Date

CERTIFICATE OF COUNTY CLERK

This instrument has been filed in the office of the County Clerk of Wagoner County, Oklahoma, this _____ day of _____, 19 _.

County Clerk

CERTIFICATE OF BONDED ABSTRACTOR

The undersigned, a duly qualified and lawfully bonded abstractor of title in and for Wagoner County, State of Oklahoma, hereby certifies that the records of the County of Wagoner and State of Oklahoma, show that title to the lands shown on the plat of the "COMMERCIAL" area as shown on ELMWOOD ESTATES IV, as filed in the county records of Wagoner County, is vested in Floyd V. Percival, Dennis Roberts and Jim Flynn, and that on the _____ day of _____, 19 _ there are no actions pending or judgments of any nature in any court, or on file with the Clerk of any court in said County and State, against said lands or the owners thereof, that are due and unpaid, that there are no liens, mortgages, or encumbrances of any kind aginst the said lands, except easements of record.

PLANNING COMMISSION APPROVAL

I Larry L. Allison, Chairman/Secretary of the Wagoner Metropolitan Area Planning Commission, hereby certify that the said Commission duly approved the plat of the "COMMERCIAL" as shown on ELMWOOD ESTATES IV, as filed in the county records of Wagoner County on the 26 day of Feb, 1984.

Chairman/Secretary

| SETTLE ENGINEERING CO. P.O. 1001 PRYOR, OKLA. | | | PRELIMINARY LAYOUT AND ZONING ELMWOOD ESTATES IV COMMERCIAL PROPERTY | | |
|---|---|---|---|---|---|
| DRAWN | CHECKED | APPROVED | DATE | SCALE | SHEET OF |
| RT | CRM | CRM | NOVEMBER 1984 | 1" = 50' | |