

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That We, James Family Properties, LLLP, being the sole owners of the fee simple and to the following described real estate situated in the County of Sequoyah, State of Oklahoma, to-wit:

Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 6, Township 11 North, Range 24 East, Indian Base and Meridian, Sequoyah County, Oklahoma. The basis of bearing being (Grid North) North 02° 00' 02" West along the East line of the Northwest Quarter (NW 1/4) of said Section 6 and being more particular described as follows:

Lot 1:

Commencing at a 2" pipe marking the Southeast Corner of the Southeast Quarter (SE 1/4) Northwest Quarter (NW 1/4) of said Section 6; Thence along the East line thereof North 02° 00' 02" West a distance of 313.05 feet to an existing rail road spike; Thence South 87° 59' 23" West a distance of 39.07 feet to an existing 3/8" rebar and cap stamped PLS No. 1628; Thence North 02° 01' 07" West a distance of 694.79 feet to a set 1/2" rebar and cap stamped PLS No. 1825 for a Point of Beginning; Thence South 87° 25' 53" West a distance of 468.86 feet to a point on the East Right-of-Way line of Highway 59 being marked by a 1/2" rebar and cap stamped PLS No. 1825; Thence with said East line 375.25 feet along the arc of a non-tangential curve to the right having a radius of 428.34 feet and being subtended by a chord bearing North 42° 53' 02" East and a distance of 363.36 feet to an existing 4" x 4" concrete Right of Way Monument marking the South Right-of-Way line of Highway 64 (Cherokee Avenue); Thence along said South line, North 87° 25' 53" East a distance of 212.35 feet to a point on the West line of No Name street being marked by an existing 3/8" rebar; Thence along said West line, South 02° 01' 07" East a distance of 254.91 feet to the Point of Beginning, Containing 2.22 acres more or less and being subject to any easements or rights of way of record.

Also,

Lot 2:

Commencing at a 2" pipe marking the Southeast Corner of the Southeast Quarter (SE 1/4) Northwest Quarter (NW 1/4) of said Section 6; Thence along the East line thereof North 02° 00' 02" West a distance of 313.05 feet to an existing rail road spike; Thence South 87° 59' 23" West a distance of 39.07 feet to an existing 3/8" rebar and cap stamped PLS No. 1628; Thence along the North line of James Family Properties LLLP subdivision, South 87° 59' 23" West a distance of 403.76 feet to a point on the East Right-of-Way line of Highway 59 being marked by a set 1/2" rebar and cap stamped PLS No. 1825; Thence along said East line, North 12° 07' 37" West a distance of 477.32 feet to a set 1/2" rebar and cap stamped PLS No. 1825 marking a point beginning a curve to the right; Thence 223.63 feet along the arc of a curve to the right having a radius of 428.34 feet and being subtended by a chord bearing North 02° 49' 48" East and a distance of 221.10 feet to a set 1/2" rebar and cap stamped PLS No. 1825; Thence North 87° 25' 53" East a distance of 413.66 feet to a set 1/2" rebar and cap stamped PLS No. 1825, being the Northwest Corner of Lot 3; Thence along the West line of said Lot 3, South 02° 34' 07" East a distance of 35.00 feet to a set 1/2" rebar and cap stamped PLS No. 1825, being the Southwest Corner of Lot 3; Thence along the South line of said Lot 3, North 87° 25' 53" East a distance of 54.86 feet to a point on the West Right-of-Way line of No Name street being marked by a set 1/2" rebar and cap stamped PLS No. 1825, also being the Southeast Corner of Lot 3; Thence along West line of said Right-of-Way, South 02° 01' 07" East a distance of 659.78 feet to the Point of Beginning, Containing 7.26 acres more or less and being subject to any easements or rights of way of record.

Also,

Lot 3:

Commencing at a 2" pipe marking the Southeast Corner of the Southeast Quarter (SE 1/4) Northwest Quarter (NW 1/4) of said Section 6; Thence along the East line thereof North 02° 00' 02" West a distance of 313.05 feet to an existing rail road spike; Thence South 87° 59' 23" West a distance of 39.07 feet to an existing 3/8" rebar and cap stamped PLS No. 1628; Thence North 02° 01' 07" West a distance of 659.78 feet to a set 1/2" rebar and cap stamped PLS No. 1825 for a Point of Beginning; Thence South 87° 25' 53" West a distance of 54.86 feet to a set 1/2" rebar and cap stamped PLS No. 1825, being the Southwest corner of Lot 3; Thence North 02° 34' 07" West a distance of 35.00 feet to a set 1/2" rebar and cap stamped PLS No. 1825, being the Northwest corner of Lot 3; Thence North 87° 25' 53" East a distance of 55.20 feet to a set 1/2" rebar and cap stamped PLS No. 1825, being the Northeast corner of Lot 3; Thence South 02° 01' 07" East a distance of 35.00 feet to the Point of Beginning, containing 0.04 acres more or less and being subject to any easements or rights of way of record.

have caused the same to be surveyed, staked and platted and have caused the same to be named and designated "James Family Properties Subdivision Lot 1, Lot 2 and Lot 3", an addition to the City of Sallisaw, Oklahoma. I hereby dedicate to the City of Sallisaw, its successors and assigns, all easements and streets as shown on this plat and do hereby guarantee clear title to all land that is dedicated for the purpose of providing an orderly development of the entire tract.

Owner - James Family Properties, LLLP

STATE OF OKLAHOMA SS  
COUNTY OF SEQUOYAH

Before me, the undersigned, a Notary Public in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, 2016, personally appeared \_\_\_\_\_, 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 set forth.

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

Notary

My Commission Expires: \_\_\_\_\_

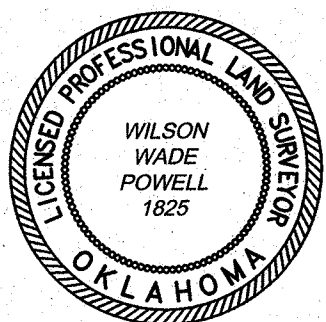
SURVEYOR'S CERTIFICATE

I, Wilson Wade Powell, a competent surveyor and a Registered Professional Land Surveyor under Registration No. 1825, do hereby certify that I have carefully and accurately surveyed and staked the property located on a part of SE 1/4 NW 1/4 of Section 6, Township 11 North, Range 24 East, as described on the plat and that iron pins have been found or #4 rebar with cap #1825 have been placed at all property corners and that the described plat is a true representation of said survey.

Certificate of Authorization: #3055 ; Expires 06.30.2017

Witness my hand this the 3<sup>rd</sup> day of March, 2016.

Wilson Wade Powell  
Wilson Wade Powell, P.L.S.

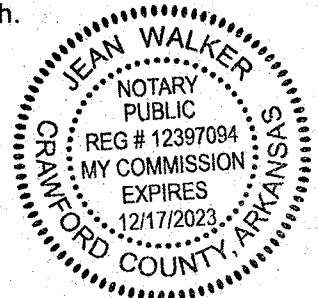


STATE OF OKLAHOMA SS  
COUNTY OF SEQUOYAH

Before me, the undersigned, a Notary Public in and for said County and State on this 3<sup>rd</sup> day of March, 2016, personally appeared Wilson Wade Powell, 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 set forth.

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

Jan Walker  
Notary



My Commission Expires: 12/17/2022

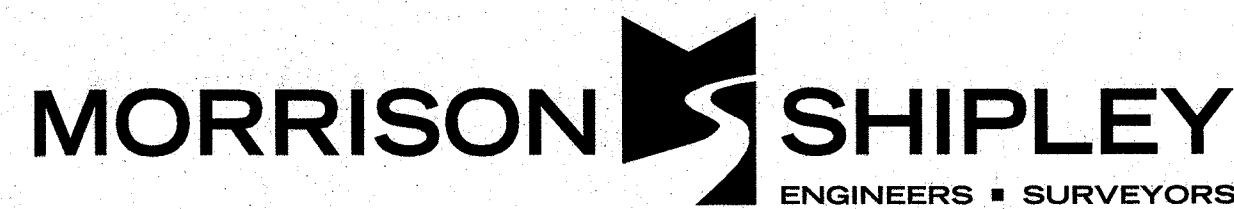
# JAMES FAMILY PROPERTIES SUBDIVISION LOT 1, LOT 2 AND LOT 3

An addition to the City of Sallisaw, being a part of the SE 1/4 NW 1/4 of Section 6, Township 11 North, Range 24 East, Sequoyah County, Oklahoma

Date: 03-03-16

Scale: 1" = 100'

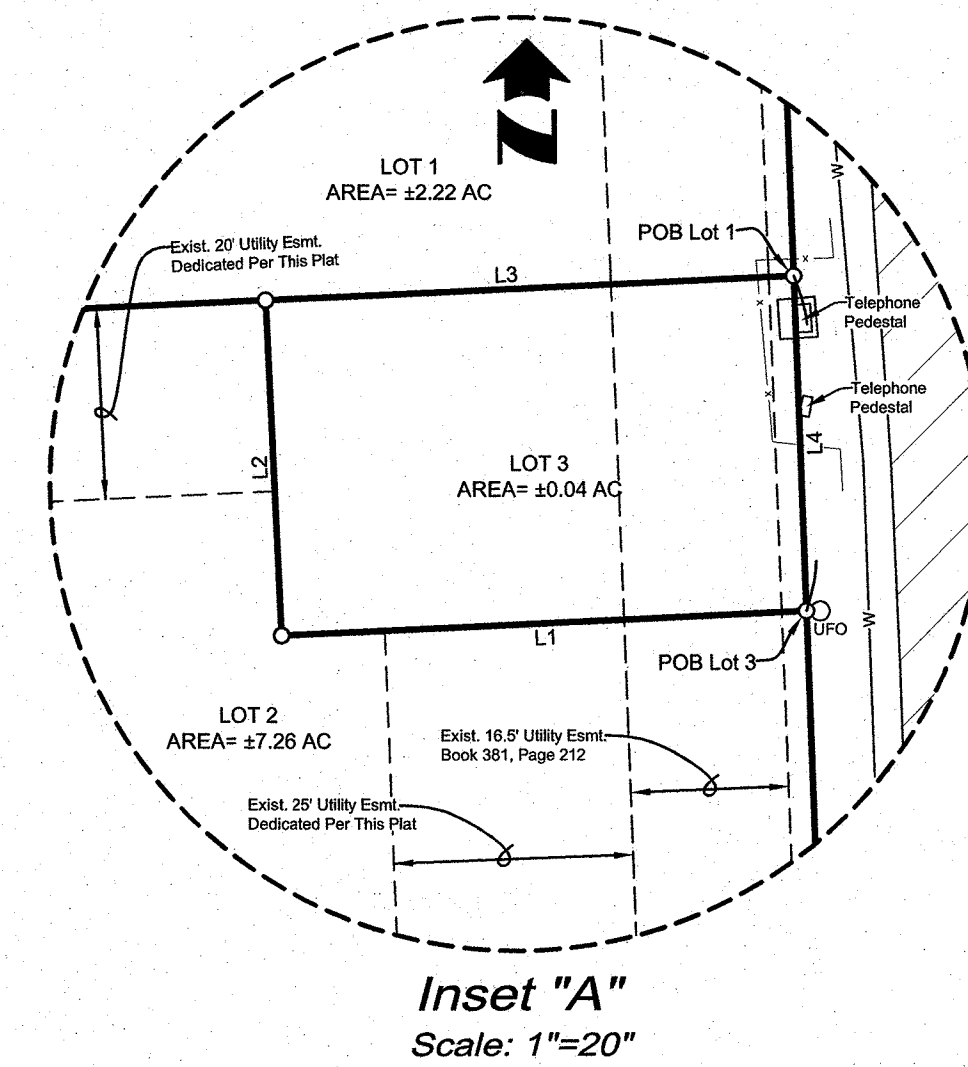
Owner/Developer: James Family Properties, LLLP



C.O.A. #3055 Exp. Date: 06.30.2017  
5704 Euper Lane, Suite 200 • Fort Smith, AR 72903 • 479.452.1933 • morrisonshipley.com

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	EASEMENT LINE
	FOUND REBAR AS NOTED
	SET 1/2-INCH REBAR W/1825 CAP
	FOUND RAILROAD SPIKE

LINE TABLE	
LINE	BEARING & DISTANCE
L1	S 87°25'53" W 54.86'
L2	N 02°34'07" W 35.00'
L3	N 87°25'53" E 55.20'
L4	S 02°01'07" E 35.00'
L5	N 02°34'07" W 20.00'
L6	S 02°34'07" E 20.00'
L7	N 87°54'36" E 44.50'
L8	N 02°04'12" W 40.00'
L9	S 87°54'36" W 19.50'



APPROVAL OF PLAT

The Board of Commissioners of the City of Sallisaw, Oklahoma hereby approve this plat of "James Family Properties Subdivision Lot 1, Lot 2 and Lot 3", an addition to the City of Sallisaw, Oklahoma, and accepts the easements shown therein.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

CITY OF Sallisaw

MAYOR

ATTEST:

CITY CLERK - Dianna Davis

(SEAL)

The Planning Commission of the City of Sallisaw, Oklahoma hereby approve this plat of "James Family Properties Subdivision", an addition to the City of Sallisaw, Oklahoma, and accepts the easements shown therein.

Chairman - Marley Abell

Secretary - Jayne Hadley

TREASURER'S CERTIFICATE

I, Trica Yates, as Treasurer of Sequoyah County, Oklahoma, do hereby certify that all taxes on the property herein platted and described have been paid or cash bond placed to secure the same.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

COUNTY TREASURER - Trica Yates

NOTES:

Reference Documents:

- Warranty Deed Book 692, Page 468, Wilson Trust granting a strip of land known as "No Name Street" to the city of Sallisaw, dated August 31st, 1991.
- A Survey by A.H. Osburn for James Family Properties that created the legal description known as Exhibit "A", found in Book 701, Pages 155 & 156 of the Sequoyah County records, dated April 1st, 1992.
- Deed, Loan assignment and Assumption Agreement, and Bill of Sale found in Book 940, Pages 416-428 of the Sequoyah County Records, dated January 1st, 2002.
- A Survey performed by Knight Land Surveying Co. for James Trust, recorded with the Sequoyah County Clerk.
- James Family Properties LLLP an addition to the City of Sallisaw, recorded with the Sequoyah County Clerk, dated May 1st 2012.
- Water & Sewer System Improvements James Family Property Layout- Map and Plan provided by Neel, Harvel and Associates, P.C., dated February 2nd, 2015.
- Plat of Survey created by Osburn Land Surveyors, LLC. For James Family Properties, Job No. 14-6120 proposing easements for a Sewer System on and across the subject property.
- Payne Subdivision and addition to the City of Sallisaw.
- ODOT RW plans, W.P.G.H & M. 151-A sheet No. 8.
- GLO Plat OK170110N0240E0.
- 16.5' Easement to Southwestern Bell Telephone, Book 381, Page 212.
- 20' Easement to AOG, Book 552, Page 598.
- 25' Utility Easement to the City of Sallisaw, Book 344, Page 264.
- RW Easement to Oklahoma Department of Transportation, Book 124, Page 574.

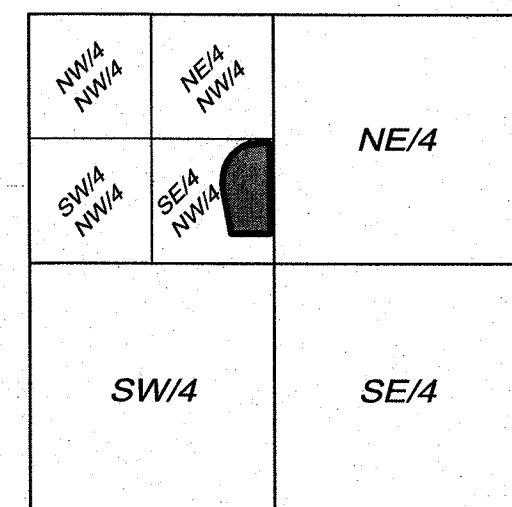
Basis of Bearings: Grid North, Oklahoma State Plane Coordinate System, North Zone (3501), NAD 83, based on GNSS Observations and NGS OPUS Processed Base Solution at: Latitude: 35°27'29.86819"N, Longitude: 94°48'21.47788"W; having a Convergence Angle of 1.88494977 degrees and a Combined Scale Factor of 1.00000047.

Vertical Datum: NAVD88, Geoid 12B. Orthometric heights (elevations) are based on Terrestrial and RTK GNSS Observations being derived from a NGS OPUS Processed Base Solution, having a published Orthometric height of: 163.602 m / 536.75 feet.

Grid North Convergence: At the Center 1/4 Corner of Section 6, Township 11 North, Range 24 East, Rotates from Grid North 01°53'05" to the right for True North.

The distances shown hereon are grid distances.

Location Map



Location Map Scale 1" = 2000'  
Section 6, T-11-N, R-24-E  
Sequoyah County, Oklahoma