ALLISON ESTATES

A Part of the East Half (E/2) of the Northeast Quarter (NE/4) of Section 9, Township 18 North, Range 15 East of the Indian Base and Meridan in Wagoner County State of Oklahoma.

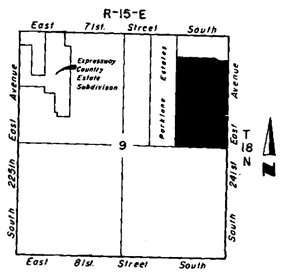
OWNER:
SANDLANE INVESTMENT COMPANY
3314 East 51st Street
Tulsa, Oklahoma 74135
TEL.: 742-2417

ENGINEER:
K. N. COX & ASSOCIATES
209 Resource Sciences Center
321 South Boston
Tulsa, Oklahoma 74103
TEL.: 583-7588

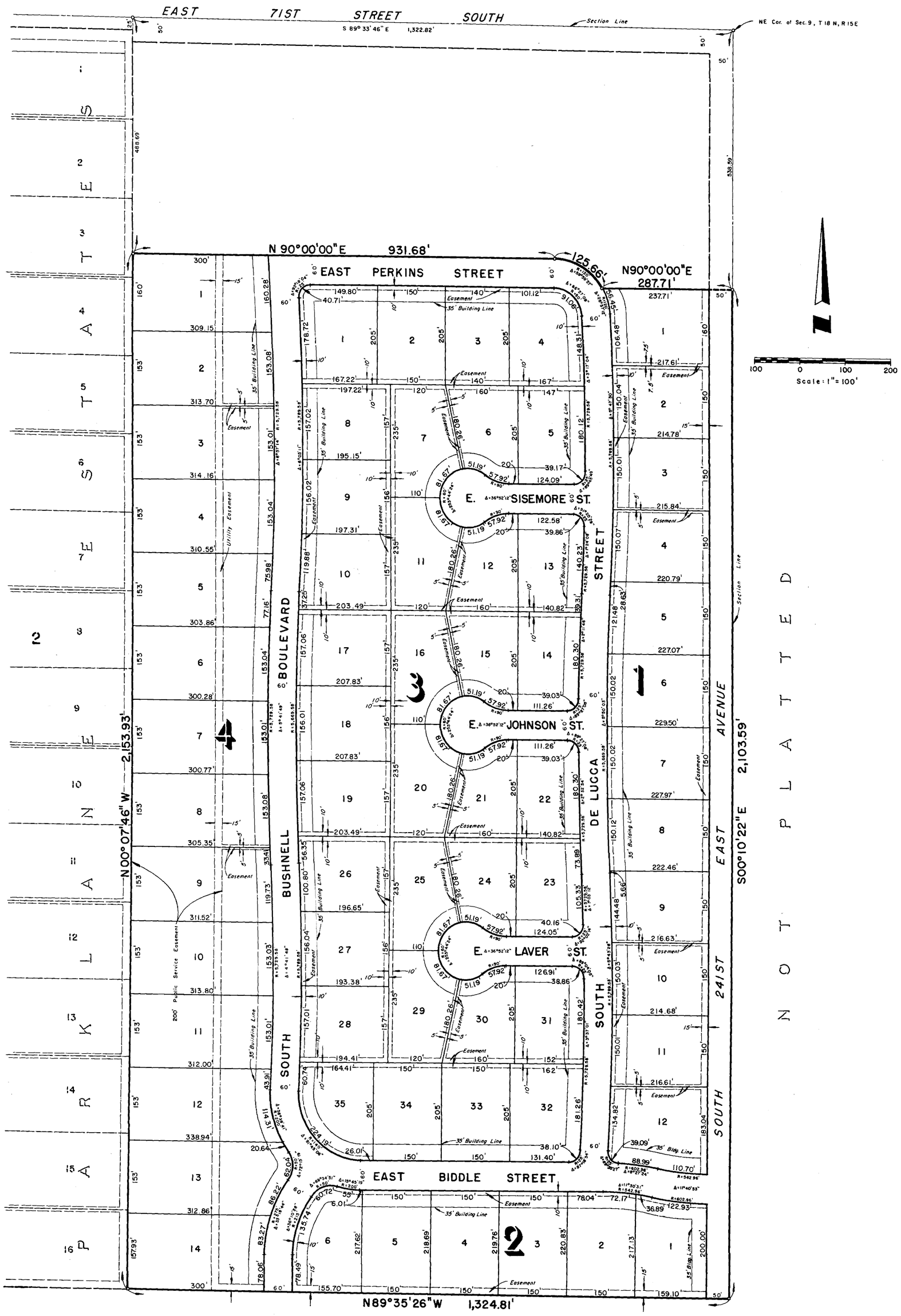
Plat Book 5 Page 12

STATE OF OKLAHOMA)
COUNTY OF WAGONER) SS
Filed for Record in this Office of the COUNTY CLERK AND RECORDED

MAR 21 1972
AT 10 O'CLOCK
JACK C. JONES, County Clerk
By Marie Boyd Deputy



LOCATION MAP
SCALE: 1"=2000'



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT SANDLANE INVESTMENT CO., an Oklahoma Corporation is the OWNER of the following described property:

The Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) and part of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section 9, Township 18 North, Range 15 East of the Indian Base and Meridian in Wagoner County, Oklahoma, more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter (SE/4) of the Northeast Quarter (NE/4); thence North 89°35'26" West along the South line thereof a distance of 1,324.81 feet to the Southwest corner of said Southeast Quarter (SE/4) of the Northeast Quarter (NE/4); thence North 00°07'46" West along the West line of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) and the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) a distance of 2,153.93 feet to a point; thence North 90°00'00" East a distance of 931.68 feet to a point of curve; thence along said curve to the right, said curve having a radius of 120.00 feet, a central angle of 59°59'57" a distance of 125.66 feet to a point; thence North 90°00'00" East a distance of 287.71 feet to a point on the East line of said Northeast Quarter (NE/4) of the Northeast Quarter (NE/4); thence South 00°10'22" East along the East line of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) and the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) a distance of 2,103.59 feet to the point of Beginning, containing 65.17 Acres more or less.

WHEREAS, the said OWNER has caused the above described property to be surveyed, platted and staked into lots, blocks and streets in conformity with the accompanying plat which it hereby adopts as the plat of the above described land as "ALLISON ESTATES", an addition in Wagoner County, Oklahoma,

AND, the undersigned OWNER hereby dedicates for the public use the streets shown on said plat, and does further dedicate for public use the easements as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm and sanitary sewers, telephone lines, electric power lines and transformers, gas lines and water lines together with all fittings and equipment for each such facility, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto, with the right of ingress and egress upon said easements for the uses and purposes aforesaid, together with similar rights in each and all the streets shown on said plat; PROVIDED, HOWEVER, that the undersigned OWNER hereby reserves the right to construct, maintain, operate, lay and relay water and sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across, and along all the public streets shown on said plat, and over, across and along all strips of land included within the easements shown thereon, both for the purpose of furnishing water and/or sewer service to the area included in said plat, and to any other areas,

AND, the undersigned OWNER, for the purpose of providing an orderly development of the entire tract, and for the further purpose of insuring adequate restrictions and covenants, and for the mutual benefit of the undersigned OWNER, its successors and assigns, and the adjacent owners abutting the tract, their successors and assigns, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers.

PROTECTIVE COVENANTS AND RESTRICTIONS

1. Overhead pole lines may be installed along the south and west sides of said addition; elsewhere, all supply of electric service shall be located underground in the easement ways reserved for general utility services, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages may also be located in said easement ways. Underground service cables to all houses which may be located on all lots 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 house as may be located upon said lot; provided that upon the installation of such a service cable to a particular house, the supplier of electric service shall thereafter be deemed to have a definitive, permanent, effective, and exclusive right 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 of said house.
   The supplier of electric 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 this Deed of Dedication for the purpose of 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 the underground facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric facilities. Repairs or cost of relocation, required by violation of this covenant, shall be paid for by the owner of the lot.
   The foregoing covenants shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.
2. Overhead pole lines for the supply of telephone service may be located along the easements as required. Street light poles standards may be served by underground cable and elsewhere throughout said addition all supply lines may be located underground, in the easement ways reserved for general utility purposes and streets, shown on the attached plat.
3. All plans and specifications must be submitted to the developer or his duly authorized representative for written approval prior to start of construction. All permanent structures must be new construction.
4. No residence previously used shall be moved on to any homesite in this residential development.
5. All homesites in the tract shall be known and described as single family residential homesites. No structure shall be erected, altered, placed or permitted to remain on any homesite which exceeds two stories in height, and all residences must have a private garage not less than two cars attached to the residence. Any detached structures to be built on the homesite such as storage building, covered entertainment areas, etc. shall conform to the basic of the dwelling thereon, and the plans for such structure must be submitted to the developer for approval prior to start of construction. Carports, in addition to a two-car garage will be permitted only if attached to the residence.
6. The exterior of all structures erected on any homesite shall be constructed of a minimum of 65% stone or brick.
7. No noxious or offensive trace or activity shall be carried on upon any homesite nor shall anything be done thereon that may be or may become an annoyance or a nuisance to the neighborhood.
8. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any homesite, except dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
9. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs, used by a builder to advertise the property during the construction and sales period.
10. No trailer, basement, tent, shack, garage, barn or other outbuilding type structure shall be moved onto any homesite in this residential development. No temporary structures will be permitted.
11. No homesite will be used for the storage of materials for a period of greater than 30 days prior to the start of construction and then the construction shall be completed within 9 months. All homesites shall be maintained in a neat and orderly condition at all times.
12. No fences of any kind shall be placed beyond the front building line of the residence. No fencing shall be higher than six feet.
13. All entrances from streets shall have drain tile, size approved by developer or County Commissioner of Wagoner County.
14. All individual sewer systems to be constructed according to County and State Health Department requirements.
15. There will be no less than 1500 square feet of liveable floor area in the residence, exclusive of garage, porch and patio areas.
16. No building shall be erected nearer to the front property line than the building line shown on the plat.

IN WITNESS WHEREOF, said SANDLANE INVESTMENT CO., an Oklahoma Corporation, has caused these presents to be executed and its corporate seal to be hereunto affixed by its corporate officers hereunto duly authorized this 20 day of March, 1972, at Tulsa, Oklahoma.

SANDLANE INVESTMENT CO.,
an Oklahoma Corporation

By Ira E. Sanditen
IRA E. SANDITEN, President

ATTEST:
Raymond G. Feldman
RAYMOND G. FELDMAN, Secretary

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

Before me the undersigned, a Notary Public in and for said County and State, on this 20th day of March, 1972, personally appeared IRA E. SANDITEN, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and as its President acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

Mary Kay Perkins
NOTARY PUBLIC

My Commission Expires: February 17, 1974

CERTIFICATE OF SURVEY

We, K. N. COX & ASSOCIATES, ENGINEERS of Tulsa, Oklahoma, hereby certify that we have, at the instance of the OWNER designated above, made the above described survey, and that the accompanying plat is a true and correct representation of said survey.

Signed and sealed this 17th day of March, 1972.

K. N. COX & ASSOCIATES, ENGINEERS

By Jack C. Cox
JACK C. COX, Registered Land Surveyor

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 17th day of March, 1972, personally appeared Jack C. Cox, 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 and as the free and voluntary act and deed of K. N. Cox & Associates for the uses and purposes therein set forth.

Dianna W. Henry
NOTARY PUBLIC

My Commission Expires: September 13, 1974

According to the 1971 tax roll taxes are Paid on this description.

Ruth M. Roberts
Wagoner County Treasurer