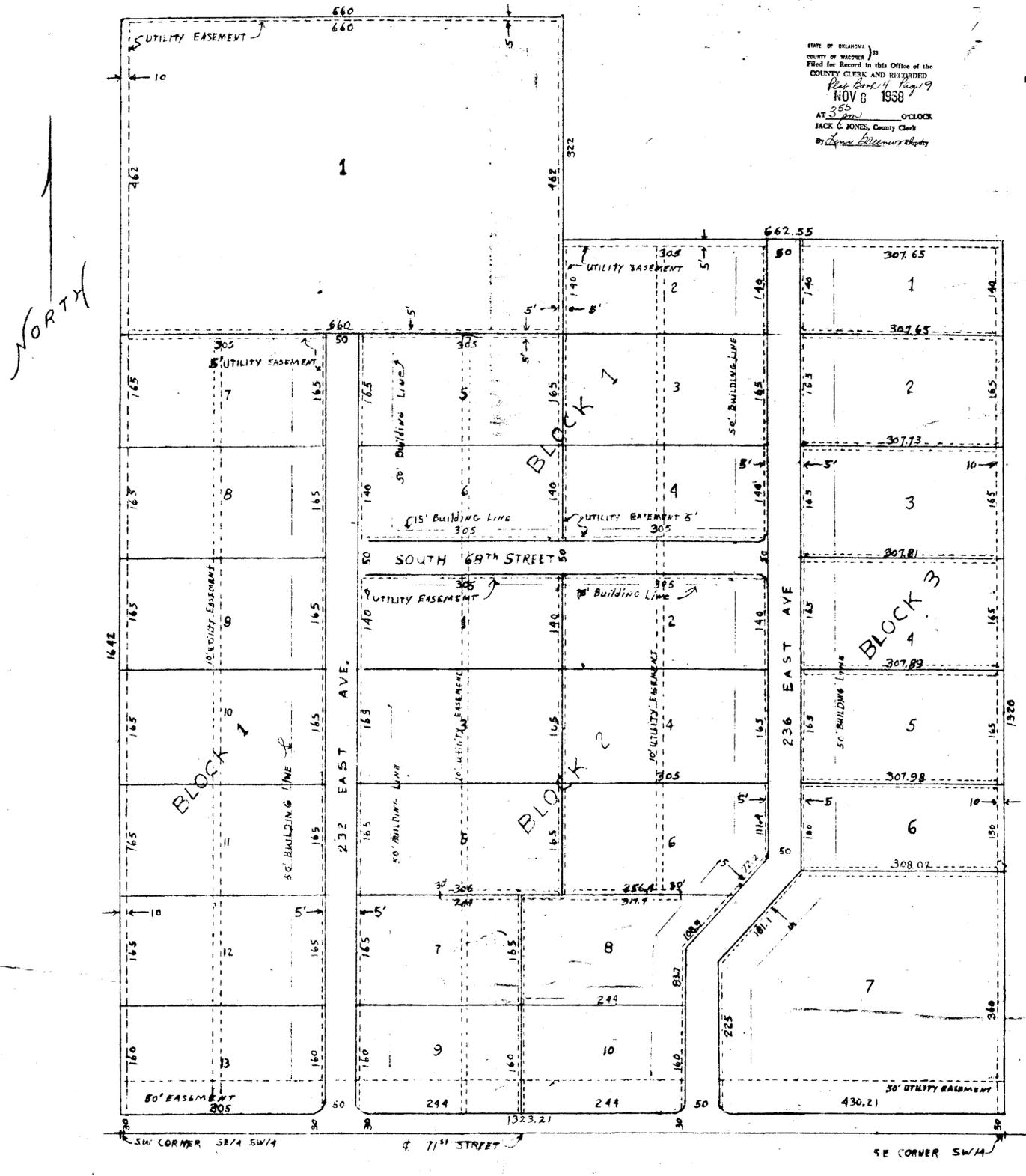
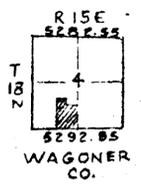


WAGONER COUNTY
Amended Plat
ARROWWOOD COUNTRY ESTATES

A SUBDIVISION OF A PART OF THE E/2 SW/4 OF SECTION 4 T18N R15E



STATE OF OKLAHOMA
County of Wagoner
Filed for Record in this Office of the
COUNTY CLERK AND RECORDED
Plat Book 4 Page 9
NOV 6 1968
AT 3:55 O'CLOCK
JACK C. JONES, County Clerk
By *Lynn Green* Deputy



CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS
PLAT WAS APPROVED BY THE
BROKEN ARROW PLANNING
COMMISSION ON 7-18-68
Richard L. ...

CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:
That, W. C. WINFREY and BETTY B. WINFREY are the owners of the following described property, to-wit:

BEGINNING at the SE corner of the E/2 SW/4 Section 4, T18N, R15E Wagoner County, State of Oklahoma, THENCE North 1320 feet, THENCE West 662.55 feet, THENCE North 322.0 feet, THENCE West 660.0 feet, THENCE South 1642 feet, THENCE East 1323.21 feet to the point of beginning.

That we, the owners, have caused the same to be surveyed, staked and platted into lots, streets and utility easements, have caused the same to be named and designated as "ARROWWOOD COUNTRY ESTATES" subdivided in Wagoner County, State of Oklahoma, according to the recorded plat thereof, and we hereby dedicate for the public use, wherever the streets are shown on the above plat, and do hereby guarantee clear title to all lands dedicated, and for the purpose of providing an orderly development of the entire tract and for the purpose of providing adequate restrictive covenants for the mutual benefit of ourselves and our successors in title, to the subdivisions of the tract, hereinafter referred to as lots, do hereby impose the following restrictions and create the following easements to which it shall be incumbent to our successors to adhere.

THESE COVENANTS are to run with the land and shall be binding on all parties and all persons claiming under them, December 31, 1988, at which time said covenants shall be automatically extended for successive periods of ten year, unless by a vote of the majority of the then owners of the lots, then it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate, or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real estate situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other dues for such violation of any of these covenants by judgement or court order. Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

1. Each lot may be used only for one single family dwelling.
2. No building shall be located nearer to the front line, nor nearer to the side street line, than the building lines shown on the above plat, and in any event, no building shall be located nearer than fifteen (15) feet to any side line.
3. No residence or structure shall be erected on any building plot, which has an area less than shown on the recorded plat.
4. No noxious trade or activity shall be carried on upon any lot, nor shall anything be done hereon which may be, or may become, an annoyance or a nuisance to the neighborhood. No part of the property described in said plat shall be used for the maintenance, care of housing of swine or poultry. No commercial business of any kind or nature shall be conducted on the described property.
5. Each tract shall be permitted to construct a small barn, not to exceed height of dwelling, and must be maintained and kept in a clean and orderly condition.
6. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in this tract shall at any time be used as a residence, temporarily or permanently, no shall any structure of a temporary nature or character be used as a residence.
7. No dwelling shall be erected on any single family residential lot in the tract, the living area of the main structure of which, exclusive of open porches and garages, is less than 1200 square feet in area, and the exterior surface of all single family dwellings shall be at least 90% masonry.
8. No structure previously used shall be moved onto any lot in this addition.
9. All individual sewage systems shall be constructed in such a manner as to meet all requirements set out by the County and State Health Department.
10. The undersigned OWNER further dedicates to the Public use forever the easements and rights-of-way as shown and designated on the above plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm sewers, sanitary sewers, telephone lines, electric power lines and transformers, gas lines and water lines, together with the right of ingress and egress upon said easement and rights-of-way for the uses and purposes aforesaid, together with similar rights in each and all of the streets shown on said plat provided, however, that the undersigned, OWNER hereby reserves the right to construct, maintain, operate, lay and relaying over, across and along all of the public streets shown in said plat and over access 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 area.

IN WITNESS WHEREOF, said W. C. WINFREY and BETTY B. WINFREY, have caused these presents to be executed this 7th day of November, 1968.

W. C. Winfrey
W. C. Winfrey
Betty B. Winfrey
Betty B. Winfrey

STATE OF OKLAHOMA
COUNTY OF Tulsa

Before me the undersigned, a Notary Public in and for the County of Tulsa and State of Oklahoma, on this 7th day of Nov, 1968, personally appeared W. C. Winfrey and Betty B. Winfrey to me known to be the identical persons who subscribed the names of the maker thereof to the foregoing instrument; and as its owner, acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

My Commission expires DECEMBER 28, 1968

Lynn Green
Notary Public

CERTIFICATE OF SURVEY

I, John P. Sheridan, the duly elected surveyor of Wagoner County, State of Oklahoma, have surveyed the above noted property and do here state that said survey is true and correct to the best of my present knowledge.

John P. Sheridan
John P. Sheridan

The Broken Arrow Planning Commission at their regular meeting in and at the City Hall of Broken Arrow, Oklahoma, on the 12 day of Sept, 1968, has recommended approval of this plat.

Richard L. ...
Secretary, Broken Arrow Planning Commission

This plat has been approved by the City of Broken Arrow in accordance with recommended approval of the Broken Arrow Planning Commission.

James R. Newsom
Mayor - City of Broken Arrow, Oklahoma

I hereby certify that all taxes, including 1968, are paid in full

Eric P. Hill
Wagoner County Treasurer

Dated 11/8/1968