

BEACON ADDITION

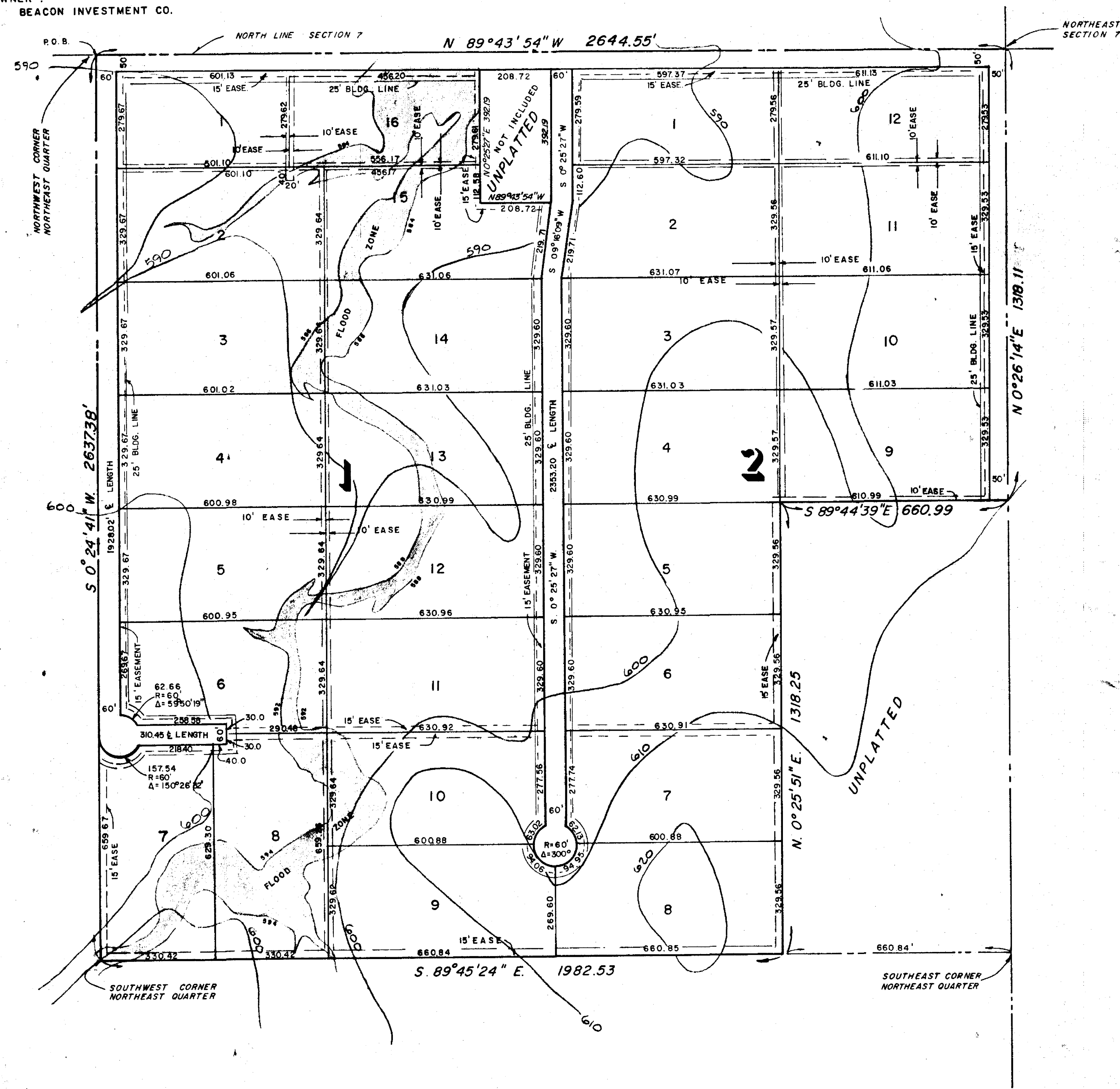
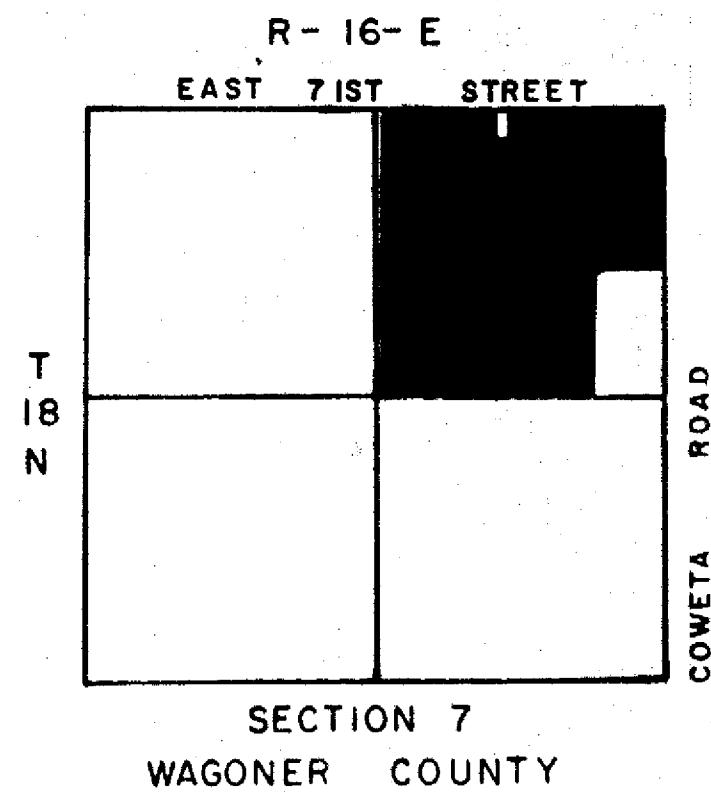
A PART OF THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 18 NORTH, RANGE 16 EAST WAGONER COUNTY
OKLAHOMA

SCALE: 1" = 200'

SURVEYOR:
FARLEY & FARLEY INC.
CATOOSA, OKLA.
918-266-6322

OWNER:
BEACON INVESTMENT CO.

CONTAINS:
2 BLOCKS
28 LOTS
137.93 ACRES ±
4561.97' ADDITIONAL
ROAD R/W.



CERTIFICATE OF DEDICATION FOR BEACON ADDITION

Plat Cabinet 3
266 B.

KNOW ALL MEN BY THESE PRESENTS:

WILLIAS, BEACON INVESTMENT COMPANY, a Corporation, the Owner of the following described real property in Wagoner County, State of Oklahoma, to-wit:

A Tract of Land in the Northeast Quarter (N 1/4) of Section 7, Township 18 North, Range 16 East of the Indian Base and Meridian, in Wagoner County, Oklahoma, according to the U.S. Government Survey thereof, being more fully described as follows: BEGINNING at the Northwest Corner of the Northeast Quarter (N 1/4) of said Section 7; thence South 0°41'41\"/>

STATE OF OKLAHOMA
WAGONER COUNTY
FILED FOR RECORD 1985 APR -2 AM 9 29
JERRY FILLES
COUNTY CLERK

WHEREAS, the said owner has caused the above described property to be surveyed, platted and staked into lots and streets in conformity with the accompanying Plat which they hereby adopt as the Plat of the above described land as BEACON ADDITION in Wagoner County, State of Oklahoma;

AND, the undersigned Owner hereby dedicates for the public use, the streets and utility easements as shown and designated on the accompanying Plat for the several purposes of construction, 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 to and 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 in said Plat with the easements shown thereon, both for the purposes of furnishing water and/or sewer services to the area included on said Plat.

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, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers, PROTECTIVE COVENANTS AND RESTRICTIONS:

- Overhead poles for the supply of electric service may be located along all perimeter and within utility easements of this Addition. Street light poles or standards may be served by underground cable and elsewhere through said Addition all supply lines may be located above ground or underground, 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.
- Underground services cables to all houses which may be located on all lots in said Addition may be run from the nearest services, pedestal or transformer to the point of usage determined by the location and construction of such houses as may be located upon each said lot, provided that upon the installation of such 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 on 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 electric facilities located on his property and shall prevent the alteration of made or any construction activity which may interfere with said electric facilities. The company will be responsible for ordinary maintenance of electric facilities, but the owner will pay for damage or relocation of such facilities caused or necessitated by 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.
- No home shall be erected whose ground floor square footage is less than 1,500 Square Feet, exclusive of porches and garage. All 1-1/2 and 2-story homes shall be a minimum of 1,200 Square Feet on the ground floor.
- No lots shall be sub-divided into lots less than 1-1/4 Acres without the written consent of a majority of landowners in the Addition.
- No commercial enterprise, noxious or offensive trade or enterprise shall be carried on in this Addition on any lot, nor shall anything be done there that would become an annoyance or nuisance to the neighborhood, EXCEPT Lots 1, 2, 11 and 12, Block 2, and Lots 1, 2, 15 and 16, Block 1, are zoned for, and may be used for, commercial purposes.
- The exteriors of all homes shall be completed within six (6) months after the roofing is poured.
- All buildings or structures shall be set back a minimum of 25.0 Feet from any property line.
- The exterior of all homes shall be constructed of standard approved material, such as: stone, brick, stucco exteriors, 1/4\"/>

WITNESS our hands this 29th Day of January, 1985, at Wagoner County, State of Oklahoma.

BEACON INVESTMENT COMPANY Corporation
JERRY BARTHEL, President
George W. Underwood, Secretary

STATE OF OKLAHOMA
COUNTY OF WAGONER) SS

Before me, the undersigned a Notary Public, in and for said County and State, on this 29th Day of January, 1985, personally appeared JERRY BARTHEL, President; and GEORGE W. UNDERWOOD, Secretary, of BEACON INVESTMENT COMPANY, a Corporation, to me known to be the identical persons who subscribed their names to the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth, and that they executed the same as the free and voluntary act and deed of such Corporation, for the uses and purposes therein set forth.

Sharon L. Miller, Notary Public
My Commission Expires: 3-7-96

CERTIFICATE OF COUNTY TREASURER:

I hereby certify that the 1984 and all prior taxes have been paid on this described property.

SIGNED: Frances M. Graham, Acting Wagoner County Treasurer, Dated: April 2, 1985

OKLAHOMA STATE HEALTH DEPARTMENT CERTIFICATE:

The Oklahoma State Health Department hereby certifies that this Plat is approved for the construction of individual sanitary disposal system.
SIGNED: Robert L. Miller, R.P.S., Wagoner County Health Department, Dated: 2 April, 1985

SURVEYOR'S CERTIFICATE:

I, LE ROY FARLEY, a Registered Land Surveyor in Wagoner County, State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and staked into Lots, Blocks and Streets, the real estate and premises dedicated as BEACON ADDITION, in Wagoner County, Oklahoma, and that the attached Plat is a true and correct representation of said survey, showing the length, width and depth of all Lots and Blocks, and the names, widths, boundaries and extensions of all the streets.
IN WITNESS WHEREOF, I set my hand and official seal this 25th Day of January, 1985.

APPROVED:
This 25th Day of January, 1985.

W.C. Jones, Surveyor

APPROVED:
This 25th Day of January, 1985.

Le Roy W. Farley, Registered Land Surveyor
G. W. Underwood, Secretary

WAGONER COUNTY MULTIJURISDICTIONAL AREA PLANNING COMMISSION/ZONING