

BOWLINE ACRES 4TH

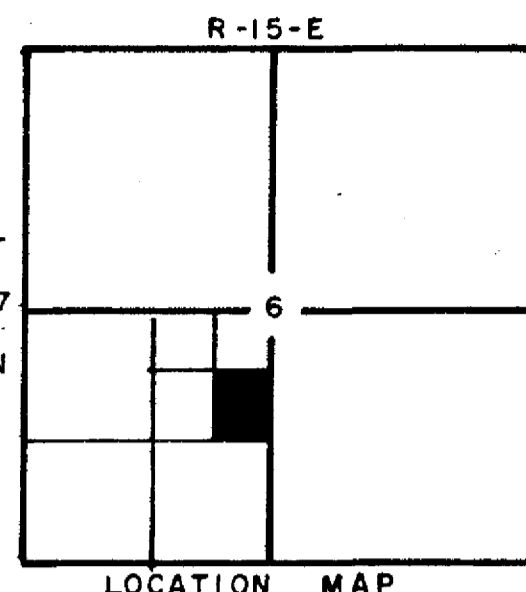
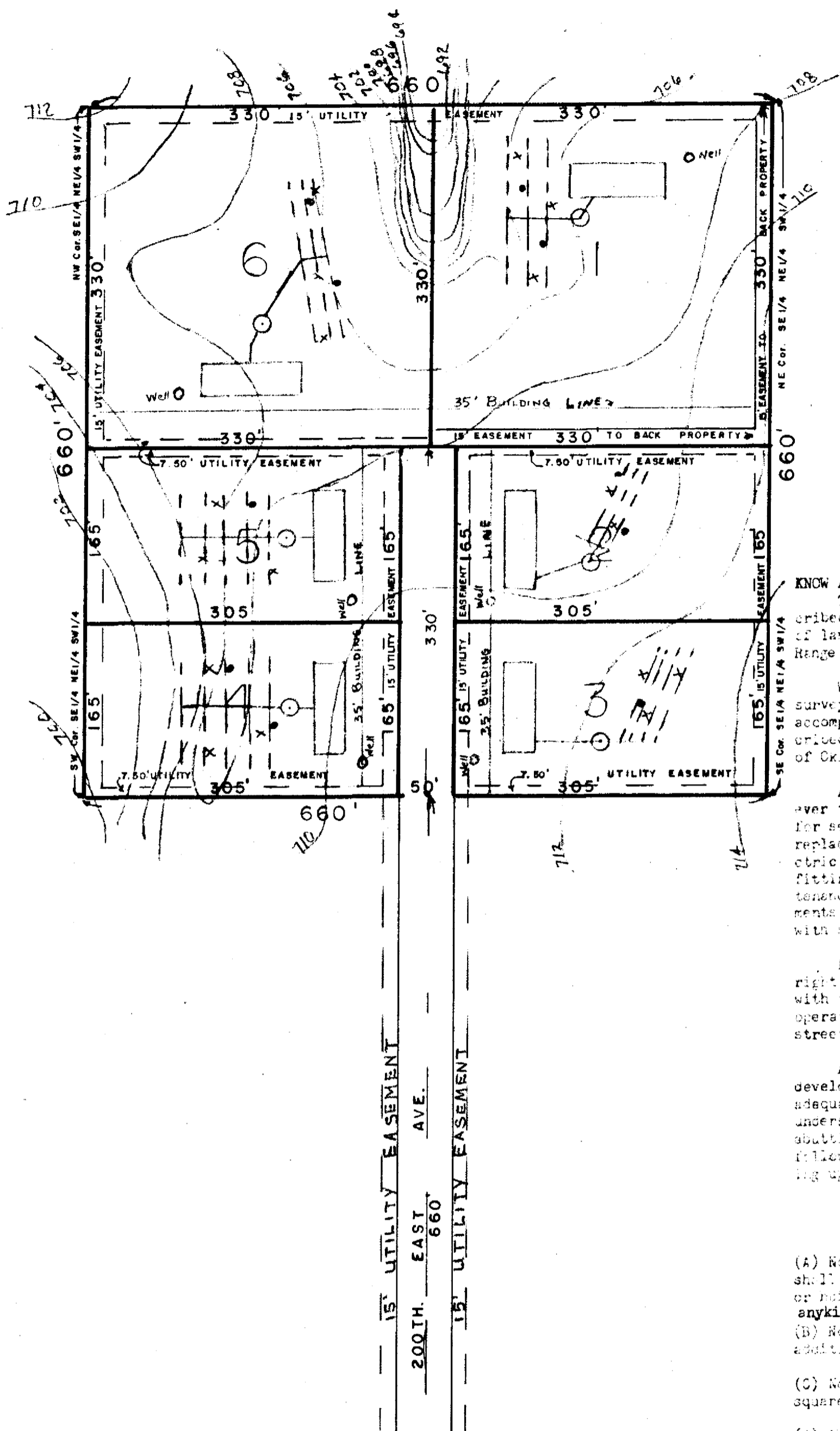
A SUBDIVISION OF THE SOUTHEAST 1/4 NORTHEAST 1/4 SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 15 EAST, WAGONER COUNTY, OKLA.

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

Plot Cabinet 1
#BB.

NOV. 10 1980

AT 1:30 O'CLOCK
JACK C. JONES, County Clerk
By *Theresa Craft*



SCALE 1" = 100'
NOTE 1/2" Iron Pins on Corners

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That, Herman and Wanda Bowline is the owners of the following described property, situated in Wagoner County, State of Oklahoma. A Tract of land described as the SE 1/4 NE 1/4 SW 1/4 of Section 6, Township 17 North Range 15 East, Wagoner County, Oklahoma.

Whereas, The Owners has caused the above described property, to be surveyed, platted and staked into lots and streets in conformity with accompanying plat which they hereby adopt as the plat of the above described land as "BOWLINE ACRES 4th" in addition to Wagoner County, State of Oklahoma.

AND the undersigned owners further dedicated to the public use forever the easements and right-of-ways as shown and designated on the plat for several purposes of constructing, maintaining, operating, repairing, replacing any and all public utilities, including, telephone lines, electric power lines, transformers, gas lines, and water lines, together with fittings, and equipment for each of such facilities and any other appurtenances thereto, with the right of ingress and egress, to upon said easements and right-of-ways 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 owners hereby reserves the right to construct, maintain, operate, lay and relay water 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 and easements shown on said plat.

AND, the undersigned OWNERS 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 OWNERS, 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

- (A) No noxious trade or activity will be carried on upon any tract nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood. No Cattle, Sheep, Swine or poultry of anykind shall be raised, bred or kept on any homestead.
- (B) No structure previously used shall be moved onto any lot in the addition.
- (C) No dwelling shall be erected on any lot with area less than 1800 square feet, excluding open porches and garages.
- (D) The exterior surface of all residence shall be at least 50% brick or stone.
- (E) No trailer, barn, tent, shack, garage, barn or other out building erected on this addition shall be at any time be used as resident either temporary or permanent, nor shall any structure of a temporary nature or character be used as a resident.
- (F) All individual sewage systems shall be constructed in such a manner as to meet all requirements set out by county and State Health Department.

15' UTILITY 330' EASEMENT
130TH STREET 330' SOUTH 50'
15' UTILITY 470' EASEMENT
50'
The Oklahoma State Department of Health certifies that this plat is approved for the construction of
Individual sewage disposal systems
(Public or individual)
SIGNED *Casare W. Sparks*, P. S. DATE 9-16-1980
Wagoner County Health Department

Approved
Lot Split
WAGONER METROPOLITAN
AREA PLANNING
COMMISSION
DATE As presented 11/10/1980
SIGNED *Alvin G. Edmiston*
Chairman

Recommended for approval by Wagoner Area Metropolitan Planning Commission.
Date 10-27-80 By *Alvin G. Edmiston*
Alvin G. Edmiston, Chairman

Approved by Wagoner County Commissioners
Date 11-10-1980 By *Bob Mahan*
Bob Mahan, Chairman

199TH AVE. EAST 660'
EAST 131ST STREET SOUTH

STATE OF OKLAHOMA)
COUNTY OF WAGONER)

Before me, the undersigned, a Notary Public, in and for said County and State, on the 16 day of Sept, 1980 personally appeared Herman Bowline and Wanda Bowline to be known to be identical persons who subscribed the same of the maker thereof to the foregoing instrument as its owners and acknowledged to me that they executed the same as they free and voluntary act and deed for the uses and purposes therein set forth.

Herman Bowline
Herman Bowline
Wanda Bowline
Wanda Bowline

Lorena Evans
Notary Public

CERTIFICATE OF SURVEY

I Bill Cox Jr., of Tulsa County, State of Oklahoma, and a Professional Surveyor, do hereby certify, that I have caused a survey of the above described property, to wit:

Bill Cox Jr.
Bill Cox Jr.
Registered Land Surveyor

TREASURER CERTIFICATION

I, hereby certify, that the 1979 and 1980 taxes have been paid on the above described property, according to the 1979 tax roll.

David G. Roberts
Wagoner County, Treasurer 9.11.80