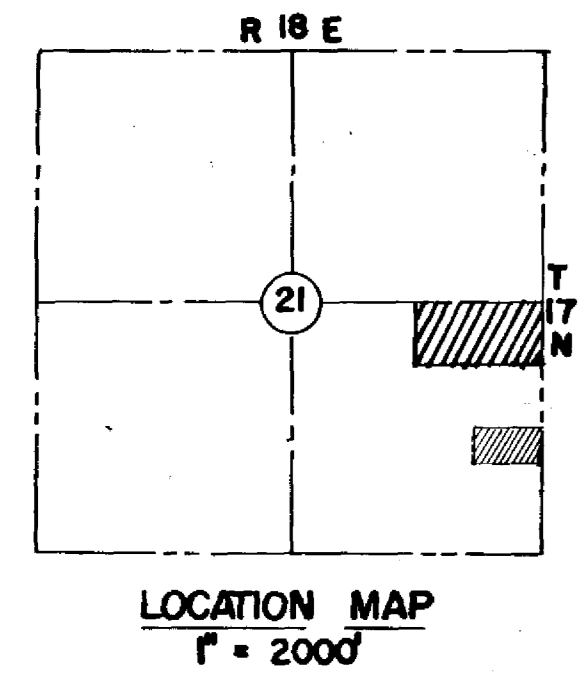
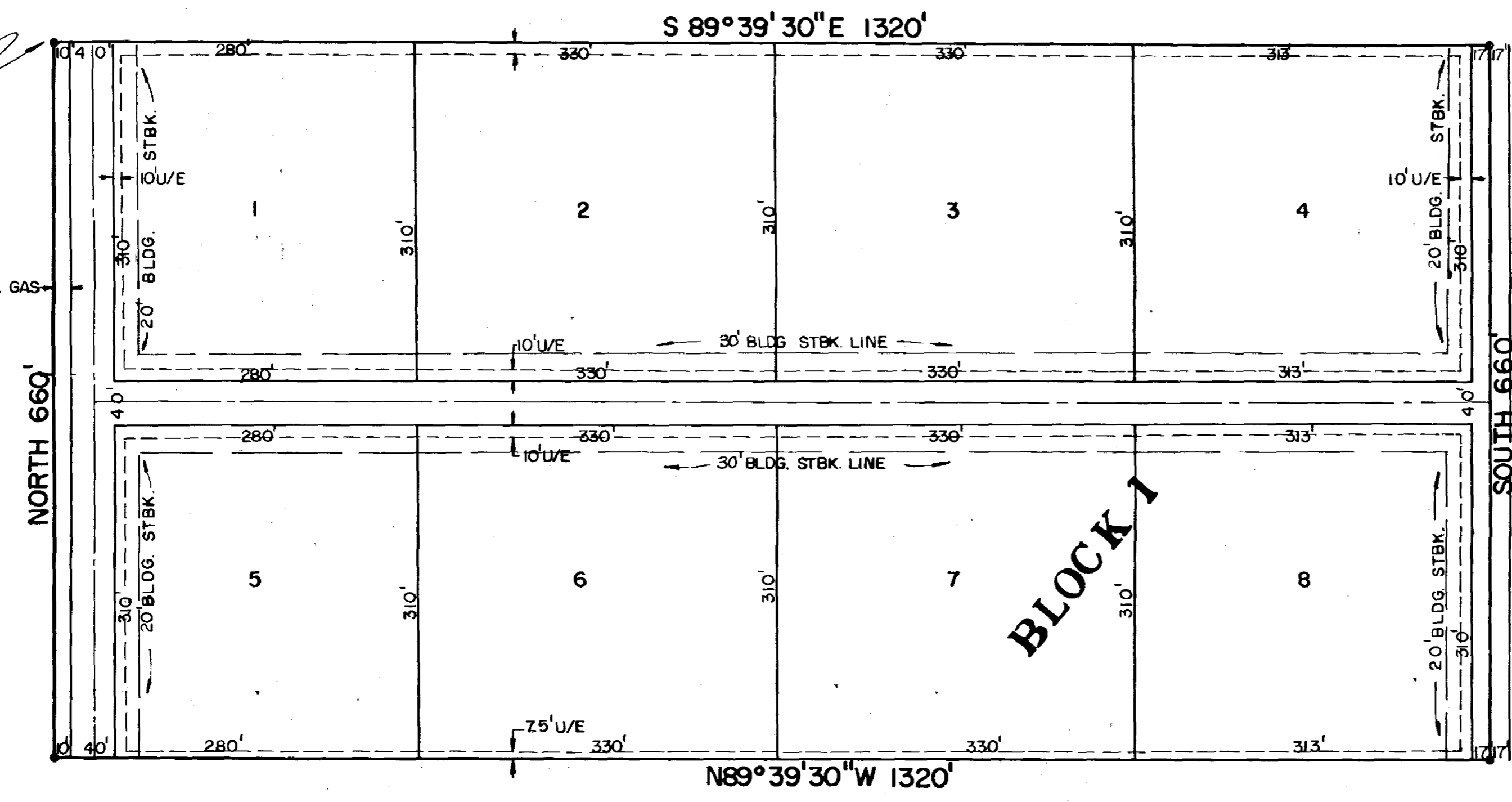
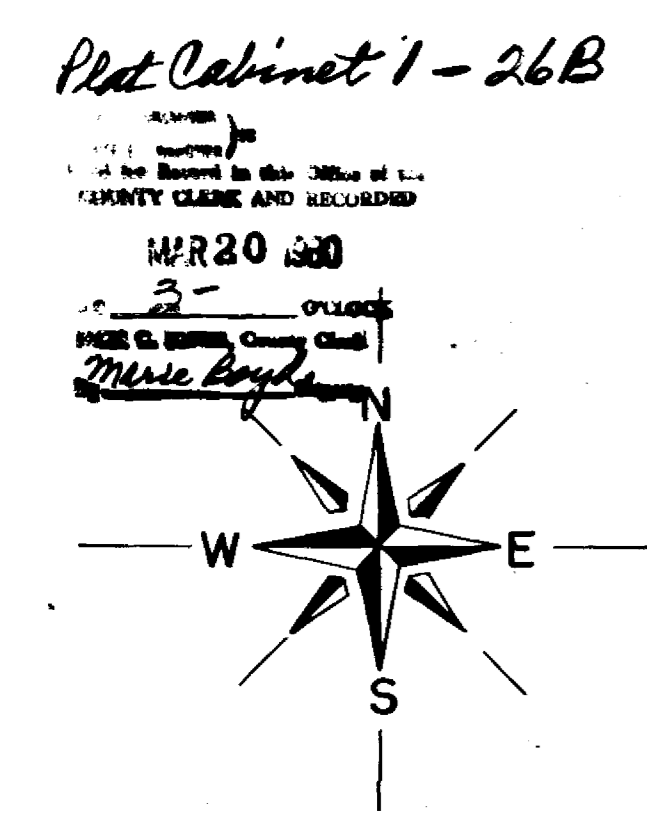


# PLAT OF BRIARWOOD ESTATES

## BLOCK 1

N1/2, NE1/4, SE1/4 SECTION 21, T17N, R18E  
WAGONER COUNTY, OKLAHOMA



BRIARWOOD ESTATES, BLOCK 1  
CERTIFICATE OF OWNERS:  
KNOW ALL MEN BY THESE PRESENTS THAT BRIARWOOD PROPERTIES, INC. WAGONER COUNTY, OKLAHOMA, IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN WAGONER COUNTY, OKLAHOMA, TO-WIT: PART OF THE NORTH ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER, SECTION 21, T17N, R18E. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NW CORNER OF THE NE 1/4, SE 1/4 OF SAID SEC. 21 THENCE S 89° 39' 30" E 1320' FEET TO POINT, THENCE SOUTH ALONG EAST LINE OF SECTION 21, 660' TO A POINT, THENCE N 89° 39' 30" W 1320' FEET TO POINT, THENCE NORTH 660' FEET TO THE POINT OF BEGINNING.  
AND DOES HEREBY CERTIFY THAT IT HAS CAUSED THE SAME TO BE PLATTED INTO LOTS, BLOCKS, STREETS AND EASEMENTS ACCORDING TO THIS PLAT WHICH IT DOES ADAPT UNDER THE NAME OF BRIARWOOD ESTATES, BLOCK 1, IN WAGONER COUNTY, OKLAHOMA, AND DOES HEREBY DEDICATE TO THE PUBLIC ALL STREETS, AND EASEMENTS SHOWN HEREON, AND THAT IT SHALL BECOME A PART OF THE ROAD AND EASEMENT SYSTEM OF WAGONER COUNTY, OKLA. SUBJECT TO ALL LAWS ETC. GOVERNING ITS USE AS SUCH.  
DATED THIS 20th DAY OF March, 1980  
*Judith Spahr* President  
BRIARWOOD PROPERTIES, INC.

IN WITNESS WHEREOF:  
THE SAID BRIARWOOD PROPERTIES, INC. HERETO HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME BY ITS PRESIDENT, ITS CORPORATE SEAL AFFIXED AND ATTESTED BY ITS SECRETARY AT Wagoner, Oklahoma THIS 20th DAY OF March, 1980.  
ATTEST: SECRETARY *Norma Cowitan Rodriguez* BRIARWOOD PROPERTIES, INC.

STATE OF OKLAHOMA  
COUNTY OF WAGONER:  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC WITHIN AND FOR THE SAID COUNTY AND STATE, ON THIS 20th DAY OF March, 1980 PERSONALLY APPEARED Carl D. Gales TO ME TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE INDORSEER OF THE FOREGOING INSTRUMENT AS PRESIDENT 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 SUCH CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.  
WITNESS MY HAND AND SEAL THE DAY AND YEAR LAST WRITTEN.  
MY COMMISSION EXPIRES 09-07-83 *Norma Cowitan Rodriguez* NOTARY PUBLIC

CERTIFICATE OF ENGINEER AND LAND SURVEYOR  
KNOW ALL MEN BY THESE PRESENTS THAT I, CARL D. GALES REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA HAVE CAREFULLY AND ACCURATELY SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY KNOWN AS BRIARWOOD ESTATES, BLOCK 1, WAGONER COUNTY, OKLAHOMA AND THAT THIS IS AN ACCURATE PLAT OF THE SAME.  
WITNESS MY HAND AND SEAL THIS 20th DAY OF March, 1980  
*Carl D. Gales*  
CARL D. GALES L.S. NO. 891

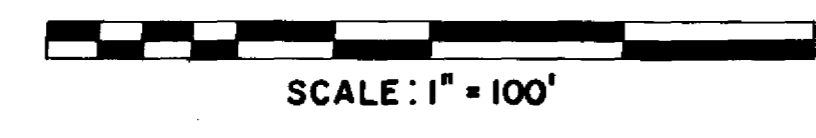
STATE OF OKLAHOMA  
COUNTY OF MUSKOGEE:  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC WITHIN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED CARL D. GALES TO ME AS HIS VOLUNTARY ACT OF DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.  
WITNESS MY HAND AND SEAL THIS 20th DAY OF March, 1980  
MY COMMISSION EXPIRES 09-07-83 *Norma Cowitan Rodriguez* NOTARY PUBLIC

APPROVED  
THE BOARD OF COUNTY COMMISSIONERS APPROVES THIS PLAT, AND ACCEPTS THE ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT AND ARE TO BECOME A PART OF WAGONER COUNTY, OKLAHOMA ROADWAY AND EASEMENT SYSTEM.  
THIS 19th DAY OF March, 1980  
\_\_\_\_\_  
CHAIRMAN OF THE BOARD

CERTIFICATE  
THIS IS TO CERTIFY THAT THE TAX RECORDS OF THE COUNTY TREASURER OFFICE OF WAGONER COUNTY, OKLAHOMA SHOW NO DELINQUENT TAXES OWED BY THE ABOVE DESCRIBED REAL ESTATE, AND THAT A SUFFICIENT SURETY BOND HAS BEEN DEPOSITED WITH THE SAID COUNTY TREASURER TO COVER THE 1980 AD VALOREM TAXES IN COMPLIANCE WITH TITLE II, SECTION 514 O.S.A. 1941  
*Wagoner*

THE OKLAHOMA STATE DEPARTMENT OF HEALTH CERTIFIES THAT THIS PLAT IS APPROVED FOR THE CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM.  
(PUBLIC OR INDIVIDUAL)  
SIGNED *Wagoner* DATE 3-20-1980  
Wagoner COUNTY HEALTH DEPARTMENT

MARCH, 1980  
PREPARED BY  
478-2337  
Fl. Gibson, OK 74434  
"Green County Surveyors"  
Muskege Engineering Co.  
OKLAHOMA



The residential area covenants in their entirety shall apply to the subdivision of the N 1/2 of Sec. 21, Township 17 North, Range 18, East, Wagoner County, Oklahoma.

Residential Area Covenants  
All homesites in this addition will be known and described as family residential homesites. All residences must have private garage attached to residence for not less than two cars.  
Exteriors of all structures erected on any homesite shall be constructed of a minimum of 65% masonry, exterior brick, or stone.  
No noxious or offensive trade 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.  
No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than two (2) square feet, or one sign of not more than five (5) square feet advertising the property for sale or rent, or signs of the builder to advertise the property during the construction and sales period.  
A mobile home may be allowed for a period of six (6) months only during the construction period of a new home. No camper type trailer for living purposes, basement, shack, or other outbuilding type structure shall be moved onto any homesite in this residential development. No temporary structure will be permitted.

A permanent garage or barn is acceptable except for commercial purposes and must be of frame, masonry construction. No pole barns are acceptable.  
No homesite will be used for the storage of materials of any kind for a period of more than thirty (30) days prior to the start of the construction, and then construction shall be completed within six (6) months from the date of placing material on sitesite. All homesites shall be maintained in a neat and orderly condition at all times. Weeds and grass shall be mowed periodically and shall not be left to go to seed.  
No fence of any kind shall be placed beyond the front building line of the residence. No fencing shall be higher than six (6) feet. No fence shall be placed in front of any residence. Fence will be of wood or steel pole and barbed wire, chain link.  
All entrances from the streets shall have drainage tile, and the size to be approved by the developer or County Commissioners of Wagoner, with a minimum of 12 inches buried to a depth where the top of the tile is at least four (4) inches below street level at the edge of the borrow ditch.  
All individual sewer systems or septic systems shall meet the requirements of Wagoner County Health Department and the Oklahoma State Health Department and shall be constructed to their specifications.

All residences constructed shall have 1200 feet of floor space or more, exclusive of porches, garages and overhangs. All residences shall face the dedicated streets.  
Concerning lot subdivision, A 2 1/2 acre tract may be subdivided into east and west halves producing 1 1/4 acre tracts. Each 1 1/4 acre tract may be divided into north and south halves producing 5/8 acre tracts. These sub divisions are subject to the Wagoner County Health Department approval any further subdivision will be allowed only if the addition is annexed into the City of Wagoner, Oklahoma utilizing its utilities, including water sewer, and electricity.

The front building line for all lots shall be a minimum thirty (30) feet from the front property line. Side yard line shall be a minimum twenty (20) feet.  
No junk or inoperative motor propelled vehicles shall be left on any lot or parked on any street in this addition. If such remains parked thirty (30) days or more, they must be disposed of by the owner thereof, or at his expense by property owners in the addition.

No building of any description shall be moved from any other location to any lot in the additions.  
All building plans shall be approved in writing by the developer before construction begins. Outbuildings are included.  
Livestock permitted shall be limited to three (3) horses or cows. No livestock will be permitted for breeding purposes, commercial or otherwise.  
Farm implements shall be restricted to one large tractor no larger than 65 horsepower, and one small garden-type tractor. Adequate implement attachments will be allowed.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of 10 years unless an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

