

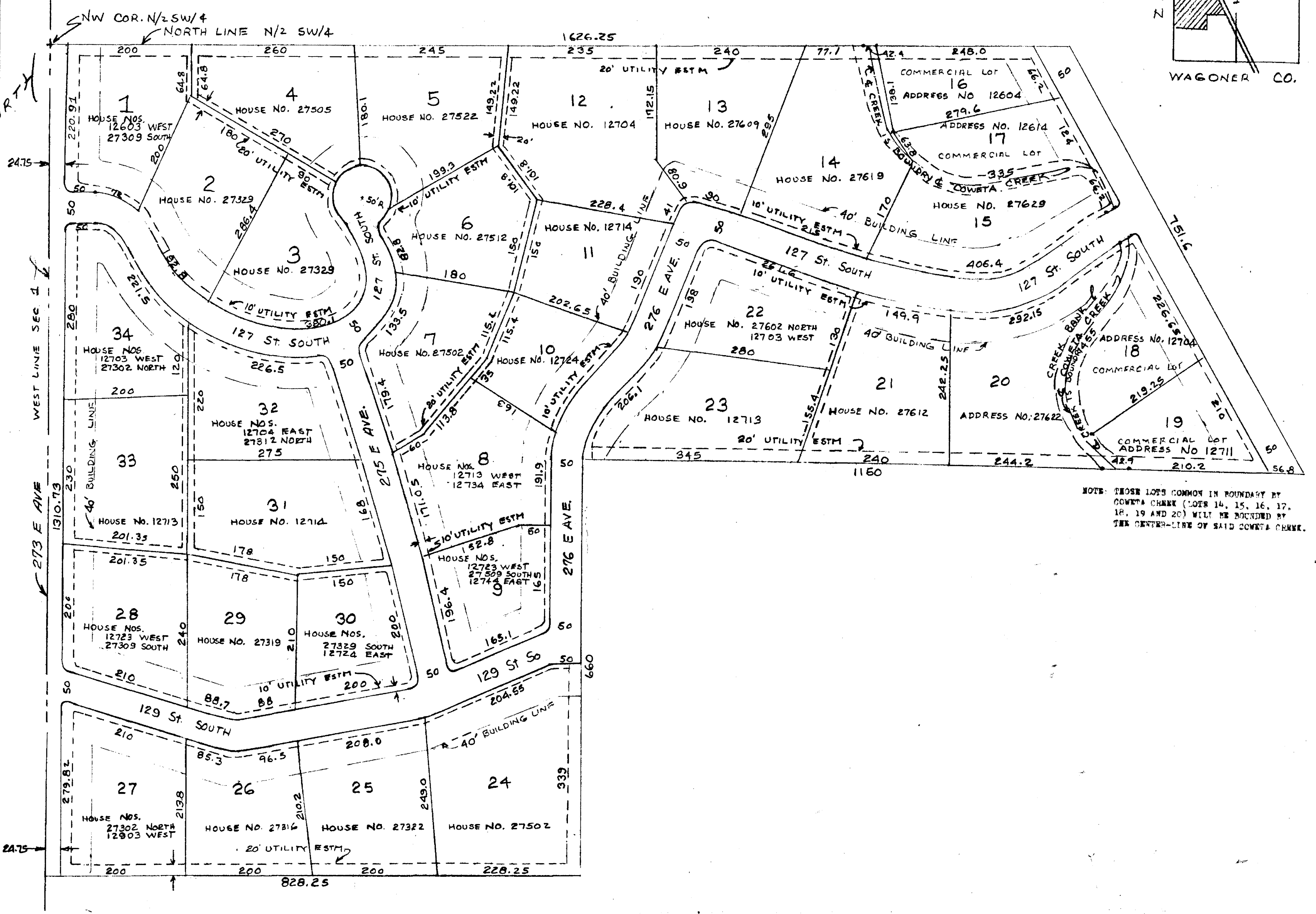
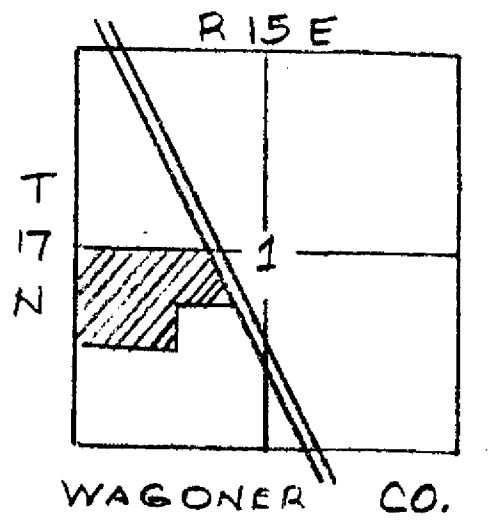
# BRIDGE TRAILS ESTATES

A PORTION OF THE NORTH HALF SOUTHWEST QUARTER  
OF SECTION 1 TOWNSHIP 17 NORTH RANGE 15 EAST  
WAGONER COUNTY, STATE OF OKLAHOMA

Plat Book 6 Page 16  
FILED FOR RECORD IN THE OFFICE OF THE  
COUNTY CLERK AND RECORDS

SEP 14 1973

AT 8 O'CLOCK  
JACK C. JONES, County Clerk  
By *[Signature]* Deputy



NOTE: THOSE LOTS COMMON IN BOUNDARY BY  
COWETA CREEK (LOTS 14, 15, 16, 17,  
18, 19 AND 20) WILL BE BOUNDED BY  
THE CENTER-LINE OF SAID COWETA CREEK.

KNOW YE ALL MEN THAT:  
SECURITY INVESTMENT INC., a corporation is the owner of the following described property:  
The North Half of the Southwest Quarter of Section 1, Township 17 North, Range 15 East, Wagoner County, Oklahoma, lying West of the M & T Railroad right-of-way and less and except a tract of land twenty (20) acres in area described as beginning at the intersection of the South line of the North Half of the SW/4 and the Westerly right-of-way line of the M & T railroad, thence West along the South line of said N/2 SW/4 a distance of 1,400 feet, thence North 660 feet, thence East and parallel to the South line of said North Half of SW/4 a distance of 1,150 feet to the Westerly right-of-way line, thence Southeast along the Westerly right-of-way line of said railroad to the point of beginning.

Whereas, the Owner has caused the above 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 and do hereby certify that the same is a true and correct copy of the original plat on file in the County Clerk's Office of Wagoner County, State of Oklahoma.  
And, the undersigned Owner hereby dedicates for the Public use the streets 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. The Owner also dedicates for utility use the utility easements as shown on said plat, and that these easements may be used for the construction, maintenance, operation, repairing, removing and replacing any and all utility services. The Owner also dedicates the use of the streets and the utility easements for the use of the telephone lines, electric power lines and transformers and gas lines, along with 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 into and upon said streets, and all the streets shown on the said plat. Also the Owner hereby reserves the right of construction, maintenance, operation, laying and relaying over across and along all the public streets shown on said plat, and over and across and along all strips of land included within the easements shown thereon, both for the purpose of furnishing water and sewer service to the area included in said plat and to 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, their successors and assigns, and the adjacent tract owners, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers.

- PROTECTIVE COVENANTS AND RESTRICTIONS**
- Overhead pole lines may be installed along the South and North sides of said addition; elsewhere all supply of electric service shall be located underground in the easement ways reserved for general utility service shown on attached plat. Service pedestals and transformers, as sources of supply and 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 construction of such house as may be located on 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, 2.5 feet on each side of the 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 the 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 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 lots.
  - The foregoing covenants shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.
  - All lots in the tract except Lots 16, 17, 18 and 19 shall be designated as residential lots. Lots 16, 17, 18 and 19 will permit pet livestock (horse), or these noted Lots 16, 17, 18 and 19 may also be used as business, - commercial.
  - Any detached structure to be built on the residential lots, such as a storage building, covered entertainment area, etc. shall conform to the basic structure of the dwelling, thereon. This includes gory shelter.
  - No noxious or offensive trade or activity shall be carried on, upon any lot in the addition nor shall anything be done thereon that may be or may become an annoyance or a nuisance to the neighborhood.
  - No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any residential lot, except dogs, cats or other household pets, provided that they are not kept, bred or maintained for any commercial purpose. Except that no more than two riding ponies shall be kept on lots having an area of more than 35,000 square feet. Shelter may be provided where ponies are kept.
  - No sign of any kind shall be displayed to the public view on any residential lot except one professional sign of not more than one square foot, or one sign of not more than five square feet advertising the property for sale, or for rent, or five foot signs advertising the property during the construction and sales period.
  - No trailer, basement, tent, shack, garage, barn or other outbuilding type of structure shall be moved onto any house site in this residential development. No temporary structures will be permitted. No mobile trailer, bus, basement, tent, shack, garage, barn or other outbuilding shall ever be used as a temporary or permanent dwelling or living place, or residence. This includes, trailer, mobile home.
  - No fences of any kind shall be placed beyond the front building line of the residence.
  - All entrances from streets shall have drain tile of the size approved by the developer or County Commissioner of Wagoner County.
  - There will be no less than 1,000 feet of liveable floor area in the residence, exclusive of garage, porch and patio areas.
  - All structures shall be located a minimum of 15 feet from any side lot line.
  - All residences must meet the requirement of the Oklahoma Health Department for sewer disposal.
  - No more than one residence shall be erected on any residential lot now shown.
  - No lot may be subdivided to a less area than already shown.
  - Those lots common in boundary by Coweta Creek ( Lots 14, 15, 16, 17, 18, 19 and 20) will be bounded by the Center-line of Coweta Creek.
  - Multiple dwellings may be constructed on Lots designated by Security Investment Inc. and all floor plans and building plans must be approved by Security Investment Inc.
  - No lot shall ever be used as a storage yard or re-building area for salvage, used or race cars, or stock cars.

WITNESSETH:  
By *[Signature]* Secretary  
By *[Signature]* President

STATE OF OKLAHOMA  
COUNTY OF WAGONER  
Before me, the undersigned, a Notary Public, in and for said County and State on this 28<sup>th</sup> day of August, 1973, personally appeared *[Signature]*, to be known to be identical person who subscribed the name of the signer thereof in the foregoing instrument as its 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.  
Given under my hand and seal of office the day and year last above written.  
My Commission expires *[Signature]* March 29, 1976.

OFFICIAL OF SURVEY  
I, John F. Sheehan, the duly elected Surveyor of Wagoner County, State of Oklahoma and a Registered Land Surveyor in the State of Oklahoma, have surveyed the above noted property and do hereby state that said survey is a true and correct copy of the original survey on file in the County Clerk's Office.  
CERTIFICATE OF PAYMENT  
I, *[Signature]*, hereby certify that the 1973 ad valorem taxes have been paid on the above described property.

