

STATE OF OKLAHOMA  
 WAGONER COUNTY  
 FILED FOR RECORD  
 1984 MAY -7 PM 3:15

JEFFREY WILSON  
 COUNTY CLERK  
 Plat Cabinet 1-44A

BRIGHTON OAKS ESTATES  
 Unit II

NW CORNER B  
 N 5° 54' NE 1/4  
 33-18-19

NE CORNER B  
 N 5° 54' NE 1/4  
 33-18-19

EXISTING  
 DEER CREEK  
 Extended

Southeast Corner of the N/2, S/2, SE/4 NE/4  
 Section 33, T-18-N, R-19-E, Wagoner  
 County, Oklahoma.

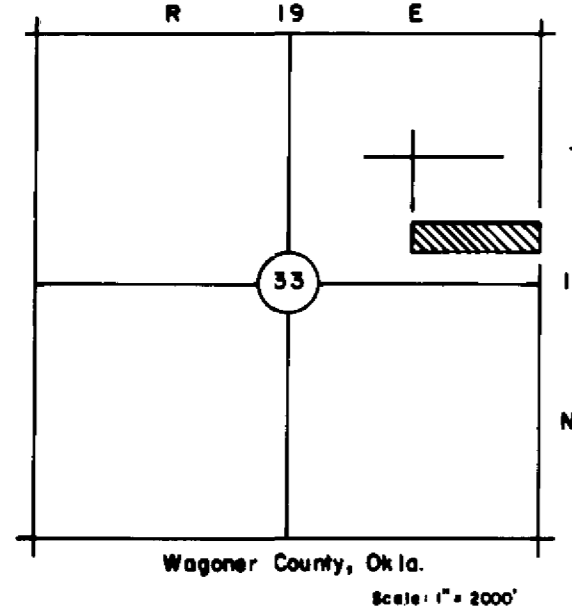
UNPLATTED

SCALE:  
 1" = 50'

SW CORNER B  
 N 5° 54' NE 1/4  
 33-18-19

- NOTES:
- Set 1/2" Iron Pin @ Each Lot Corner.
  - Elevation Datum as per U.S.C. & G.S.

- LEGEND:
- Denotes Perculation Test Hole.
  - Denotes Core Test Hole.



LEGAL DESCRIPTION

Brighton Oaks Estates Unit III, an addition to the County of Wagoner, Oklahoma more particularly described as follows, to-wit: The N 1/2 S 1/2 SE 1/4 NE 1/4 and the South 16.66 feet of the East 193.6 feet of the S 1/2 N 1/2 SE 1/4 NE 1/4 Section 33, T18N, R19E, Wagoner County, Oklahoma containing 10 acres more or less

OWNER'S CERTIFICATE AND DEDICATION.

JOHN C. JACKSON and DORIS M. JACKSON do hereby certify that we are the owners of and the only person having any right, title, or interest in the land shown on the annexed Plat of Brighton Oaks Estates Unit III and that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all the streets as shown on said annexed plat; that the easement as shown on the annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs, or assigns forever and have caused the same to be released from all encumbrances so the title is clear, except as shown in the abstractor's certificate.

JOHN C. JACKSON, KAREN J. JACKSON, DORIS M. JACKSON  
 Subscribed and sworn to before me this 29 day of SEPTEMBER 1983.

My Commission expires 04-03-85  
 Notary Public

I, A. HOBBS OSBURN, the undersigned, do hereby certify that I am by profession a registered professional land surveyor, and that the annexed map of BRIGHTON OAKS ESTATES Unit III consisting of 14 sheets, correct, represents a survey made under my supervision on the 16 day of SEPTEMBER, 1983; and that all of the monuments actually exist and their positions are correctly shown.

Signature: A. Hobbs Osburn  
 (acknowledgment)  
 A. Hobbs Osburn  
 L.S. #68

Lot	Minutes Per Inch
1	19
2	19
3	23
4	22
5	28
6	24
7	26
8	28
9	23
10	25
11	17
12	16
13	17
14	17

PROTECTIVE COVENANTS

WHEREAS, 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, their 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.

- LAND USE AND BUILDING TYPE.** No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than a one-family dwelling not to exceed two stories in height.
- DWELLING SIZE.** The floor area of the main structure, exclusive of open porches and garages, shall not be less than 1,200 square feet. Garages shall house a minimum of two cars and shall be attached to the residence.
- RELOCATION OF BUILDINGS.** Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building onto a lot and remodeling or converting same into a dwelling unit in this subdivision.
- DETACHED STRUCTURES.** Any detached structures to be built on the homestead, such as storage building, covered entertainment areas, etc., shall conform to the basic design of the dwelling thereon, and be constructed on a permanent foundation.
- LOT WIDTH.** No dwelling shall be erected or place on any tract not comprising at least one lot as shown on the recorded plat.
- DRIVEWAYS.** Shall be concrete and shall extend to the dedicated streets.
- FENCES.** No fences shall be constructed or be allowed to project beyond the front corners of the dwelling. Fences shall be wooden or chain link only, not to exceed six feet in height.
- TRANSPORT VEHICLES.** No vehicle of any size which normally transports inflammatory or explosive cargo or one which transports for hire may be kept in this subdivision at any time.
- NUISANCES.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance of nuisance to the neighborhood.
- TEMPORARY STRUCTURE.** No structure of temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- WATER SUPPLY.** No individual water supply system shall be permitted on any lot.
- SIGNS.** No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or sign used by a builder to advertise the property during the construction and sales period.
- EASEMENTS.** All easements for the installation and maintenance of utilities are reserved as shown on the recorded plat, and it is further provided that no shrubbery, fence or other obstruction shall be placed in any easement, and that full right of ingress and egress shall be had at all times over any dedicated easement for the installation, operation, maintenance, repair or removal of any utility together with the right to remove any obstruction that may be placed in such easement that would constitute interference with the use, maintenance, operation or installation of such utility.

FUTURE DEVELOPMENT UNIT III

BRIGHTON OAKS ESTATES  
 Unit III

- LIVESTOCK AND POULTRY.** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purposes.
- GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- SEWAGE DISPOSAL.** 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.
- EXTERIOR FINISH.** Exterior finish of all dwellings is to be a minimum of thirty percent (30%) masonry construction.
- MATERIAL STORAGE.** No homestead will be used for the storage of materials for a period of greater than thirty (30) days prior to the start of construction. All homesteads shall be maintained in a neat and orderly condition at all times during and after construction and will be completed within nine (9) months.
- STREET ENTRANCES.** All entrances from the street shall have drain tile, size approved by developer or County Commissioner of Wagoner County, but shall be a minimum of 10".
- STRUCTURE LOCATION.** All structures shall be located a minimum distance of fifteen (15) feet from any side lot line and thirty (30) feet from front lot line while facing dedicated street.
- BUILDING PLANS APPROVAL.** All building plans shall be approved in writing by the developer before construction begins.
- INOPERATIVE MOTOR-PROPELLED VEHICLES.** No junk or inoperative motor-propelled vehicles shall be left on any lot or parked on any street. If such remains parked thirty (30) days or more, they must be disposed of by the Owner, or at his expense by property owners in this addition.
- TERM.** 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 (25) years from the date these covenants are recorded after which time such covenants shall automatically be extended for successive periods of thirty(30) 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.

Dated this 23 day of Sept., 1983.

IN WITNESS WHEREOF, the parties hereunto have signed their names to these presents on the day and year first above written.

John C. Jackson  
 Karen J. Jackson  
 Doris M. Jackson

TREASURERS CERTIFICATE

I hereby certify that as to all real estate involved in this plat, all taxes have been paid as reflected by the current tax rolls and security has been provided for 1983 taxes not as yet certified to me.

Patricia Costello, Treasurer  
 Wagoner County Treasurer Deputy

Signed this 30th day of September 1983

PLANNING COMMISSION APPROVAL

I, Billie K. Couch, Chairman/Secretary of the Wagoner Metropolitan Area Planning Commission, hereby certify that the said Commission duly approved the annexed map of Brighton Oaks Estates Unit III on the 27th day of Sept, 1983

Billie K. Couch  
 Chairman/Secretary

I, Donnie J. Head, Sanitarian of the State Health Department, certify that the lots shown on this plat meet the requirements of the State Health Department with respect to lots which are not served by a municipal sanitary sewerage system.

Donnie J. Head, R.T.S.  
 Signature

September 30, 1983  
 Date

COUNTY COMMISSION APPROVAL

I hereby certify that this plat was approved by the Wagoner County Commission on the 23 day of Sept, 1983.

Member: [Signature]  
 Member: [Signature]  
 Chairperson: [Signature]

OSBURN LAND SURVEYING  
 Subdivisions - Acreage - Construction  
 1400 Frankfort 918-682-9409 Muskogee, Oklahoma