

BROWN'S FIRST BEST VIEW SUBDIVISION
SECTION 33, TOWNSHIP 18 NORTH, RANGE 19 EAST
WAGONER COUNTY, OKLAHOMA

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, That we, James Andrew Brown, and Leona May Brown, his wife, of Wagoner County, Oklahoma, are the owners of the following described real estate located in the County of Wagoner, and the State of Oklahoma. to-wit:

Beginning at a point 1452 feet East of the Southwest Corner of Section 33, thence North a distance of 685 feet, thence East and parallel to the South Section Line a distance of 590 feet, thence South a distance of 685 feet to the Section Line, thence West along said Section Line a distance of 590 feet to the Point of Beginning. All of which is a part of the Southeast Quarter of the Southwest Quarter of Section 33, Township 18 North, Range 19 East, T. M.

And we hereby certify that we have caused the same to be platted into LOTS, STREETS, OR ROADS, AND EASEMENTS. According to this Plat which we hereby adopt under the name of BROWN'S FIRST BEST VIEW SUBDIVISION to Wagoner County, Oklahoma. We also dedicate to the public use as such the STREETS AND EASEMENTS as shown on this Plat.
Dated this 22 day of Jan., 1958.

James Andrew Brown
James Andrew Brown
Leona May Brown
Leona May Brown

STATE OF OKLAHOMA

ss. Before me, the undersigned, a Notary Public in and for the said County and COUNTY OF WAGONER State, personally appeared James Andrew Brown, and Leona May Brown, his wife, to me known to be the identical persons who executed 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 set forth.

Witness my hand and seal this 22 day of Jan., 1958.

My commission expires May 17 1959
Edwin Casaway
Notary Public

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, That I, Barton G. Treese, a Registered Professional Engineer in the State of Oklahoma, have carefully and accurately surveyed and platted the above tract of land known as BROWN'S FIRST BEST VIEW SUBDIVISION, Wagoner County, Oklahoma, and this is an accurate Plat of the same.
Dated this 17th day of Jan., 1958.

Barton G. Treese
Barton G. Treese

STATE OF OKLAHOMA

ss. Before me the undersigned, a Notary Public in and for the said County and COUNTY OF MUSKOGEE State, personally appeared Barton G. Treese, to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act, and for the purposes therein set forth.
Witness my hand and seal this 17th day of Jan., 1958.

My commission expires 6-9-58
Ralph P. Proctor
Notary Public

CERTIFICATE:

This is to certify that the tax records of the County Treasurer's Office of Wagoner County, Oklahoma, show no delinquent taxes on the real estate described in the above Certificate of Owners, and that sufficient surety bond has been deposited with the said County Treasurer's Office to cover the 1957 ad valorem taxes in compliance with Title 11, Section 514, O.S.A., 1941.
Dated this 17th day of Jan., 1958.

Samuel P. Miller
County Treasurer.

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

JAN 22 1958

AT 4 PM
JACK C. JONES, County Clerk
By *John Brown* Deputy

Indexed

AMENDED DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, That we, James Andrew Brown and Leona May Brown, his wife, and William L. Niece, a single man, being the sole owners of the fee simple title in and to the real estate described in the plat named and designated as Brown's First Best View Subdivision, filed in Plat Book 2 at page 6 in the office of the County Clerk of Wagoner County, Oklahoma, the said property being a part of SE 1/4 of SW 1/4 of Section 33, Township 18 North, Range 19 East, for the purpose of providing an orderly development of the entire tract and for the purpose of providing adequate restrictive covenants for the mutual benefit of ourselves and our successors in title to the subdivisions of said tract, hereafter referred to as lots, Do Declare and hereby impose the following Amended Restrictions, the same to be substituted for the Declaration of Restrictions heretofore attached to and made a part of the aforesaid plat, to which it shall be incumbent upon our successors to adhere, to-wit:

Each home owner must install an approved septic tank.

It is intended that all other restrictions heretofore declared and filed as aforesaid are hereby revoked.

James Andrew Brown
James Andrew Brown
Leona May Brown
Leona May Brown
William L. Niece
William L. Niece

STATE OF OKLAHOMA,
County of Wagoner, ss.

Before me, the undersigned, a notary public, in and for said County and State, on this 27th day of March, 1963, personally appeared James Andrew Brown and Leona May Brown, his wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their own free and voluntary act and deed for the uses and purposes therein set forth.

In Witness whereof I have hereunto set my hand and official seal the day and year last above written.

My commission expires May 17 1963
Edwin Casaway
Notary Public.

STATE OF OKLAHOMA,
Oklahoma County, ss.

Before me, the undersigned, a notary public, in and for said County and State, on this 7th day of March, 1963, personally appeared William L. Niece, a single man, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his own free and voluntary act and deed for the uses and purposes therein set forth.

In Witness whereof I have hereunto set my hand and official seal the day and year last above written.

My commission expires July 25, 1965
Martha J. Bond
Notary Public.

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

MAR 14 1963

AT 1:45 PM
JACK C. JONES, County Clerk
By *John Brown* Deputy

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, That we, James Andrew Brown and Leona May Brown, his wife, being the sole owners of the fee simple title in and to the real estate described in the plat hereto annexed and made a part hereof, the same having been named and designated as BROWN'S FIRST BEST VIEW SUBDIVISION, for the purpose of providing an orderly development of the entire tract and for the purpose of providing adequate restrictive covenants for the mutual benefit of ourselves and our successors in title to the subdivisions of said tract, hereafter referred to as lots, do declare and hereby impose the following restrictions to which it shall be incumbent upon our successors to adhere, to-wit:

- (1) All lots in the tract shall be brown, fenced and used exclusively as residential lots, and no home shall be erected with less than 600 square feet floor space, with said buildings spaced at least 6 feet from any boundary line.
- (2) Each home owner must install an approved septic tank.
- (3) No purchaser shall move a house trailer onto his lot nor shall he rent it any one else to do so.
- (4) No structure previously used shall be moved onto any lot.
- (5) These covenants and restrictions are to run with the land and shall be binding on all owners, their successors or tenants or tenants claiming under them.
- (6) If violation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

James Andrew Brown
James Andrew Brown
Leona May Brown
Leona May Brown

COUNTY OF WAGONER)
COUNTY OF WAGONER)

Before me, the undersigned, a notary public, in and for said County and State, on this 22 day of January, 1958, personally appeared James Andrew Brown and Leona May Brown, his wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their own free and voluntary act and deed for the uses and purposes therein set forth.

In Witness whereof I have hereunto set my hand and official seal the day and year last above written.

Edwin Casaway
Notary Public

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

JAN 22 1958

AT 4 PM
JACK C. JONES, County Clerk
By *John Brown* Deputy