

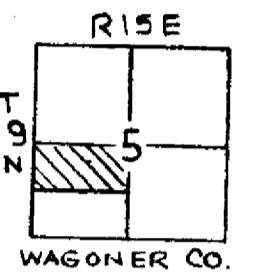
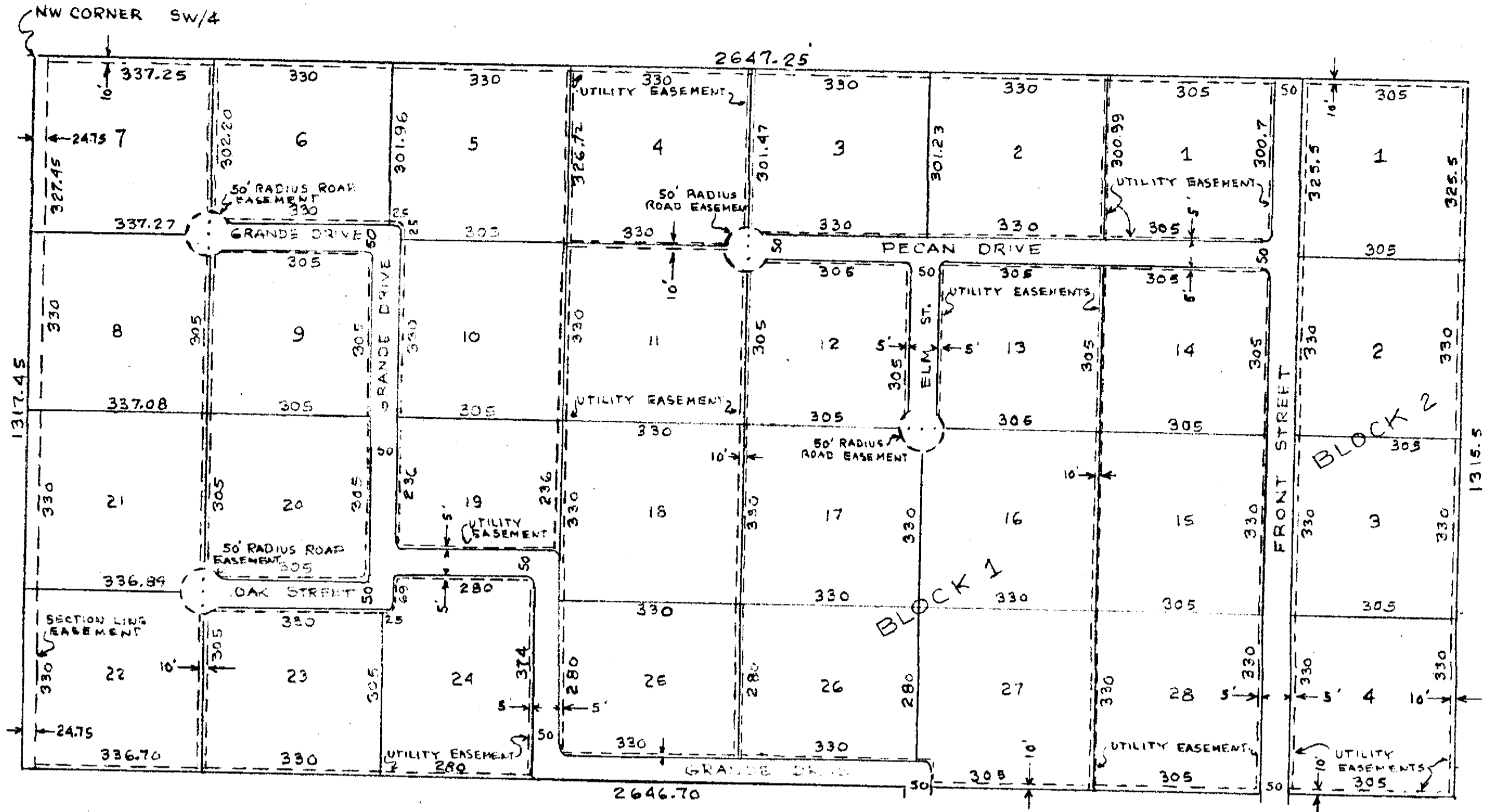
# BUKEY ACRES NO 2

A  
SUBDIVISION OF THE

N/2 SW SECTION 5 T19N R15E

WAGONER COUNTY

OKLAHOMA



STATE OF OKLAHOMA )  
COUNTY OF WAGONER )  
Filed for Record in this Office of the  
COUNTY CLERK AND RECORDED  
Book 4 Page 22  
JUN 4 1970  
AT 1:00 O'CLOCK  
JACK C. JONES, County Clerk  
By \_\_\_\_\_ Deputy

Known All Men By Presents  
That John C. Highfill and Myrtle H. Highfill, the Owners of that land described as the N/2 SW/4 Section 5 Township 19 North, Range 15 East, Wagoner County, Oklahoma that they hereby certify that they have caused the same to be surveyed into Lots in conformity to the attached plat designating the same as BUKEY ACRES NO. 2 addition to the County of Wagoner, Oklahoma and does hereby dedicate for public use all street easements and utility easements as shown on said plat.

**Restrictions and Limitations**

1. These covenants are to run with the land and shall be binding upon all parties or persons claiming under them until January 1, 1990, at which time the said covenants shall be automatically extended for the successive periods of ten (10) years, unless by a vote of a majority of the then owners of the Lots, it is agreed to change the covenants in whole or in part.
2. If the parties hereto, or any of them, or their heirs, or assigns shall violate or attempt to violate any of the provisions herein, it shall be lawful for any person or persons owning any real estate in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either prevent them or run from doing, or to recover damages or other dues for such violation.
3. Invalidation of any one of these covenants, conditions or restrictions shall in no way effect any one of the other provisions which shall remain in full force and effect.
4. All Lots platted in said subdivision shall be known and described as residential lots and no ~~dwelling~~ shall be erected on any lot other than a detached, single-family dwelling not to exceed two (2) stories in height, with not more than a two-car garage. No dwelling shall be erected on any lot in said tract in which the floor area of the main structure, exclusive of open porches and garages is less than 1,100 square feet.
5. No residential structure shall be erected or placed on any plot in said tract which plot has an area of less than 7700 square feet.
6. No residential structure shall be erected or located less than twenty feet from any boundary.
7. No trailer, basement, tent, shack, garage, barn or other out-buildings erected on any lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, temporarily, nor shall any structure of a temporary character be used as a residence, no residence or other building, shall be constructed on any other property or at any other place and moved onto the property herein concerned and all structures placed upon this property must be constructed and built in place and upon lot where they are located; Except, However, that when a house is being built and during construction and only during construction a house trailer or factory manufacture or construction may be used as a residence by any person or persons who acquire a lot in said subdivision for a period not to exceed twelve (12) months from and after the date of the acquisition of such lot.

8. No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may come to be an annoyance or nuisance to the neighborhood.
9. No sheep, goats, or swine shall be maintained on any lot.
10. All outbuildings, other than the house and or garage must be of masonry construction.

Dated this 4th day of June, 1970

*John C. Highfill*  
John C. Highfill  
*Myrtle H. Highfill*  
Myrtle H. Highfill

State of Oklahoma )  
County of Wagoner )

before me, the undersigned, a Notary Public, in and for said County and State, on the 4th day of JUNE, 1970 personally appeared John C. Highfill and Myrtle H. Highfill, husband and wife, to me known to be the identical persons who executed the within foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written  
My commission expires 19 Dec 1971  
W.S. Wylie  
Notary Public

John F. Sheridan, a registered Engineer and registered Land Surveyor in the State of Oklahoma and duly elected County Surveyor of Wagoner, Oklahoma have surveyed the above noted property and do here state that said survey is correct to the best of my knowledge.

*John F. Sheridan*  
John F. Sheridan  
Wagoner Co. Surveyor

I hereby Certify that all taxes, including the 1969 taxes are paid on N/2 SW of Section 5, Township 19, Range 15  
Signed June 4, 1970  
*Ernie P. Miller*  
Wagoner County Treasurer