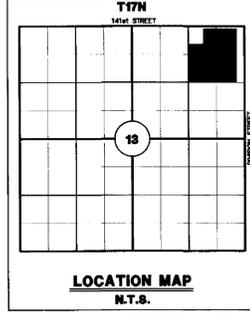


DRAWN BY: T. ROBINSON DATE: 9/9/98  
 CHECKED BY: R. ENTZ FILE NAME: 3238FINL

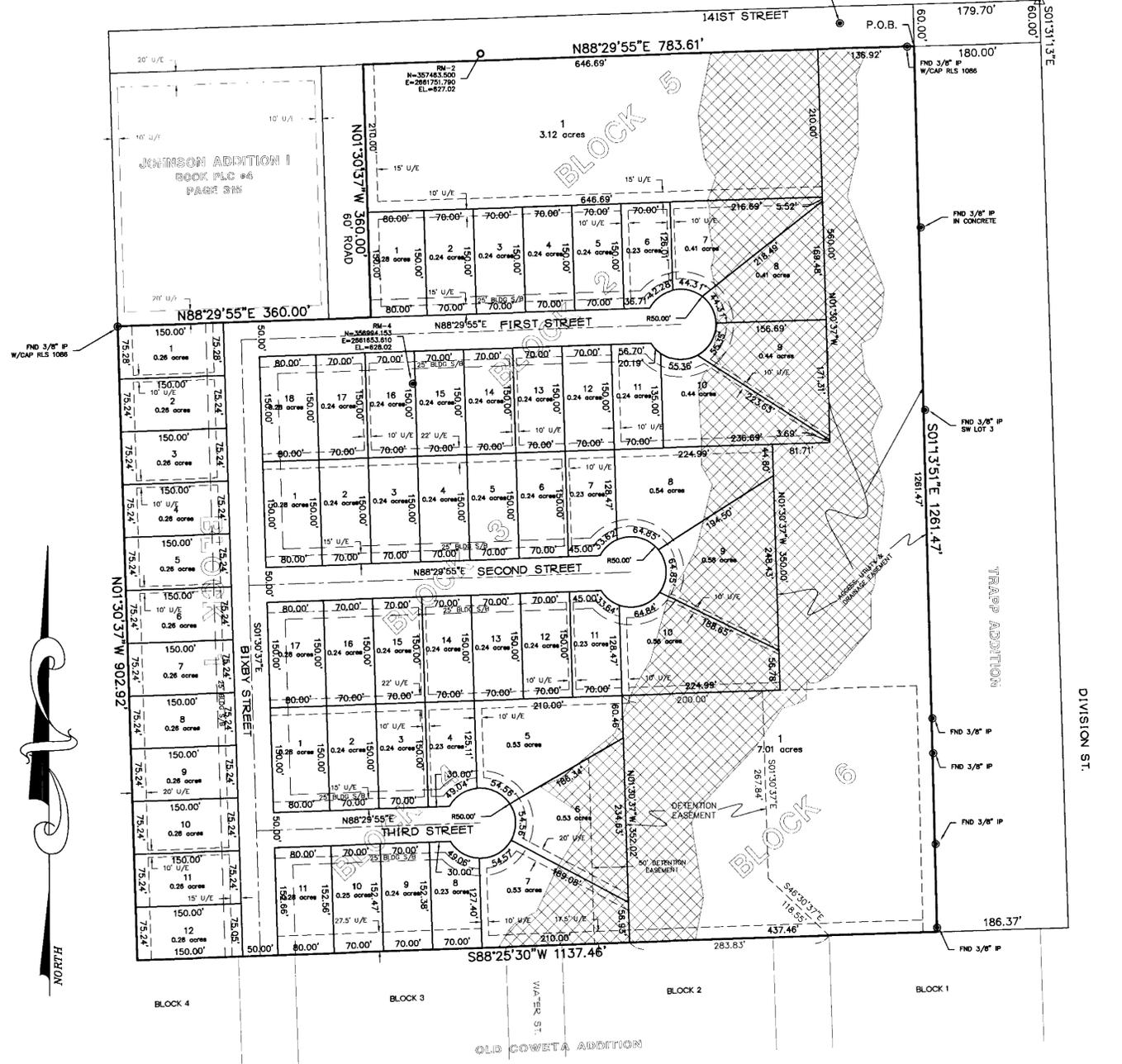
— LEGEND —

- STM — STORM SEWER
- G — GAS LINES
- SS — SANITARY SEWER
- W — WATER LINES
- E — ELECTRIC LINES
- T — TELEPHONE LINES
- △ BRASS CAP
- IRON PIN FND 1/2"
- X — FENCE
- × CHISELED "X" IN CONCRETE
- ⊙ STORM SEWER MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ CURB INLET
- ⊕ TELEPHONE PEDESTAL
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ DOWN GUY
- ⊕ TREE

**FINAL PLAT OF CARRIAGE CROSSING ESTATES IN SECTION 13, T17N, R15E, IB&M TO THE CITY OF COWETA WAGONER COUNTY, OKLAHOMA**



- RESTRICTIVE COVENANT**
- All lots shall be used for residential use only except Block 5
  - All single family residences of one story in height shall have a minimum of 1000 square feet of living area. All single family residences of one and one-half story or two story, shall have a minimum of 900 square feet on the first floor, with a minimum of 1000 square feet on both floors. All square footage requirements are exclusive of garages and porches and are figured on measurements over masonry of the living area. All residences shall have at least a two car garage.
  - No building or part thereof, except open porches and terraces, shall be constructed and maintained on any lot nearer to the front property line than the building line shown on the recorded plat of said addition, and no residence, garage, carport, or accessory building shall be built nearer than five feet to any side lot line on one side and 5.0 feet on the other side, this requiring a combined total of 10.0 feet between any structure and both side lot lines. Where side lot easements are shown greater than the foregoing, no encroachment shall be allowed on the easement.
  - No structure previously used or erected shall be moved onto any lot.
  - No prefabricated, pre-assembled or modular dwelling or structures shall be placed, erected or permitted to remain in said addition, except one accessory building not to exceed 600 square feet. In addition to the required garage in Item No. 2 above which must be of the same general architectural character and construction as the main residence if not attached.
  - All exposed foundations shall be of brick or stone. No concrete blocks, poured concrete or any other foundation will be exposed. No stem walls will be of brick or stone construction.
  - No fence, whether ornamental or otherwise, shall be constructed or allowed to remain in front of the minimum building set-back line or be greater than six (6) feet in height, except for privacy screening adjacent to patios which may be seven (7) feet in height.
  - Trucks with tonnage in excess of 34 tons shall not be permitted to park in the streets and no vehicle of any size, which normally transports inflammatory, explosive, or health hazardous cargo, may be kept in this subdivision at any time. No vehicle shall be permitted to be parked or repaired in a front yard. No campers or other recreational vehicles shall be parked on or any closer to the street than the front of the residence for a period which exceeds forty-eight (48) hours. All inoperative vehicles shall be kept in an enclosed garage and shall not be parked in the front yard or in the street.
  - No structure of a 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.
  - No building material of any kind or character shall be placed or stored upon any lot for a period greater than thirty (30) days prior to the start of any construction, and at no time shall such material be placed outside the boundaries of the lot owner's ownership. The construction period of any residence, garage, carport, or accessory building shall be completed within nine (9) months. During the construction period, each building site shall be kept orderly and it shall be the responsibility of the lot owner to ensure that all rubbish and construction litter is contained and properly disposed of.
  - No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five (5) square feet advertising the property for sale, trade or loan, except those signs used by a builder of not more than thirty (30) square feet to advertise property during the construction and sales period and those used by the developer.
  - 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.
  - No trash, ashes, or any other refuse, shall be placed in the open in the subdivision, or along any street therein or adjacent thereof, nor shall any trash or refuse receptacle be constructed or placed in such a manner that it can be seen from the street or adjacent properties. Any such receptacle shall be covered in such a manner to prevent the escape of noxious odors and prevent entrance and/or exit of insect or animal life. Grass, weeds and vegetation on each lot sold shall be kept mowed at regular intervals so as to maintain the same in a neat and attractive manner. Trees, shrubs, vines or plants which die shall be removed from the property.
  - Overhead poles may be located along the west and south boundary of Lot 1 of block 5 of Addition. Street light poles or standards may be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground in the easement-ways reserved for general utility services and streets shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.
  - Except to houses on lots described in paragraph 14 (above), which may be served from overhead electric service lines, underground service cables to all houses which may be located on all lots in said Addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such house as may be located upon each 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 on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal of transformer to the service entrance on said house.
  - The supplier of electric and gas service, through its proper agents and employees shall at all times have 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 electric and gas facilities so installed by them.
  - The owner of each lot shall be responsible for the protection of the underground electric and gas facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said facilities. Each company will be responsible for ordinary maintenance of underground electric and gas facilities, but the owner will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.
  - The foregoing covenants concerning underground electric and gas facilities shall be enforceable by the supplier of said services, and the owner of each lot agrees to be bound hereby.



**Entz Engineering and Associates, Inc.**  
 CA #535 (expires 6/30/99)  
 600 Emporia St., Ste. "C"  
 Muskogee, Oklahoma 74401  
 (918) 682-3832

**FLOOD CERTIFICATION**  
 According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 400216 0001 A, Effective Date September 18, 1996; Crosshatched area is located in Zone "A3", Areas of 100-year flood; all other areas are located in Zone "C", areas of minimal flooding. Building permits will not be issued on Lots 7, 8, 9 and 10 of Block 2, Lots 9 and 10 of Block 3, Block 6 and the eastern 216.69 feet of Block 5 until such time as the City receives FEMA approval of creek channel realignment and a letter of map amendment and the lots conform to the requirements of the city's Flood Damage Prevention Ordinance.

**OWNER'S CERTIFICATE AND DEDICATION**  
 STATE OF OKLAHOMA )  
 ) ss  
 COUNTY OF MUSKOGEE )  
 KNOW ALL MEN BY THESE PRESENTS, that Wa. R & M Investments, Inc. a corporation hereby certify that We are the Owners of the and the persons having any right, title or interests to the following described tract of land, to-wit:

A tract of land in the NE1/4 NE1/4 of Section 13, T17N, R15E, IB&M, Wagoner County, State of Oklahoma, more particularly described as follows: Commencing at the northeast corner of said NE1/4 NE1/4, thence S 88°29'55" W along the north line thereof a distance of 179.70 feet; thence S 11°3'51" E a distance of 60.00 feet to the northwest corner of Trapp Addition to the City of Coweta and the POINT OF BEGINNING; Thence continue S 01°13'51" E along the west line of Trapp Addition a distance of 1261.47 feet to a point on the north line of Block 1, City of Coweta; thence S 88° 25'30" W along the north line of Blocks 1, 2, 3 and 4 of the City of Coweta a distance of 1137.46 feet to the Southwest corner of said NE1/4 NE1/4; thence N 01°30'37" W along the west line of said NE1/4 NE1/4 a distance of 902.92 feet to the southwest corner of Johnson Addition No. 1 to the City of Coweta; thence N 88°29'55" E along the south line of said Johnson Addition No. 1 a distance of 360.00 feet to the southeast corner thereof; thence N 01°30'37" W along the east line of said Johnson Addition No. 1 a distance of 360.00 feet to a point on the South Right-of-Way of South 141st Street; thence N 88°29'55" E along said Right-of-Way a distance of 783.61 feet to the POINT OF BEGINNING. Containing 30.07 acres, more or less.

We further certify that We have caused said tract of land to be platted into lots and blocks and have caused this plat to be made of said tract showing accurate dimension of lots and streets. I hereby designate said tract of land as CARRIAGE CROSSING ESTATES and dedicate to public use all streets and utility easements as shown hereon.

H. E. Reynolds, President Arvil Morgan, Vice President

STATE OF OKLAHOMA )  
 ) ss  
 COUNTY OF WAGONER )  
 Before me, the undersigned, a notary public in and for the County of Muskogee, State of Oklahoma, personally appeared H. E. Reynolds, 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 deed for the purpose set forth.

Paula Smith, Notary Public  
 My Commission expires: 4-14-02

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, that I, Roy Entz, a resident of Muskogee County, State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into lot and block the above described property and that this plat is a true and correct representation thereof, I further certify that this plat meets the minimum standards for the practice of land surveying.

Witness my hand and seal this 9th day of September, 1998.

Roy Entz, Land Surveyor #319  
 C.A. #535 expires 6/30/98

STATE OF OKLAHOMA )  
 ) ss  
 COUNTY OF WAGONER )  
 Before me, the undersigned, a notary public in and for the County of Muskogee, State of Oklahoma, personally appeared Roy Entz 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 deed for the purpose therein set forth.

Witness my hand and seal this 9th day of September, 1998.

Andrew A. Reynolds, Notary Public  
 My Commission expires: 3-3-2001

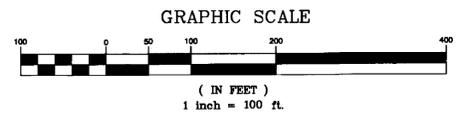
**TREASURER'S CERTIFICATE**  
 I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 1997 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 1998 taxes not as yet certified to me.

Mary Sue Ladd, County Treasurer

**CERTIFICATE OF COUNTY CLERK**  
 This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 14th day of SEPT 1998. Book \_\_\_\_\_ Page \_\_\_\_\_

Jerry Fields, County Clerk

APPROVED: City of Coweta  
 Date 9/8/98  
 Mayor  
 Joyce Jerry, City Clerk



HORIZONTAL DATUM IS BASED ON NAD 83(93) OKLAHOMA STATE PLANE COORDINATE SYSTEM.  
 VERTICAL DATUM IS BASED ON NGVD 88.  
 SCALE FACTOR: 0.99999410