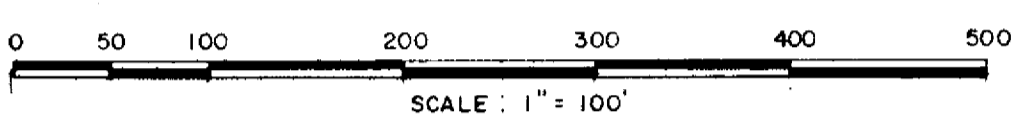
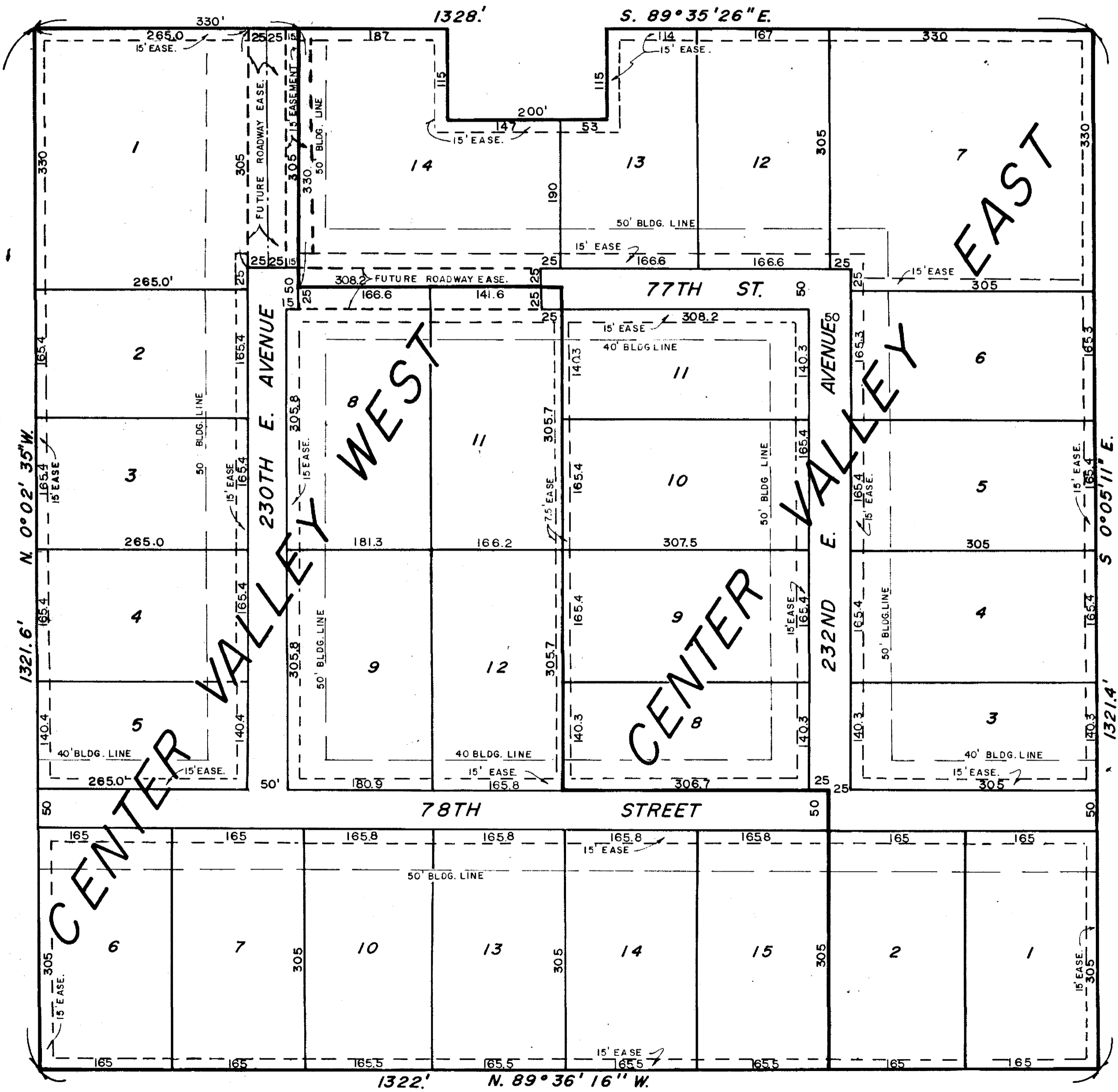


# CENTER VALLEY

AN ADDITION LYING IN THE NE/4  
SW/4 SEC. 9 T-18-N R-15-E  
WAGONER COUNTY  
OKLAHOMA



*Plat Book 5 Page 23*  
 MAY 23 1972  
 HAZEL B. GORDON  
 HAZEL B. GORDON, County Clerk  
 by *Maria Boyd*, Deputy



CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS THAT GUY D. GORDON AND HAZEL B. GORDON, HUSBAND AND WIFE, are the owners of the following described property, to-wit:

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4 NE/4 SW/4) AND SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (S/2 NW/4 NE/4 SW/4) AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NE/4 SW/4) AND SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 SE/4 NE/4 SW/4) ALL IN SECTION 9, TOWNSHIP 18 NORTH, RANGE 15 EAST, WAGONER COUNTY, OKLAHOMA.

THAT GERALD C. GREEN, JR. AND ANN K. GREEN, HUSBAND AND WIFE are the owners of the following described property, to-wit:

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SE/4 NE/4 SW/4) AND NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 SE/4 NE/4 SW/4) AND NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NE/4 NE/4 SW/4) AND NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4 NE/4 SW/4) ALL IN SECTION 9, TOWNSHIP 18 NORTH, RANGE 15 EAST, WAGONER COUNTY, OKLAHOMA, LESS A TRACT BEGINNING 517' feet East of the Northwest corner of the NE/4, SW/4 above described thence SOUTH 115 feet; thence EAST 200 feet; thence NORTH 115 feet; thence WEST 200 feet to the POINT OF BEGINNING.

Whereas the said owners have caused the above described property to be surveyed, staked, and platted into lots, blocks and streets in conformity with the accompanying plat which they hereby adopt as the plot of the above described land, as CENTER VALLEY, an Addition in Wagoner County, Oklahoma.

AND the undersigned owners hereby dedicate for the public use streets 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, telephone lines, electric power lines and transformers, gas lines and water lines together with all fittings and equipment for each such facility, including the poles, wires, conduit, pipe, valves, meters and any other appurtenances thereto, with the right of ingress and egress upon said easements for the uses and purposes aforesaid, together with similar rights in each and all the streets shown on said plat; provided however, that the undersigned owners hereby reserve the right to construct, maintain, operate lay and relay water and sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying, over, across and along all public streets shown on said plat, and over, across and long all strips of land included within the easements shown thereon both for the purposes of furnishing water and/or sewer service to the area.

AND, the undersigned owners for the purpose of providing an orderly development of the entire tract, and for 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.

THESE covenants are to run with the land and shall be binding on all parties and all persons claiming under them, until April 1, 1982, at which time these covenants shall be extended or amended by a vote of the majority of the property owners of the then owners of the lots.

- (A) Each lot shall be a minimum of approximately 1 1/2 acres and to be used for only one single family dwelling.
- (B) No building shall be constructed nearer to the front line, nor nearer to side street lines than the building lines shown on the recorded plat, and in any event, no building shall be located nearer than 15 feet to any lot line.
- (C) No residence shall be erected on any building plot which has a living area of less than 1600 square feet, exclusive of any porches, patios and garage.
- (D) The exterior of any building of all dwellings shall be at least 65% masonry construction, and is not to be more than two (2) stories high.
- (E) No structure previously used shall be moved on any lot in this addition.
- (F) Each tract of 1 1/2 acres shall be permitted to construct a small barn, construction to conform with basic design of dwelling on same tract.
- (G) No basement, tents, shacks, garage, barn or other out building erected on this tract shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of any temporary nature or character be used as a residence.
- (H) No noxious trade or activity shall be carried on upon any lots, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
- (I) No part of the property described in said plat shall be used for the maintenance, care or housing of cattle, hogs, poultry or sheep, and only (1) horse to be allowed on any one plot of approximately 1 1/2 acres.
- (J) No commercial business of any kind or nature shall be conducted on described property.
- (K) All individual sewage systems shall be constructed in such manner and of a capacity as to meet all requirements set out by the County and State Health Departments concerned.
- (L) No tract or part thereof shall be used for storage of material, equipment, cars, or machinery of any kind other than that required for maintenance and upkeep of said tract and residence thereon.
- (M) All plans and specifications are to be submitted to developers for written approval before any construction is started.
- (N) UNDERGROUND UTILITIES
  - (1) Overhead poles for electric service may be located where necessary as required by the electric company. Street light poles or standards may be served by underground cables and elsewhere throughout said addition all supply lines can be located underground, in the easement-ways reserved for general utilities service and streets, shown on the attached plat. Service pedestals and transformers as sources of supply at secondary voltages, may be also located in said easements.
  - (2) All easements for underground utilities are permanent and definite and exclusive right of way easements covering a five foot strip extending 2 1/2 feet on each side of service cable, extending from the service pedestal or transformer to the service entrance on each residence.
  - (3) The supplier of electric service through its proper agents and employees shall at all times have right of access to all such easements shown on said plat or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing of said underground electric facilities so installed by it.
  - (4) The owner of each lot shall be responsible for the protection of the underground electric facilities and telephone facilities located on property and shall prevent the alteration of grade or any construction activity which may interfere with said electric and telephone facilities or gas and water lines. Repairs and cost of relocation required by violation of this covenant, shall be paid for by the owner of the lot. The foregoing covenants shall be enforceable by the supplier of electric service, and the owner of each lot shall abide hereby.

IN WITNESS WHEREOF, said GERALD C. GREEN, JR. AND ANN K. GREEN AND GUY D. GORDON AND HAZEL B. GORDON, have caused these presents to be executed this 23rd day of May, 1972, at

*Gerald C. Green, Jr.*      *Ann K. Green*      *Guy D. Gordon*      *Hazel B. Gordon*  
 GERALD C. GREEN, JR.      ANN K. GREEN      GUY D. GORDON      HAZEL B. GORDON

STATE OF OKLAHOMA )  
 COUNTY OF TULSA )

Before me, the undersigned, a Notary Public in and for the County of Tulsa and the State of Oklahoma, on this 23 day of May, 1972, personally appeared Gerald C. Green, Jr. and Ann K. Green, husband and wife and Guy D. Gordon and Hazel B. Gordon, husband and wife to be known to be the identical persons who subscribed the names of the makers thereof to the foregoing instruments and as its owners, acknowledged to be that they executed the same as their free and voluntary act and deed for the use and purposes herein set forth.

My commission expires: 2-4-76

*James K. Hudson*  
 Notary Public

I, the undersigned, of Skiatook, Oklahoma, hereby certify that I have, at the instance of the owner designated above, made the above described survey and that the accompanying plat is a true and correct representation of said survey.

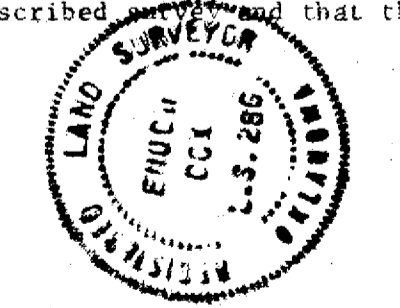
*Enoch Cox*  
 Enoch Cox, Registered Surveyor

STATE OF OKLAHOMA )  
 COUNTY OF TULSA )

Before me, the undersigned, a Notary Public in and for said County and State, on this 23 day of May, 1972, personally appeared ENOCH COX to be known to be the identical person who executed the within and foregoing instrument and acknowledged to be that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

My Commission expires: 2-4-76

*James K. Hudson*  
 Notary Public



*I, Robert M. Roberts, Wagoner County Treasurer, certify that according to the 1972 Plat Book the taxes are paid on the above description -*  
*Robert M. Roberts*  
 Wagoner County Treasurer