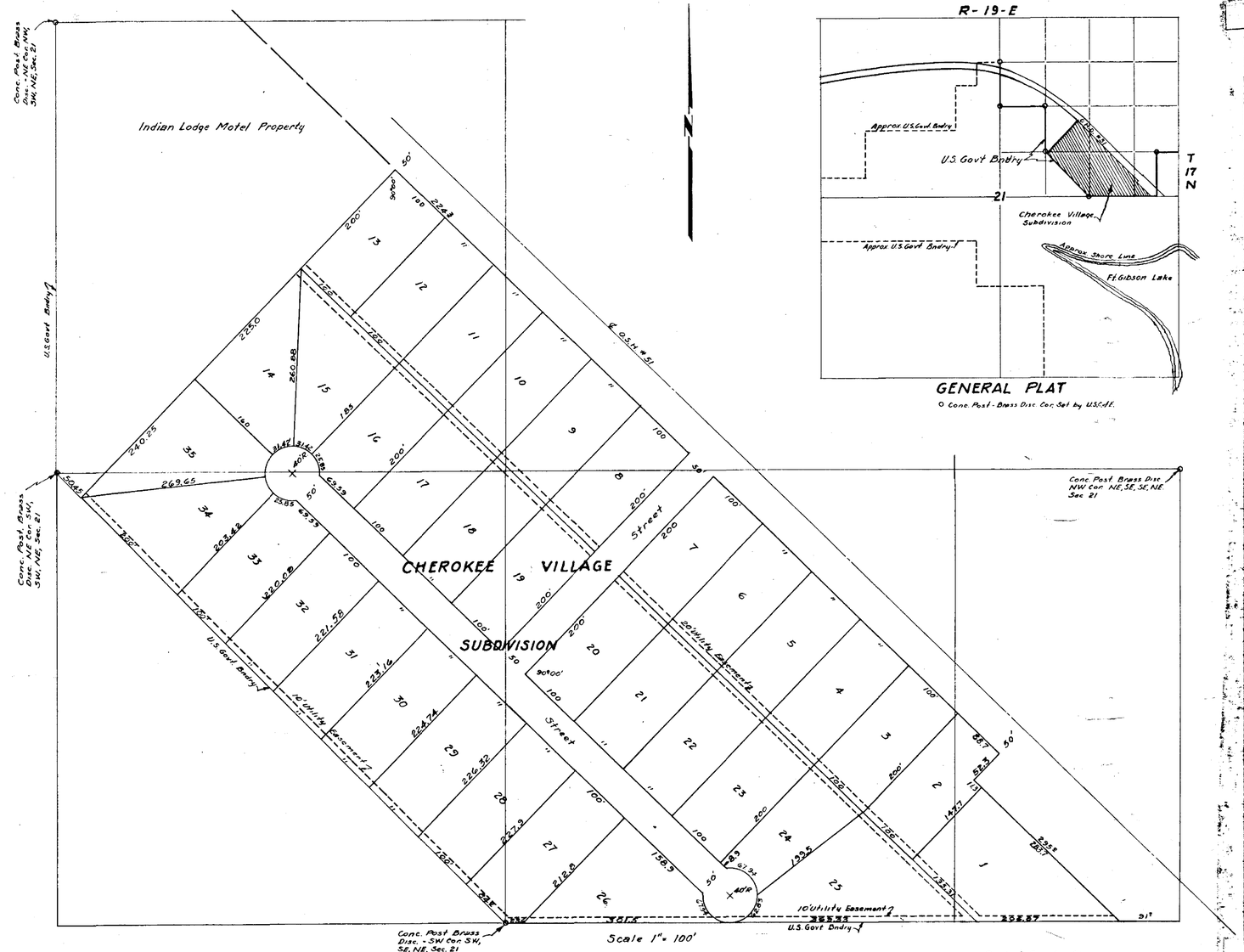

GENERAL PLAT

O Conc. Post - Brass Disc. Cor. Set by U.S.C.&E.

CHEROKEE VILLAGE SUBDIVISION
SECTION 21, TOWNSHIP 17 NORTH, RANGE 19 EAST
WAGONER COUNTY, OKLAHOMA

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, That we, C.F. Landon and Thelma B. Landon, his wife, and S.L. Graham 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 91 feet west of the SE Corner of the W/2 of the SE SE NE Section 21, Thence, Northwest and parallel to, and 102.3 feet from, the centerline of Oklahoma State Highway #51, a distance of 295 feet.
Thence, Northeast and at right angle to said centerline a distance of 52.3 feet.
Thence, Northwest and parallel to, and 50 feet from said centerline of O.S.H #51, a distance of 1238.7 feet.
Thence, Southwest and at right angle, a distance of 665.25 feet to a point which is on a diagonal line between the NW and SE corners of the SE,SW,NE, Section 21, Said point being 50.45 feet Southeast from the NW corner of the SE,SW,NE,.
Thence, Southeast along said diagonal a distance of 884 feet to the SE corner of the SE,SW,NE,.
Thence, East a distance of 900.5 feet to the point of beginning.
All the above being a part of the E/2,SW,NE, and the W/2,SE,NE, and the SE, SE, NE, Section 21, Township 17 North, Range 19 East, Indian Meridian, Wagoner County, Oklahoma.

and we hereby certify that we have caused the same to be platted into STREETS, EASEMENTS, AND LOTS according to this plat which we hereby adopt under the name of CHEROKEE VILLAGE SUBDIVISION to Wagoner County, Oklahoma. We also dedicate to public use as such the STREETS and EASEMENTS as shown on this plat.

Restrictive covenants charged upon and running with the land comprising CHEROKEE VILLAGE SUBDIVISION:

1. There will be no Trailer Houses, and no building of other than masonery, including rock, brick, or concrete block, shall be constructed on any lot.
2. No building shall be erected on any lot containing less than 750 square feet of floor space.
3. No building or any part thereof shall be erected on any lot closer than 6 feet to any property line.
4. Lots 1 to 13, inclusive, shall be used for business purposes only. With living quarters in combination.
5. Lots 14 to 35, inclusive, shall be used for residences or cabins only and not for business purposes.
6. No outside toilets shall be constructed on any lot.
7. All sewage systems shall meet the requirements of the Oklahoma State Health Department.
8. No animals or poultry shall be kept on the premises, household pets excepted.
9. No hotel, motel, or other business offering lodging for hire shall be conducted on the premises.
10. No building shall be erected on Lots 2 to 13, inclusive, closer than forty (40) feet to the northerly property line.

DATED this 20 day of February 1957.

C. F. Landon — Thelma B. Landon

S. L. Graham

STATE OF OKLAHOMA
COUNTY OF WAGONER ss. Before me, the undersigned, a Notary Public in and for the said County and State personally appeared C.F. Landon and Thelma B. Landon his wife, and S.L. Graham, 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 20 day of February, 1957.

My commission expires: Feb 27-1958 Notary Public

CERTIFICATE OF SURVEYOR KNOW ALL MEN BY THESE PRESENTS, That I Barton G. Treece, a Registered Professional Engineer in the State of Oklahoma, have carefully and accurately surveyed and platted the above tract of land known as CHEROKEE VILLAGE SUBDIVISION, Wagoner County, Oklahoma, and this is an accurate plat of the same.
DATED this 15th day of February, 1957.

Barton G. Treece

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE ss. Before me, the undersigned, a Notary Public in and for the said County and State personally appeared Barton G. Treece, 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 15 day of February, 1957.

My commission expires: 6-9-1958 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 20 day of February, 1957.

County Treasurer

STATE OF OKLAHOMA
COUNTY OF WAGONER ss
Filed for Record in the Office of the
COUNTY CLERK AND RECORDER
Plat Book 1 Page 210
FEB 20 1957
AT 11:50 A.M. O'Clock
JACK C. JONES, County Clerk
By Deputy