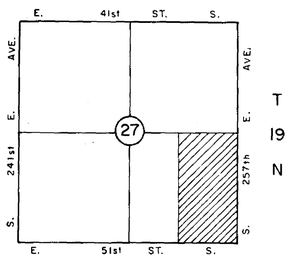
COUNTRY GENTLEMAN ESTATES

A SUBDIVISION OF THE E/2 OF THE SE/4 OF SECTION 27
T-19-N, R-15-E, WAGONER COUNTY, OKLAHOMA

Plat Cabinet 1 - 29B

STATE OF OKLAHOMA } SS
COUNTY OF WAGONER
Filed for Record in this Office of the COUNTY CLERK AND RECORDED
MAY 1 1980
AT 1:20 O'CLOCK
JACK C. JONES, County Clerk
By Marie Boyd Deputy

R-15-E



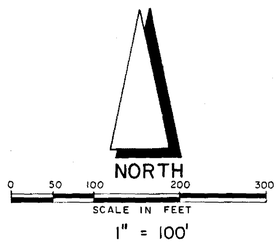
LOCATION MAP
80.272 ACRES
23 LOTS
ALL LOTS EXCEED 2.50 ACRES

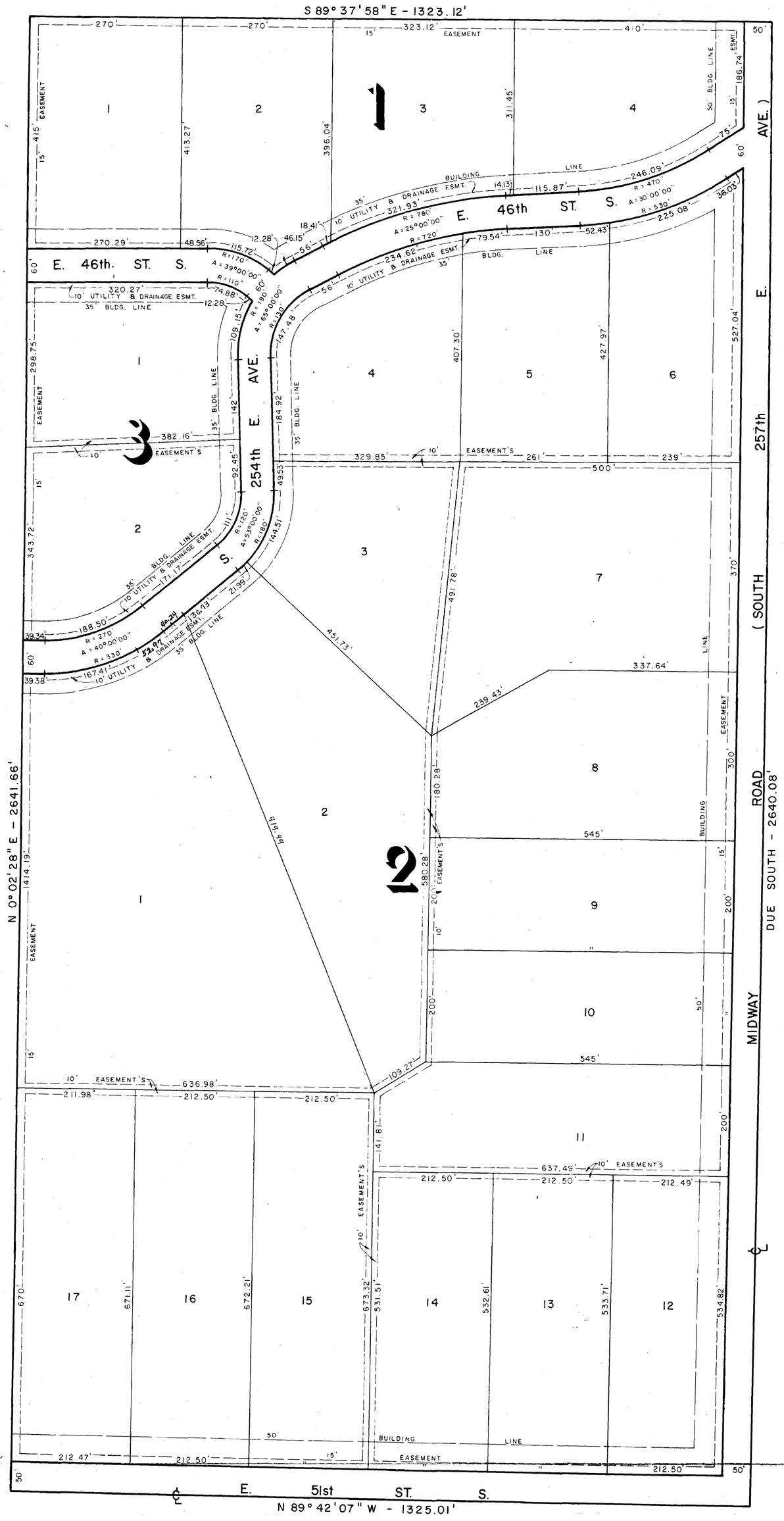
OWNER

LAND
MIDWAY DEVELOPMENT COMPANY
5600 SOUTH MIDWAY
PHONE: 918/258-4875
BROKEN ARROW, OKLA.
74012

ENGINEER:

HAMMOND ENGINEERING COMPANY
5157 E. 51st ST. S. - SUITE 100
PHONE: 627-5861
TULSA, OKLAHOMA
74135





CERTIFICATE OF DEDICATION

FOR

COUNTRY GENTLEMEN ESTATES

KNOW ALL MEN BY THESE PRESENTS:

THAT MIDWAY LAND DEVELOPMENT COMPANY, an Oklahoma Corporation, is the owner of the following described real estated, situated in Wagoner County, State of Oklahoma, to-wit:

THE E/2 of the SE/4 of Section 27, T-19-N, R-15-E, Wagoner County, State of Oklahoma, described by metes and bounds as:

BEGINNING at the Southeast corner of Section 27, T-19-N, R-15-E, Wagoner County, State of Oklahoma; thence N 89° 42' 07" W along the South line of Section 27, a distance of 1,325.01 ft. to the Southwest corner of the E/2 of the SE/4 of said Section 27; thence N 0° 02' 28" E along the West line of the E/2 of the SE/4 of Section 27 a distance of 2,641.66 ft. to the Nsorthwest corner of the E/2 of the SE/4 of Section 27; thence S 89° 37' 58" E along the North line of the E/2 of the SE/4 of Section 27, a distance of 1,323.12 ft. to the Northeast corner of the E/2 of the SE/4 of Section 27, and on the East line thereof; thence Due South along the East line of the E/2 of the SE/4 of Section 27, a distance of 2,640.08 ft. to the POINT OF BEGINNING, and containing 80.272 acres, more or less,

AND HEREBY CERTIFIES that said MIDWAY LAND DEVELOPMENT COMPANY has caused the same to be surveyed and subdivided in conformity to the attached plat, which is hereby adopted as the plat of the above described land under the name of "COUNTRY GENTLEMEN ESTATES", an addition to Wagoner County, State of Oklahoma.

NOW, THEREFORE, the MIDWAY LAND DEVELOPMENT COMPANY hereby dedicates to the public use the easements as shown on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities, including sotmr and sanitary sewers , telephone lines, electric power lines and transformers, gas lines and water lines, together with all fittings and equipment for each of such facilities, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto, with the right of ingress and egress to and upon said easements for the uses and purposes aforesaid; PROVIDED, HOWEVER, that the undersigned hereby reserves unto said MIDWAY LAND DEVELOPMENT COMPANY, its successors and assigns, the right to construct, maintain, operate, lay and relay water lines, and sewer lines, together with the right of ingress and egress for said construction, maintenance, peration, laying and relaying, over, across and along all strips of land included within the easements shown on the plat, both for the purposes of furnishing water and/or sewer service to the area included in said plat.

For the purpose of providing an orderly development of the above described property and for the further purpose of providing adequate restrictive covenants for the mutual benefit of the undersigned, its successors in title to the real property situated within said Addition, the undersigned does hereby impose the following restrictions, protective covenants and reservations, to which it shall be incumbent upon its successors in title to all of said Addition and any interest therein to adhere, to wit:

1. No lot may be split for a period of ten years, unless such split is approved by the committee*, and The Wagoner County Health Department.
2. The minimum house size shall be fifteen hundred square feet of living area, exclusive of open porches and garages, unless a smaller size house is approved by the Committee*.
3. All building plans are to be approved by the Committee*
   *Committee to be appointed by vote of a majority of the owners in the subdivision
4. No obvious commercial development shall be placed on any lot in the subdivision, except by permission of the Committee*.
   *Committee to be appointed by vote of a majority of the owners in the subdivision.
5. No nuisance may be maintained on any lot in the subdivision..
6. Underground service cables to all houses which may be located on any lot 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; proveded that upon the installation of such a service cable to a particular house or building, 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, 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance on said house.

WITNESS my hand and Corporate Seal, this 4th day of February, 1980.

LAND
MIDWAY DEVELOPMENT COMPANY

ATTEST:

Margie Lee Neff
Secretary

William Neff
William Neff, Jr., President

STATE OF OKLAHOMA)
)SS
COUNTY OF WAGONER)

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th Day of February, 1980, personally appeared William Neff, Jr., to me known to be the identical person who subscribed his name to the foregoing instrument as President of MIDWAY LAND DEVELOPMENT COMPANY, an Oklahoma Corporation, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such Corporation, for the uses and purposes therein set forth.

WITNESS my hand and seal, this, the day and year last written above.

My commission expires: April 11, 1982

Margie Lee Neff
Notary Public

CERTIFICATE OF SURVEY

I, Phillip G. Smith, a Registered Land Surveyor #209, State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided , staked and platted the real property described above, and that said plat designated herein as "COUNTRY GENTLEMEN ESTATES", an Addition to Wagoner County, State of Oklahoma, is a true and correct representation of said survey.

HAMMOND ENGINEERING COMPANY

WITNESS my hand and seal this 4th day of February, 1980.

Phillip G. Smith
Registered Land Surveyor # 209

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said Countyand State, on this 4th day of February, 1980, personally appeared Phillip G. Smith, 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, and as the free and voluntary act and deed of HAMMOND ENGINEERING COMPANY for the uses and purposes therein set forth.

WITNESS my hand and seal, this, the day and year last written above.

My commission expires: March 5, 1980.

Adrian Smith
Notary Public

TREASURER'S CERTIFICATE

As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls, and security as required by said Section 514, has been provided in the amount of $_____ per trust receipt no._____ to be applied to 19____ taxes not as yet certified to me.

This certification is NOT to be construed as payment of 19_____ taxes in full, but is given in order that this plat may be filed of record.

19____ taxes could exceed the amount of the security deposit.

Dated_____, 1980.

WAGONER COUNTY TREASURER

BY:_____

I, the undersigned, the duly qualified and acting County Treasurer, of Wagoner County, Wagoner, Oklahoma, hereby certify that according to the 1979 tax rolls the taxes on the above description are paid.

Ruby M. Roberts, County Treasurer

Deputy

The Oklahoma State Department of Health certifies that this plat is approved for the construction of Individual (public or individual) sewage disposal systems.

SIGNED Osceola Sparks R. P. S. Date 4-25-80

Wagoner County Health Department