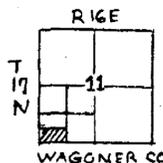


# CREST VIEW

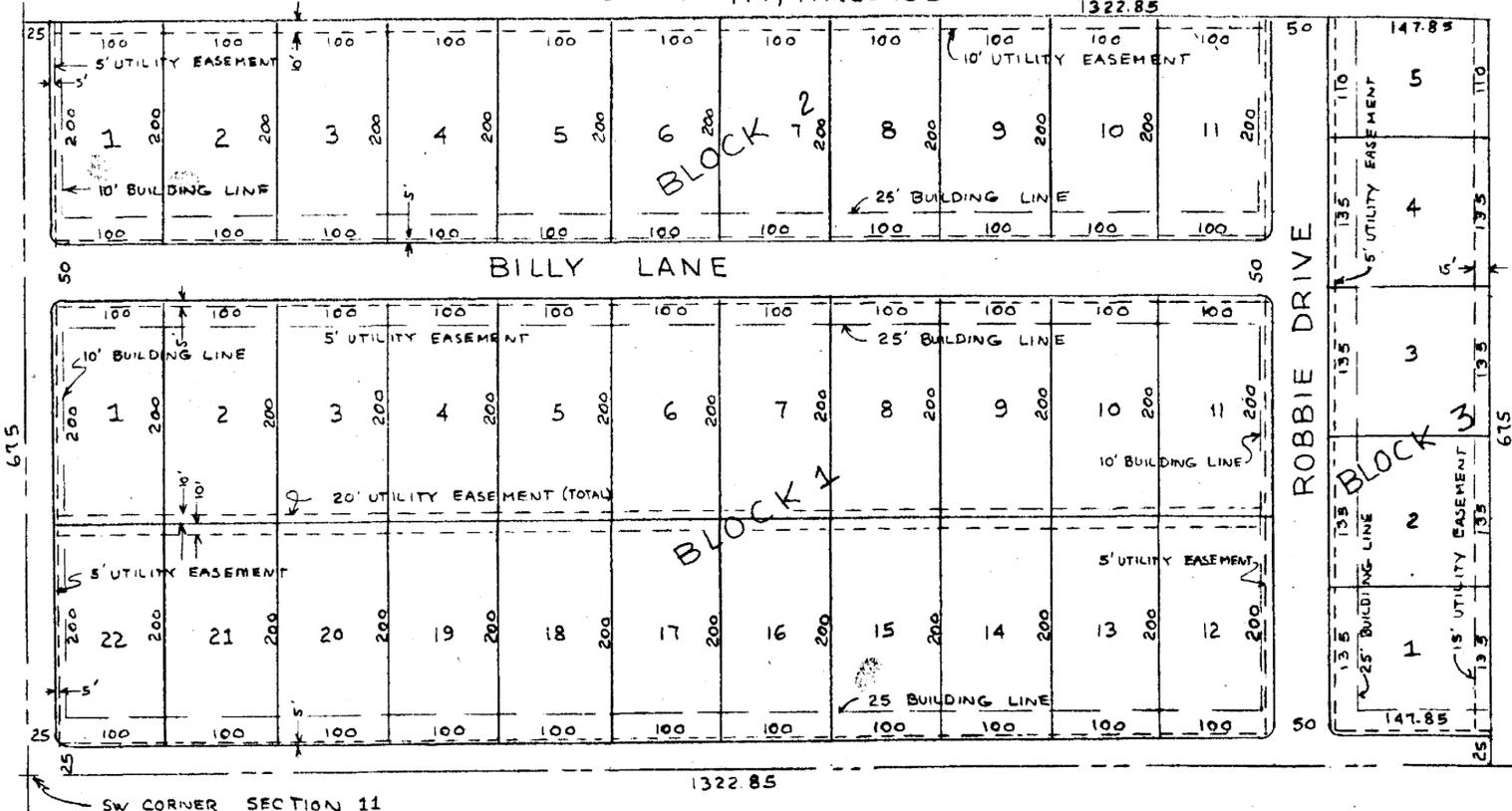
ADDITION TO WAGONER COUNTY

THE SOUTH 675 FEET SW SW SECTION 11  
TOWNSHIP 17 N, RANGE 16 E

COUNTY OF WAGONER  
FILED FOR RECORD IN THE Office of the  
COUNTY CLERK AND RECORDED  
PLAT BOOK 4, PAGE 5-  
JULY 1971  
AT 11:00 AM  
TAKEN & RETURNED TO County Clerk  
L. B. Brewster



NORTH



**CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS**

known all men by these presents  
That William S. Vardeman and Rose M. Vardeman, are the owners  
of the following described property:  
The South 675 feet of the SW SW of Section 11, Township 17 North,  
Range 16 East, Wagoner County, Oklahoma.

That we, the owners, have caused the same to be surveyed, staked and platted into lots, blocks streets and utility easements and have caused the same to named and designated CREST VIEW an addition to Wagoner County, State of Oklahoma, according to the recorded plat thereof, and we hereby dedicate for the Public use, wherever the streets are shown on the above plat, and do guarantee clear title to all lands so dedicated and for the purpose of providing an orderly development of the entire tract and for the purpose of providing adequate restrictive covenants for the mutual benefit of ourselves and our successors in title, to the subdivisions of said tract, hereinafter referred to as lots, do hereby impose the following restrictions and create the following easements to which it shall be incumbent to our successors to adhere.

THESE COVENANTS are to run with the land and shall be binding on all parties and all persons claiming under them until December 31, 1991, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then owners of the lots, then it is agreed to change said covenants in whole or in part. If the parties hereto, or any of them, or their heirs, or assigns shall violate, or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real estate situated in said development or addition to prosecute any proceedings at law or in equity against the persons or persons violating or attempting to violate any such covenant, and either to prevent him or them from doing so or to recover damages or other dues for such violation of any of these covenants by judgement or court order. Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

1. Each lot may be used only for one single family dwelling.
2. No building shall be located nearer to the front line, nor nearer to the side street line, than the building lines shown on the above plat and in any event, no building shall be located nearer than 10 feet to any side line
3. No building, residence or structure shall be erected on any building plot, which has an area less than the above recorded plat.
4. No noxious trade or activity shall be carried on, upon any lot, nor shall anything be done thereon which may become an annoyance or a nuisance to the neighborhood. No part of the property described in said plat shall be used for the maintenance, care of housing of swine poultry, or cattle. No commercial business of any kind or nature shall be conducted on the described property.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this tract shall at any time be used as a residence, either temporarily, or permanently, nor shall any structure of a temporary nature or character be used as a residence.
6. No residence shall be erected where the main structure of which, exclusive of open porches and garages is less than 1000 square feet in area, and the exterior of all structures shall be 40% masonry.
7. No structure previously used shall be moved onto any lot in this addition.
8. All individual sewage systems shall be constructed in such a manner as to meet all requirements set out by the County and State Health Departments concerned.
9. The undersigned OWNERS further dedicate to the public use forever the easements and right-of-ways as shown and designated on the accompanying plat for the several purposes of construction, maintaining, operating, repairing, removing and replacing any and all public utilities, together with the right of ingress and egress upon said easements for the uses and purposes set forth, together with similar

rights in each and all of the streets shown on said plat. In the advent that underground utilities are use in the above shown plat then the utility company either electric or telephone shall have the right to a 5 foot easement, 2 1/2 feet either side of the developed of the line laid to the structure and said telephone and electric companies shall have the right of ingress and egress upon said easement to repair, remove and reconstruct service. The OWNERS hereby reserves the right to construct, maintain, operate, lay and relaying over, across and along all of the public streets shown in said plat and over, across and along all strips of land included shown thereon, both for the purpose of furnishing water and or sewer service to the area included in said plat, and to any other area.

In witness whereof, said William S. Vardeman and Rose M. Vardeman have caused these presents to be executed this \_\_\_ day of \_\_\_, 1971

*William S. Vardeman*  
William S. Vardeman  
*Rose M. Vardeman*  
Rose M. Vardeman

STATE OF OKLAHOMA  
COUNTY OF WAGONER, ss

Before me the undersigned, a Notary Public for the County of WAGONER State of Oklahoma on the 27th day of July, 1971 personally appeared William S. Vardeman and Rose M. Vardeman, to me known to be the identical persons who executed the within and foregoing instruments and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein set forth. Given under my hand and seal of office the day and year written.

My commission expires April 27, 1973  
*Martha Young*  
Notary Public

**Treasurer Certificate**  
I certify that the 1970 taxes and all back taxes have been paid on the above described property. According to the 1970 Clear Book  
*Paul J. Roberts*  
Wagoner County Treasurer

**Certificate of Survey**  
I, John F. Sheridan, the duly elected Surveyor of Wagoner County, State of Oklahoma have surveyed the above noted property and do here state that said survey is correct to the best of my current knowledge.  
*John F. Sheridan*  
John F. Sheridan  
Wagoner County Surveyor  
Oklahoma Reg. Surveyor No 345