Plat Cabinet I #364

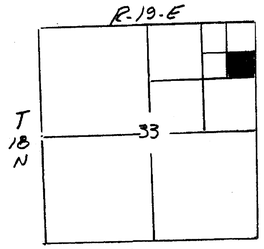
STATE OF OKLAHOMA } ss
COUNTY OF WAGONER }
Filed for Record in the Office of the COUNTY CLERK AND RECORDED

SEP 30 1980

AT 9- O'CLOCK
JACK C. JONES, County Clerk
By Mavis Boyd Deputy

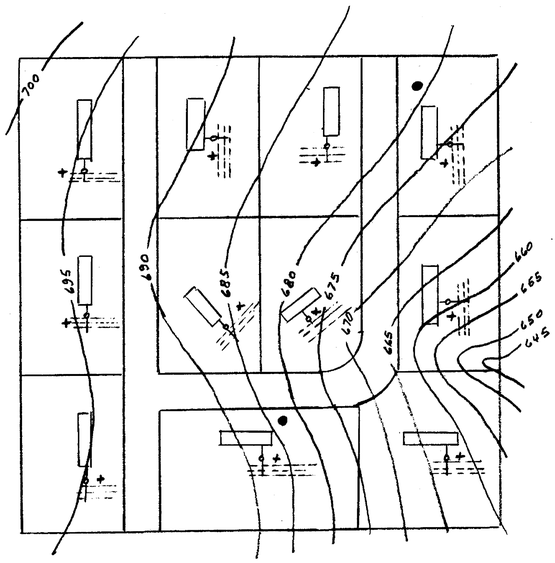
DEER CREEK ESTATES

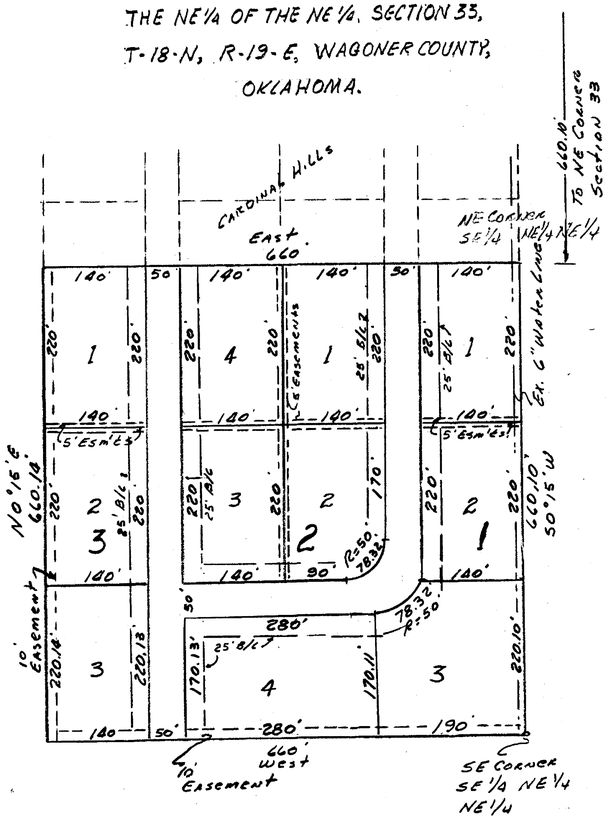
A SUBDIVISION OF THE SE 1/4 OF THE NE1/4 OF THE NE 1/4, SECTION 33, T-18-N, R-19-E, WAGONER COUNTY, OKLAHOMA.



Location MAP

Note: TOPO FROM U.S.G.S.





N

Scale 1"=100'

LEGEND:

+ Percolation Tests

• Core Tests

Tests By R.E. Lemon P.E. 7270

CERTIFICATE OF COUNTY TREASURER:

I, [illegible], County Treasurer of Wagoner County, Oklahoma, do hereby certify that I have examined the Records pertaining to Ad Valorem Taxes on the tract described in the annexed plat and find all ad valorem have been paid to and including 1979 Corrected for the 1979 tax roll.

Dated this 30 day of July, 1980.

[illegible]
County Treasurer

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

SIGNED Oscar W. Sparks R.P.S. DATE July 30, 1980

Wagoner County, Health Department

Approved
WAGONER METROPOLITAN AREA PLANNING COMMISSION
DATE 9-29-1980
SIGNED [illegible]
Title Secretary

DEED OF DEDICATION

FOR

DEER CREEK ESTATES

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PROPERTY ARTS INCORPOLATED AN Oklahoma Corporation being the sole owners of the following described real estate situated in Section 33, T-18-N, R-19-E, Wagoner County, Oklahoma, being more particularly described as follows, to-wit:

The Southeast one-quarter (SE¼) of the Northeast one-quarter (NE¼) of the Northeast one-quarter (NE¼) of Section 33, T-18-N, R-19-E, Wagoner County, Oklahoma, containing 10.0 acres, more or less

have caused the same to be surveyed, platted and staked into lots, blocks and streets as shown on the accompanying plat and survey thereof, and which plat is made a part thereof, and have given to said addition the name of "DEER CREEK ESTATES", and do hereby dedicate for public use wherever the streets and avenues are shown on the accompanying plat and do hereby gaurantee clear title to all land so dedicated and for the purpose of providing an orderly development for the entire tract we hereby impose the following restrictions and create the following easements to which it shall be incumbent to our successors to adhere.

PROTECTIVE COVENANTS

1. All lots will be known and designated as residential lots with only single family dwellings of not less than 1400 square feet of living area.
2. No trailers, mobile homes, tents, shacks or outbuildings will be allowed on said lots at any time.
3. No fence will be allowed forward of the back corners of residences.
4. No animals shall be kept or bred for commercial purposes and at no time shall pigs, cows, sheep, goats or horses be allowed on designated lots.
5. All residences shall be constructed at least 20 feet from side and rear lot lines and at least 25 feet from front property lines.
6. No noxious activities shall be carried on that may be or may become an annoyance or a nuisance to the neighborhood.
7. No signs of any kind shall be allowed except signs of not more than 8 square feet to advertise the property by the builder or developer at the time of sales.
8. All plans shall be arrproved by the Developer before the start of construction.
9. No cars, trucks, trailers or any other type vehicle shall be left in an inoperable condition, jacked up or otherwise on any lot or designated roadway.
10. All septic systems shall be installed and approved to comform with State Health Department Specifications.
11. All trash, rubbish, garbage and etc. shall be kept in sanitory containers at no time incinerated.

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these Covenants are Recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of said lots has been recorded agreeing to change or alter said Covenants in whole or in part.

WITNESS our hands and Corporate Seal on this 30th day of July, 1980, in Wagoner, Wagoner County, Oklahoma.

PROPERTY ARTS INC.

Darrell R. Byrd
President

Gayle H. Byrd
Treasurer

STATE OF OKLAHOMA)
) ss
COUNTY OF WAGONER)

Before me the undersigned Notary Public within and for the said County and State on this 30th day of July, 1980, personally appeared Darrell R. Byrd and Gayle H. Byrd President and Treasurer respectfully of the above mentioned Corporation, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the use and purposes therein set forth.

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

My commission expires Sept. 29, 1980.

Margie Semere
Notary Public

SURVEYOR'S CERTIFICATE:

I, Bob J. Schaarmacher, a Registered Land Surveyor in the State of Oklahoma do hereby certify that the accompanying plat correctly represents a survey made under my supervision and is correct and accurate to the best of my knowledge and belief.

WITNESS my hand and seal on this 30th day of July, 1980.

Bob J. Schaarmacher
Reg. Land Surveyor #737

STATE OF OKLAHOMA)
) ss
COUNTY OF WAGONER)

Before me the undersigned Notary Public within and for said County and State on this 30th day of July, 1980, personally appeared Bob J. Schaarmacher, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires Sept. 29, 1980.

Margie Semere
Notary Public

APPROVED THIS 14th DAY OF October 19 80
[illegible] VICE CHAIRMAN
BOARD COUNTY COMMISSIONERS

SCALE: 1"=100	APPROVED BY:	DRAWN BY B.J.S.
DATE: 7-27-80		REVISED
Schaarmacher Surveying Route 1, Box AA-24 Oologah, Okla.		DRAWING NUMBER

MIDCONTINENT REPRODUCTIONS, INC. CERTIFIES THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL.

24 X 36 PRINTED ON NO. 1000H CLEARPRINT