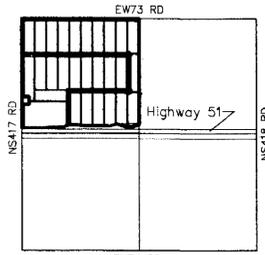


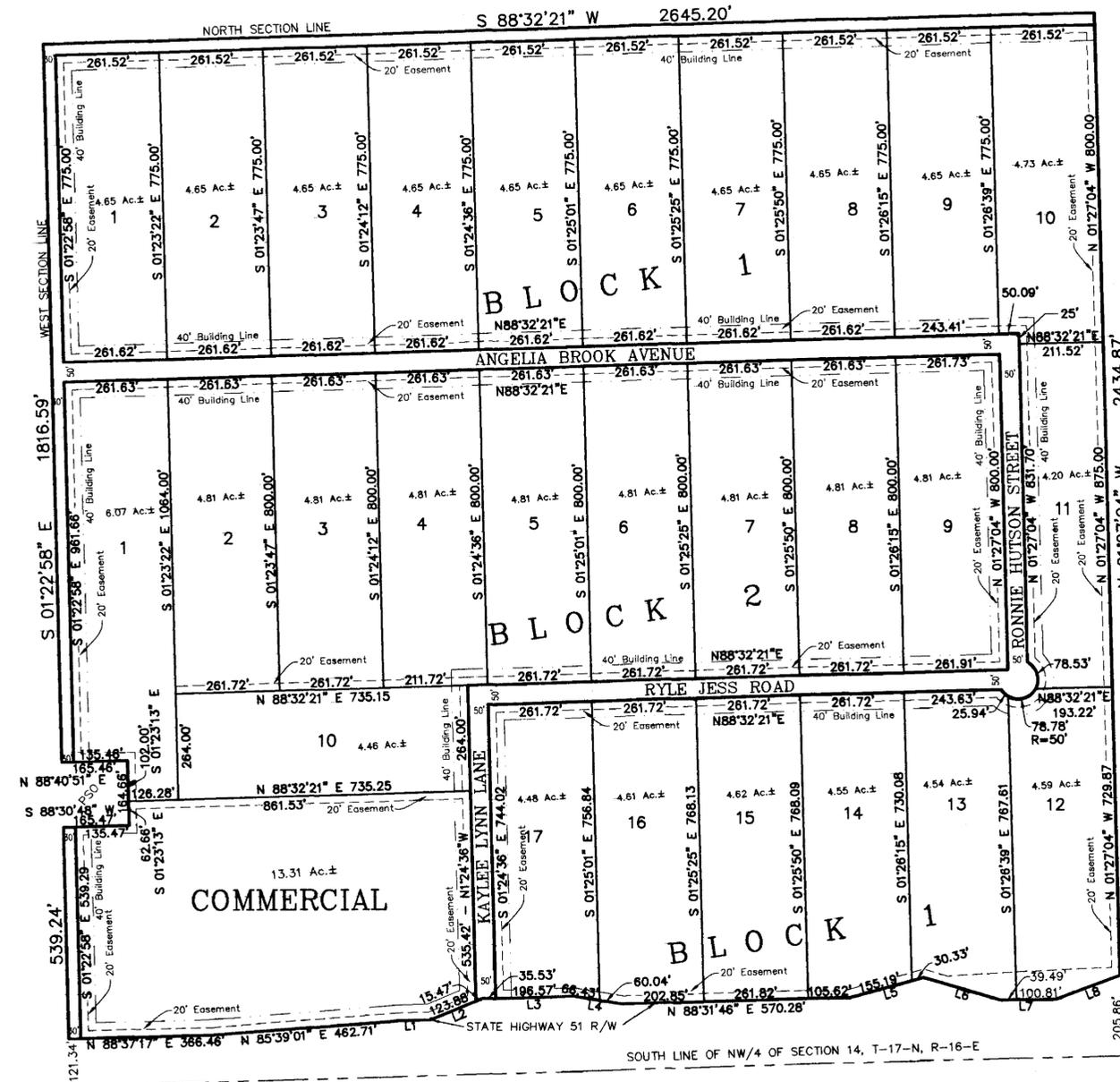
SCALE: 1"=200'

DEER CROSSING II

A SUBDIVISION LOCATED IN THE NW/4 OF SECTION 14, T-17-N, R-16-E, WAGONER COUNTY, OKLAHOMA



LOCATION MAP
Section 14, T-17-N, R-16-E
Wagoner County, Oklahoma



LINE	LENGTH	BEARING
L1	82.84	N88°30'17"E
L2	139.35	N67°52'58"E
L3	232.10	N88°37'17"E
L4	126.47	S80°35'01"E
L5	191.09	N74°52'21"E
L6	202.81	S73°25'03"E
L7	140.30	N88°37'17"E
L8	170.50	N69°20'21"E

DEVELOPER:
ROGER HUDDLESTON
CHERI HUTSON
905 NORTH HIGHWAY 51
COWETA, OK 74429

SURVEYOR:
HOWARD CONSULTING, LLC
9900 W. 128th St. So.
OKTAHA, OK 74450

KNOW ALL MEN BY THESE PRESENTS:

That Roger Huddleston and Cheri Hutson are the owners of the following described real estate in Wagoner County, State of Oklahoma:

A tract of land located in the NW/4 of Section 14, T-17-N, R-16-E, Wagoner County, Oklahoma more particularly described as follows:
Beginning at the NW corner of the said NW/4; Thence S-1°22'58"-E along the West line of said NW/4 a distance of 1816.59 ft.; thence N-88°40'51"-E a distance of 165.46 ft.; thence S-1°23'13"-E a distance of 164.66 ft.; thence S-88°30'48"-W a distance of 185.47 ft. to the said West line of the NW/4; thence S-1°22'58"-E along said West line a distance of 539.24 ft. to the North line of State Highway 51 right of way; thence N-88°37'17"-E along said right of way a distance of 366.46 ft.; thence N-85°39'01"-E a distance of 462.71 ft.; thence N-88°30'17"-E a distance of 82.84 ft.; thence N-67°52'58"-E a distance of 139.35 ft.; thence N-88°37'17"-E a distance of 232.10 ft.; thence S-80°35'01"-E a distance of 126.47 ft.; thence N-88°31'46"-E a distance of 570.28 ft.; thence N-74°52'21"-E a distance of 191.09 ft.; thence S-73°25'03"-E a distance of 202.81 ft.; thence N-88°37'17"-E a distance of 140.30 ft.; thence N-69°20'21"-E a distance of 170.50 ft. to the east line of the said NW/4; thence N-1°27'04"-W along the said East line a distance of 2434.87 ft. to the NE corner of said NW/4; thence S-88°32'21"-W along the North line of said NW/4 a distance of 2645.20 ft. to the point of beginning. This described tract of land contains 150.18 acres more or less.

In Witness Whereof, Roger Huddleston and Cheri Hutson being the sole owners of Deer Crossing II plotted hereof, hereby approve the foregoing deed of dedication, covenants and restrictions this 4th day of June, 2000.

Roger Huddleston
Roger Huddleston
Cheri Hutson
Cheri Hutson

WHEREAS, the said owners have caused the above described property to be surveyed, plotted and staked in conformity with the plat thereon which they hereby adopt as the plat of the above described land as DEER CROSSING II, a subdivision in Wagoner County, Oklahoma.

NOW, THEREFORE, the undersigned owners do hereby dedicate for public use the streets shown on the accompanying plat, and do further dedicate the easements shown on the accompanying plat for the purposes of constructing, maintaining, operating, repairing, removing and replacing any and all telephones, electric lines and transformers, cable television lines, gas and water lines, together with all fittings and equipment with the right of ingress and egress to and upon said easements and rights of way, for the uses and purposes aforesaid. No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easements or rights of way as shown.

THE UNDERSIGNED OWNERS FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE ENTIRE TRACT AND FOR THE FURTHER PURPOSE OF INSURING ADEQUATE RESTRICTIONS AND COVENANTS, AND FOR THE MUTUAL BENEFIT OF THE UNDERSIGNED OWNERS THEIR SUCCESSORS AND ASSIGNS, AND THE ADJACENT TRACT OWNERS, DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS, LIMITATIONS AND RESERVATIONS WHICH SHALL BE BINDING UPON ALL SUBSEQUENT PURCHASERS.

PROTECTIVE COVENANTS AND RESTRICTIONS:

- Except to houses on lots which may be served from overhead electric lines, the underground service cables to all houses which may be located on all lots in said addition may run from the nearest service pedestal or transformer to the point of usage determined by the construction of such house as may be located on each lot at the cost of the lot owner; provided, that upon the installation of such a service cable to a particular house, the supplier of electric service shall thereafter be deemed to have a definite, permanent, effective and exclusive right of way easement, 205 ft. on each side of the service cable, extending from the service pedestal or transformer to the service entrance of said house.
- No building material of any kind or character shall be placed or stored upon any lot for a period greater than thirty days prior to the start of any construction, and at no time shall such material be placed outside the boundaries of the lot owners ownership. The construction period of any residence, garage, or accessory building shall be completed within nine months. During the construction period, each building site shall be kept orderly and it shall be the responsibility of the lot owner to ensure that all rubbish and construction litter be contained and properly disposed of.
- No prefabricated, pre-assembled or modular dwelling or structure previously erected or used shall be moved onto any lot. No trailer, basement, tent, shack, garage, barn or other outbuilding type of structure shall be moved onto any lot in this development, no temporary structures will be permitted, no mobile trailer, bus tent, shack, garage, barn or other outbuilding shall ever be used as temporary or permanent dwelling or living space, or residence, this includes, trailer and mobile homes.
- No noxious or offensive trade or activity shall be carried on upon any lot in the development nor shall anything be done thereon that may be or may become an annoyance or a nuisance to the neighborhood.
- All outbuildings shall be of like construction as the main building and on cement floors only.
- No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than 5 square feet advertising the property for sale or advertising the property during the construction period.
- No business for the sale of products or services shall be conducted on property other than the sale of the property itself at any time.
- All residences must meet the requirements of the Oklahoma Department of Environmental Quality for sewage disposal.
- No more than one residence shall be erected on any lot now shown on the plat.
- No lot may be sub-divided or split to a lesser size than already show on the plat.
- All house plans and building plans must be approved by the developers.
- No lot shall ever be used as a storage yard or re-building area for salvage, used or race cars, or stock cars.

STATE OF OKLAHOMA
COUNTY OF WAGONER

Before me, the undersigned, a notary public in and for said County and State, on this 4th day of June, 2000, personally appeared to me known to be the identical owners and acknowledged to me that they executed the same as their free voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year above last written.

My Commission Expires 1/10/01

Notary Public
Notary Public

CERTIFICATE OF COUNTY TREASURER

I, *James L. ...* County Treasurer of Wagoner County, Oklahoma do hereby certify that I have examined the records pertaining to Ad Valorem taxes on the tract described on this Plat and find that all the Ad Valorem taxes have been paid to and including 2000.

Dated this 4th day of June, 2000

James L. ...
County Treasurer

WAGONER METROPOLITAN AREA PLANNING COMMISSION

I, *James L. ...* Director of the Wagoner Metropolitan Area Planning Commission, do hereby certify that said Commission duly approved the plat Summer Estates on this 4th day of June, 2000.

James L. ...
Chairman

ACCEPTANCE OF DEDICATION OF BOARD OF COMMISSIONERS

Be it resolved by the Board of Commissioners of Wagoner County, Oklahoma, that the dedication shown on the attached Plat is hereby accepted.

Adopted by the Board of County Commissioners of Wagoner County, Oklahoma, this 4th day of June, 2000.

Attest:

James L. ...
County Clerk

James L. ...
County Commission

DEPARTMENT OF ENVIRONMENTAL QUALITY

I certify that I have approved the application and plan for a plot of a residential development which is on file at the Wagoner office of the Department of Environmental Quality, and hereby approve this plot for the use of a public water system and individual private sewage systems.

Date: 4-28-00

Charles K. Howard
REGISTERED PROFESSIONAL LAND SURVEYOR



CHARLES K. HOWARD L.S. 297
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF OKLAHOMA
COUNTY OF WAGONER

The foregoing certificate of survey was acknowledged before me on this 4th day of June, 2000.

My Commission Expires 1/10/01

Notary Public
Notary Public