

# DEER CROSSING III

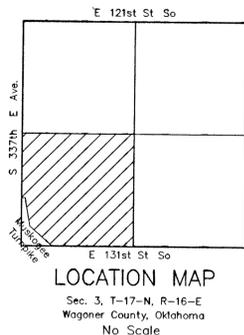
PART OF THE SW/4 OF SECTION 3, T-17-N, R-16-N,  
 WAGONER COUNTY, OKLA.

**DEVELOPER:**

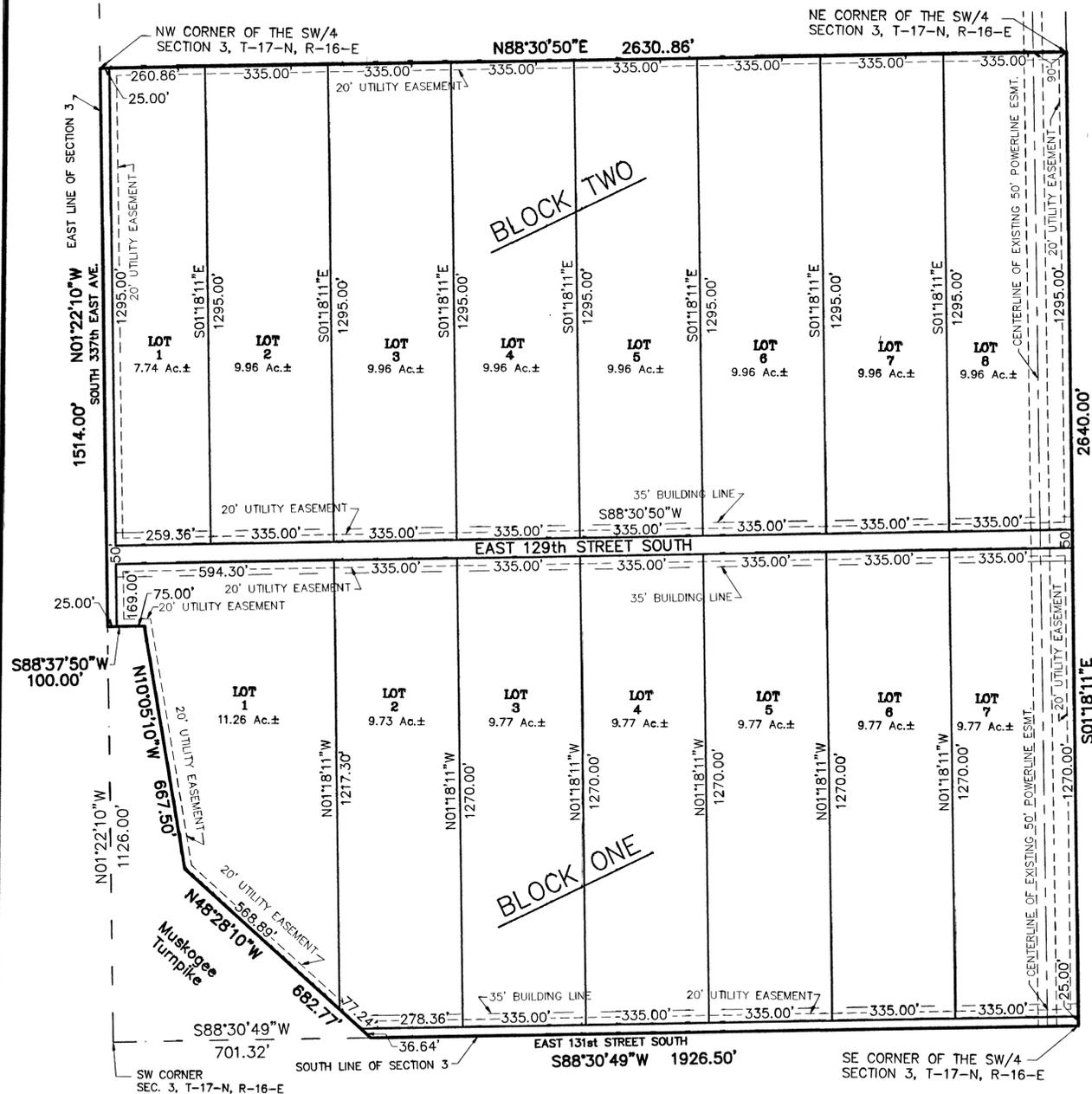
ROGER HUDDLESTON  
 CHERI HUTSON  
 905 NORTH HIGHWAY 51  
 COWETA, OK 74429

**SURVEYOR:**

HOWARD CONSULTING  
 9900 W. 128th St. So.  
 OKTAHA, OK 74450  
 CA 3545 EXP: 6/30/05



SCALE: 1"=200'



THIS PLAT OF SURVEY MEETS THE OKLAHOMA  
 MINIMUM STANDARDS FOR THE PRACTICE OF  
 LAND SURVEYORS AS ADOPTED BY THE  
 OKLAHOMA STATE BOARD OF REGISTRATION  
 FOR PROFESSIONAL ENGINEERS AND  
 LAND SURVEYORS.

**ROADS WILL BE  
 MAINTAINED BY  
 WAGONER COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That Roger L. and Kelly E. Huddleston, Donald J. and Susie J. Moreton, Ronald D. and Cheri A. Hutson, Terry D. and Kimberly A. Schale and Lisa S. Graham are the owners of the following described real estate in Wagoner County, State of Oklahoma:

A tract of land located in the SW/4 of Section 3, T-17-N, R-16-E, Wagoner County, Oklahoma more particularly described as follows:  
 Beginning at the NW corner of the said SW/4; Thence N-88°30'50"E along the North line of said SW/4 a distance of 2630.86 ft.; to the NE Corner of said SW/4; Thence S-01°18'11"E along the East line of said SW/4 a distance of 2640.00 ft. to the SE Corner of said SW/4; Thence S-88°30'49"W along the South line of said Section 3 a distance of 1926.50 ft. to a point on the State Highway Right-of-Way; Thence N-48°28'10"W along said State Highway Right-of-Way a distance of 682.77 ft.; Thence N-01°05'10"W along said State Highway Right-of-Way a distance of 667.50 ft.; Thence S-88°37'50"W along said State Right-of-Way a distance of 100.00 ft. to a point on the West line of said Section 3; Thence N-01°22'10"W along the West line of said Section 3 a distance of 1514.00 ft. to the point of beginning.  
 This described tract of land contains 152.25 acres more or less.

WHEREAS, the said owners have caused the above described property to be surveyed, platted and staked in conformity with the plat thereon which they hereby adopt as the plat of the above described land as DEER CROSSING III, 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 definitive, permanent, effective and exclusive right of way easement, 2.5 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 shown on the plat, except lot 1, Block 2, which may not be split more than 4 times, nor smaller than 2 acres.
- 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.
- Trucks with tonnage in excess of 34 tons shall not be permitted to park in the streets and no vehicle of any size which normally transports inflammatory, explosive, or health hazardous cargo, may be kept in this development at any time. No vehicle shall be permitted to be parked or repaired in a front yard and not longer than 5 days in a back yard unless inside of a building, then only for personal use and not for business or resale. No campers or other recreational vehicles shall be parked on the street or in the front yard for more than 48 hours. All imperative vehicles shall be kept in an enclosed garage and shall not be parked in the front yard or in the street.
- No trash or any other refuse, shall be placed in the open on the lot, or along any street therein or adjacent thereof, nor shall any trash or refuse container be constructed or placed in such a manner that it can be seen from the street or adjacent properties. Any such receptacle shall be covered in such a manner to prevent the escape of noxious odors and prevent entrance and or exit of insect or animal life. Grass, weeds, and vegetation on each lot sold shall be kept mowed at regular intervals so as to maintain the same in a neat and attractive manner. Trees, shrubs, vines or plants which die shall be removed from the property.
- No animals, other than 4 livestock, i.e. 3 horses or one pig and no poultry may be kept on any provided that they are not bred for commercial purposes except that dogs, cats or other household pets not to exceed 3 small and 2 large may be kept on any lot provided they are not bred or kept for commercial purposes.
- All single family residences of one story in height shall have a minimum of 1800 square feet of living area. All single family residences of one and one-half story or two story, shall have a minimum of 800 square feet on the first, with a minimum of 1800 square feet on both floors. All residences shall have a minimum of a two car garage.
- No building or part thereof, except open porches and terraces, shall be constructed on any lot nearer to the front property line than the building line shown on the recorded plat of said addition nearer than fifty feet to any side lot line or either side lot line. Where side lot easements are shown greater than the foregoing, no encroachments shall be allowed on the easements.
- All exposed foundation shall be of brick or stone. No concrete blocks, concrete, or any other foundation will be exposed. A minimum of 30% of the exterior wall shall be of brick or stone construction.
- No fence, whether ornamental or otherwise shall be constructed or allowed to remain in front of the minimum building set back line.

In Witness Whereof, The Undersigned being the sole owners of Deer Crossing III platted hereof, hereby approve the foregoing deed of dedication, covenants and restrictions, this 28th day of June, 2004.

*Roger Huddleston* *Donald J. Moreton* *Ronald D. Hutson* *Terry D. Schale*  
*Cheri A. Hutson* *Kimberly A. Schale* *Lisa S. Graham*  
*Kelly E. Huddleston* *Susie J. Moreton* *Cheri A. Hutson* *Kimberly A. Schale*  
*Roger Huddleston* *Donald J. Moreton* *Ronald D. Hutson* *Terry D. Schale*  
*Cheri A. Hutson* *Kimberly A. Schale* *Lisa S. Graham*

STATE OF OKLAHOMA }  
 COUNTY OF WAGONER }

Before me, the undersigned, a notary public in and for said County and State, on this 28th day of June, 2004, personally appeared to me known to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument as the 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.

8-9-04  
 My Commission Expires  
 00013183

*Pamela S. Sobotka*  
 Notary Public

**CERTIFICATE OF COUNTY TREASURER**

I, *Gloria Marshall*, 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 the Plat and find that all the Ad Valorem taxes have been paid to and including 2004.

Dated this 28th day of June, 2004.

*Gloria Marshall*  
 County Treasurer

**WAGONER METROPOLITAN AREA PLANNING COMMISSION**

*John P. ...* director of the Wagoner Metropolitan Area Planning Commission, do hereby certify that said Commission duly approved the plat DEER CROSSING III on this 28th day of June, 2004.

Approved By  
*John P. ...*  
 Wagoner Metropolitan  
 Area Planning Commission  
 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 28th day of June, 2004.

**Attest:**

*John P. ...* County Clerk  
*John Vincent* 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: 2-11-04  
*Michael ...*  
 FEB 11 2004

I, Charles K. Howard, a Registered Professional Land Surveyor in the State of Oklahoma, certify that this plat of survey meets the Oklahoma minimum standards for the practice of land surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors and is a true representation of the survey made on the ground.



*Charles K. Howard*  
 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 30th day of June, 2004.

My Commission Expires  
 8-9-04  
 00013183

*Pamela S. Sobotka*  
 Notary Public