



STATE OF OKLAHOMA  
 COUNTY OF WAGONER  
 Filed for Record in the Office of the  
 COUNTY CLERK AND RECORDED  
 JUL 22 1959  
 Plat Book 2 Page 30  
 A. G. Jones, County Clerk  
 B. G. Jones, Deputy

**EASTERN HEIGHTS SUBDIVISION  
 WAGONER COUNTY, OKLAHOMA**

**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS, That I, Emmett Ramsey, of Wagoner County, Oklahoma, am the owner of the following described real estate located in Wagoner County, Oklahoma, to-wit:

The NE/4 of the NE/4, of the NE/4 Section 17, Township 16 North, Range 17 East, I. M., Wagoner County, Oklahoma.

And hereby certify that I have caused the same to be platted into STREETS, EASEMENTS and LOTS according to this plat which I hereby adopt under the name of EASTERN HEIGHTS SUBDIVISION to Wagoner County, Oklahoma. I do hereby dedicate to public use as a street or a road all lands shown as such on this plat. And to become a part of the road system of Wagoner County, subject to all laws etc. governing its use as such. Provided that in the case of abandonment or its use of other than a public thoroughfare, title shall revert to the dedicator, his heirs or assigns.

**PROTECTIVE COVENANTS**

These covenants are to run with the land and shall be binding on all parties and persons claiming them until April 1, 1990, at which time the said covenants shall automatically be extended for successive periods of ten (10) years, unless by a vote of a majority of the then record owners of the lots 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 in said development or subdivision to prosecute any proceedings at law or in equity, against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing, or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or Court Order shall in no way affect any of the other provisions, which shall remain in full force and effect.

1. All lots in the tract shall be known and described as residential lots. No structure may be erected, altered, placed or permitted to remain on any residential lot, building plot other than one detached family dwelling not to exceed two stories in height, and a private garage for not more than two cars.
2. No building shall be located nearer to the front line, or nearer to the side street line than the building lines shown on the recorded plat. No building shall be located nearer than six (6) feet to any side lot line, distance between buildings to be a minimum of 12 feet, except that the side line restrictions shall not apply to a detached garage, or subsidiary building located ninety (90) feet or more from the front line. No residence or attached appurtenance shall be erected on any lot farther than thirty-five (35) feet, or nearer than 25 feet, from the front line.
3. No residence or structure shall be erected on any building plot, which plot has an area of less than on the recorded plat.
4. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in this tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary nature or character be used as a residence.
6. No dwelling shall be permitted on any residential lot in the tract, the ground floor area of the main structure of which, exclusive of one story porches and garages, is less than nine hundred twelve (912) square feet in the case of a one-story structure.
7. No fence shall be erected on any lot forward of the main structure. No fence shall be erected on any lot over six (6) feet in height.
8. Easements for all utilities, sanitary and storm sewers, installation and maintenance, affecting all lots, is hereby reserved for the use of the public, as shown on the recorded plat.
9. No live animals, livestock, or poultry of any kind may be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for commercial purposes.
10. All residences to have a septic tank and the field approved by the Oklahoma State Health Department.
11. No structure previously used shall be moved onto any lot, nor shall any lumber previously used be used in the construction of any building.

DATED this 17 day of July, 1959

*Emmett Ramsey*  
 Emmett Ramsey

STATE OF OKLAHOMA  
 COUNTY OF WAGONER

ss. Before me, the undersigned, a Notary Public in and for the said County and State personally appeared Emmett Ramsey, 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 for the uses and purposes therein set forth.

WITNESS MY HAND AND SEAL this 17 day of July, 1959.

*Harold L. Ferguson*  
 Notary Public

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That I, Barton G. Treese, of Muskogee, Oklahoma, and a Registered Professional Engineer in the State of Oklahoma, have carefully and accurately surveyed and platted the above tract of land known as EASTERN HEIGHTS SUBDIVISION, Wagoner County, Oklahoma, and that this is an accurate plat of the same.

SIGNED this 17 day of July, 1959.

*Barton G. Treese*  
 Barton G. Treese

STATE OF OKLAHOMA  
 COUNTY OF MUSKOGEE

ss. Before me, the undersigned, a Notary Public in and for said County and State personally appeared Barton G. Treese, 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 for the uses and purposes therein set forth.

WITNESS MY HAND AND SEAL this 17 day of July, 1959.

*Virginia L. Williams*  
 Notary Public

My commission expires: July 14, 1960.

**CERTIFICATE**

This is to certify that the tax records of the County Treasurer's Office of Wagoner County, Oklahoma, show no delinquent taxes on the real estate described in the above surveyor's certificate and that a sufficient surety bond has been deposited with the said County Treasurer to cover the 1959 ad valorem taxes in compliance with Title 11, Section 514, O. S. A., 1941.

DATED this 22 day of July, 1959.

*Eric P. Miller*  
 County Treasurer