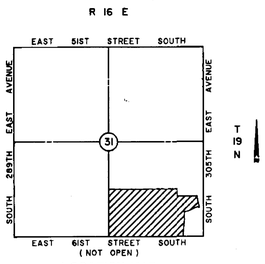
EMERALD VALLEY ESTATES

A SUBDIVISION OF PART OF THE SOUTH HALF (S/2) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.



LOCATION MAP
SCALE: 1"=2000'
WAGONER COUNTY, OKLAHOMA

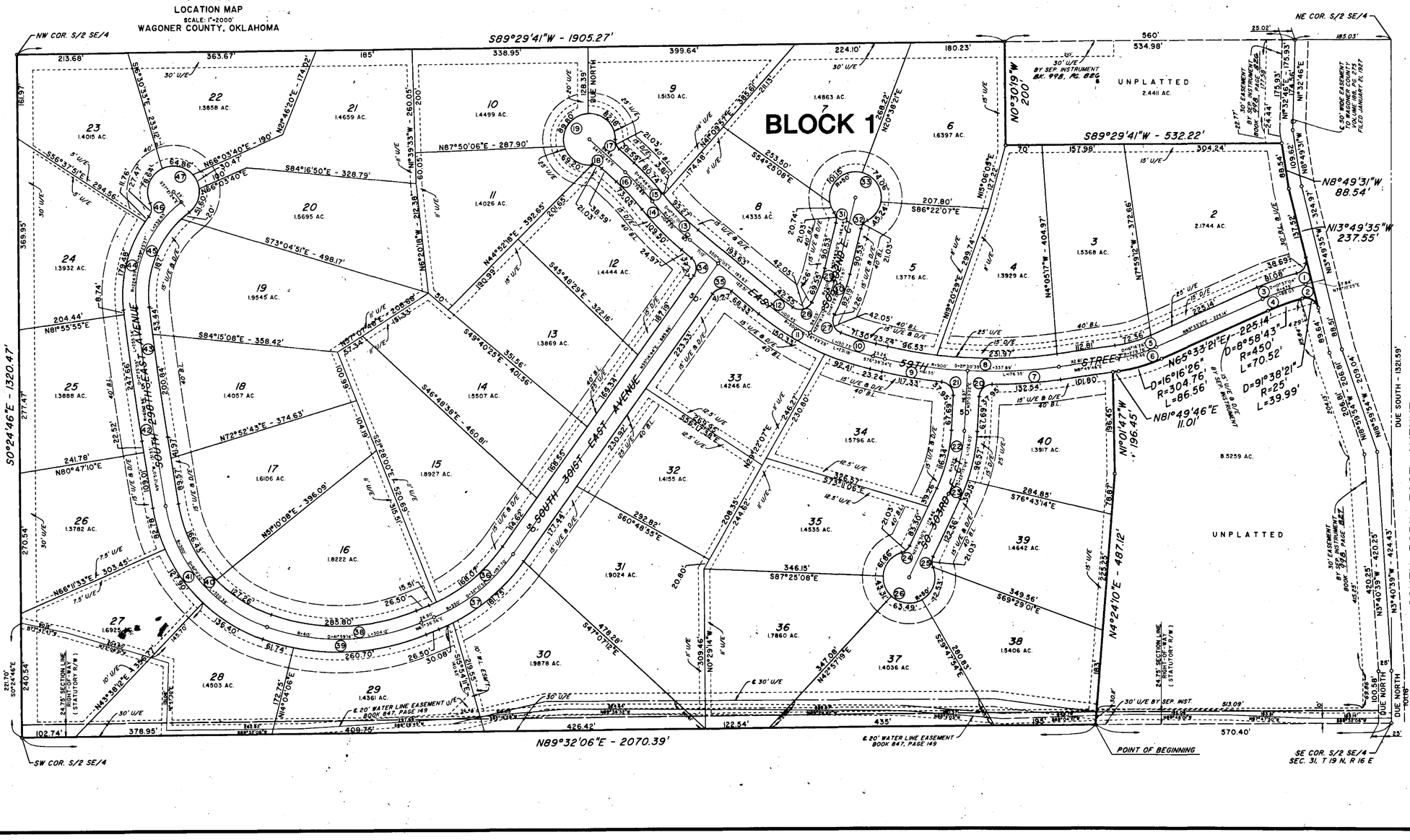
OWNER:
Freeman L. Latsos, Revocable Trust
Dated: March 6, 1998
Route 3, Box 593
Broken Arrow, Oklahoma 74014
Tel. (918) 266-1739

LEGEND
B.L. - BUILDING LINE
U/E - UTILITY EASEMENT
L.A. - LIMITS OF ACCESS
L.N.A. - LIMITS OF NO ACCESS

ENGINEER:
COX & ASSOCIATES, INC.
7935 East 57th Street South
Tulsa, Oklahoma 74145
Tel. (918) 664-3337
Certificate of Authorization No. 561
Expiration Date: 6-30-99

SCALE: 1" = 100'

39 LOTS
65.9283 ACRES



CURVE DATA

1	R=25'	D=88°40'23"	L=38.69'
2	R=25'	D=91°38'21"	L=39.99'
3	R=500'	D=9°17'27"	L=81.08'
4	R=450'	D=8°58'43"	L=70.52'
5	R=254.76'	D=16°16'26"	L=72.36'
6	R=304.76'	D=16°16'26"	L=86.56'
7	R=925'	D=8°12'35"	L=132.54'
8	R=875'	D=21°30'39"	L=328.51'
9	R=925'	D=7°16'02"	L=117.33'
10	R=475'	D=8°36'03"	L=71.30'
11	R=525'	D=26°29'29"	L=242.74'
12	R=475'	D=5°07'55"	L=42.55'
13	R=475'	D=11°57'01"	L=99.07'
14	R=525'	D=11°57'01"	L=109.50'
15	R=525'	D=8°48'40"	L=80.74'
16	R=475'	D=8°48'40"	L=73.05'
17	R=25'	D=48°11'23"	L=21.03'
18	R=25'	D=48°11'23"	L=21.03'
19	R=50'	D=276°22'46"	L=241.19'
20	R=25'	D=86°58'59"	L=37.95'
21	R=25'	D=86°58'59"	L=37.95'
22	R=300'	D=22°13'08"	L=116.34'
23	R=350'	D=22°13'08"	L=135.73'
24	R=25'	D=48°11'23"	L=21.03'
25	R=25'	D=48°11'23"	L=21.03'
26	R=50'	D=276°22'46"	L=241.19'
27	R=25'	D=96°22'46"	L=42.05'
28	R=25'	D=96°22'46"	L=42.05'
29	R=275'	D=14°29'24"	L=69.55'
30	R=325'	D=14°29'24"	L=82.19'
31	R=25'	D=48°11'23"	L=21.03'
32	R=25'	D=48°11'23"	L=21.03'
33	R=50'	D=276°22'46"	L=241.19'
34	R=25'	D=85°24'49"	L=37.27'
35	R=25'	D=94°35'11"	L=41.27'
36	R=325'	D=32°21'52"	L=183.58'
37	R=375'	D=32°21'52"	L=211.83'
38	R=390'	D=41°59'14"	L=285.80'
39	R=440'	D=41°59'14"	L=322.44'
40	R=275'	D=61°11'20"	L=293.68'
41	R=325'	D=61°11'20"	L=347.08'
42	R=6037.96'	D=2°25'59"	L=256.40'
43	R=5987.96'	D=2°25'59"	L=254.28'
44	R=249.59'	D=43°54'03"	L=191.24'
45	R=199.59'	D=59°25'27"	L=207'
46	R=25'	D=62°57'09"	L=27.47'
47	R=50'	D=258°28'33"	L=225.56'

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT FREEMAN L. LATSOS, Trustee of The Freeman L. Latsos Revocable Trust dated March 6, 1998, hereinafter referred to as the "Owner", is the Owner of the following described land situated in Wagoner County, State of Oklahoma, to-wit:

A tract or parcel of land located in the S/2 of the SE/4 of Section 31, Township 19 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the South boundary of said S/2 SE/4, a distance of 570.40 feet West of the Southeast corner of said S/2 SE/4; thence N4°24'10"E a distance of 487.12 feet; thence N1°01'47"W a distance of 196.45 feet; thence N81°49'46"E a distance of 11.01 feet; thence Northeasterly on a curve to the left having a radius of 304.76 feet, a central angle of 16°16'26" for a distance of 86.56 feet; thence N65°33'21"E a distance of 225.14 feet; thence Northeasterly on a curve to the right, having a radius of 450.00 feet, a central angle of 8°58'43" for a distance of 70.52 feet; thence Southeasterly on a curve to the right, having a radius of 25.00 feet, a central angle of 91°38'21" for a distance of 39.99 feet to a point in the West right-of-way line of South 305th East Avenue; thence N13°49'35"W along said right-of-way line a distance of 237.55 feet; thence N8°49'31"W along said right-of-way line a distance of 88.54 feet; thence S89°29'41"W a distance of 532.22 feet; thence N0°30'19"W a distance of 200.00 feet to a point in the North boundary of said S/2 SE/4; thence S89°29'41"W along the North boundary of said S/2 SE/4 a distance of 1,905.27 feet to the Northwest corner of said S/2 SE/4; thence S0°24'46"E along the West boundary of said S/2 SE/4 a distance of 1,320.47 feet to the Southwest corner of said S/2 SE/4; thence N89°32'06"E along the South boundary of said S/2 SE/4 a distance of 2,070.39 feet to the point of beginning, containing 65.9283 Acres, more or less.

WHEREAS, the said OWNER has caused the above described property to be surveyed, platted and staked into lots, blocks and streets in conformity with the accompanying plat which it hereby adopts as the plat of the above described land as "EMERALD VALLEY ESTATES", an addition in the Wagoner County, State of Oklahoma (the "Subdivision").

AND, the undersigned OWNER hereby dedicates for the public use the streets shown on said plat, and does further dedicate for public use the easements as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm and sanitary sewers, telephone lines, electric power lines and transformers, gas lines and water lines together with all fittings and equipment for each such facility, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto, with the right of ingress and egress upon said easements for the uses and purposes aforesaid, together with similar rights in each and all the streets sown on said plat; PROVIDED, HOWEVER, that the undersigned OWNER hereby reserves the right to construct, maintain, operate, lay and relay water and sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across, and along all the public streets shown on said plat, and over, across and along all strips of land included within the easements shown thereof, both for the purpose of furnishing water and/or sewer service to the area included in said plat, and to any other areas.

AND, the undersigned OWNER, 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 OWNER, its successors and assigns, and the adjacent owners abutting the tract, their successors and assigns, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers.

PROTECTIVE COVENANTS AND RESTRICTIONS

1. Overhead pole lines may be installed along the South and West sides of said addition; elsewhere, all supply of electric service shall be located underground in the easement ways reserved for general utility services, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages may also be located in said easement ways. 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 location and construction of such house as may be located upon said lot; 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 on said lot, covering a five foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance of said house.
The supplier of electric service, through its proper agents and employees, shall at all times have right of access to all such easement ways shown on said plat, or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of said underground electric facilities so installed by it.
The owner of each lot shall be responsible for the protection of the underground facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric facilities. Repairs or cost of relocation, required by violation of this covenant, shall be paid for by the owner of the lot.
The foregoing covenants shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.
2. Overhead pole lines for the supply of telephone service may be located along the easements as required. Street light poles standards may be served by underground cable and elsewhere throughout said addition all supply lines may be located underground, in the easement ways reserved for general utility purposes and streets, shown on the attached plat.
3. The suppliers of gas service through their proper agents and employees shall at all times have right-of-access to all such easement-ways shown on said plat, or provided for in this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of said underground facilities so installed by them.
The Owner of each lot shall be responsible for the protection of the underground gas facilities located on his property, and shall prevent the alteration of grade or any construction activity which may interfere with said facilities. The companies will be responsible for ordinary maintenance of the underground facilities, bu the Owner of each lot will pay for damage or relocation of such facilies caused or necessitated by - acts of the Owner of each lot or its agents or contractors.
The foregoing covenants and restrictions concerning underground gas facilities shall be enforceable by the suppliers of said services, and the Owner of each lot agrees to be bound hereby.
4. All plans and specifications must be submitted to the developer or his duly authorized representative for written approval prior to start of construction. All permanent structures must be new construction.
5. No residence previously used shall be moved on to any homesite in this residential development.
6. All homesites in the tract shall be known and described as single family residential homesites. No structure shall be erected, altered, placed or permitted to remain on any homesite which exceeds three stories in heights, and all residences must have a private garage not less than two cars attached to the residence. Any detached structures to be built on the homesite such as storage building, covered entertainment areas, etc. shall conform to the basic of the dwelling thereon, and the plans for such structure must be submitted to the developer for approval prior to start of construction. Portecochere, in addition to a two-car garage will be permitted only if attached to the residence.
7. The exterior of all structures erected on any homesite shall be constructed of a minimum of 65% masonry on the ground floor only.
8. No noxious or offensive trade or activity shall be carried on upon any homesite nor shall anything be done thereon that may be or may become an annoyance or a nuisance to the neighborhood.
9. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any homesite, except dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
10. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs, used by a builder to advertise the property during the construction and sales period.
11. No trailer, tent, shack, garage, barn or other outbuilding type structure shall be moved onto any homesite in this residential development. No temporary structures will be permitted.
12. No homesite will be used for the storage of materials for a period of greater than 30 days prior to the start of construction and then the construction shall be completed within 9 months. All homesites shall be maintained in a neat and orderly condition at all times.
13. No fence of any kind shall be placed beyond the front building line of the residence. No fencing shall be higher than five feet. All fences to be approved by the Developer.
14. All entrance from streets shall have drain tile, size approved by developer or County Commissioner of Wagoner County.
15. All individual sewer systems to be constructed according to County and Department of Environmental Quality requirements.
16. All houses, garages and buildings of any kind must have a roof covering of .wood colored asphalt or fiberglass shingles with the weight of the shingle commonly known as Tamko Heritage II, and with a 25 year or more life rating, or other roof covering.
17. No dwelling shall be erected on any lot, the ground floor of the main structure of which, exclusive of open porches and garages, is less than Two thousand Five hundred (2,500) square feet in area for a one-story dwelling, nor less than One thousand Six hundred (1,600) square feet on the ground floor of a one and one-half story dwelling or two story dwelling. Total footage in a one and one-half story dwelling or a two story dwelling must total no less than Two thousand Five hundred (2,500) square feet.
18. No building shall be erected nearer to the front property line than the building line shown on the plat.
19. Boats, trailers, campers, motor homes, inoperable vehicles or other recreational vehicles shall not be stored or parked on any lot for a period exceeding 48 hours if they are in view from the street or from adjacent property, except that a contractor may use a trailer as a construction office only during the time of construction.
20. Retaining Walls may be constructed of No. 2 grade railroad ties, brick or stone, upon approval of the Developer or Owners Association.

IN WITNESS WHEREOF, Freeman L. Latsos, Trustee of The Freeman L. Latsos Revocable Trust dated March 6, 1998, has executed this instrument this 29th day of June, 1998.

FREEMAN L. LATSOS, Trustee of
The Freeman L. Latsos Revocable
Trust dated March 6, 1998

By: Freeman L. Latsos
Freeman L. Latsos, Trustee

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 29th day of June, 1998, personally appeared FREEMAN L. LATSOS, to me known to be the identical person who executed the foregoing instrument as its TRUSTEE and acknowledged to me that he executed the same as his free and voluntary act and deed of The Freeman L. Latsos Revocable Trust dated March 6, 1998, for the uses and purposes therein set forth.

Gloria W. Henry
Notary Public

My Commission Expires: January 7, 2002

CERTIFICATE OF SURVEY

We, COX & ASSOCIATES, INC., of Tulsa, Oklahoma, hereby certify that we have, at the instance of the OWNER designated above, made the above described survey, and that the accompanying plat is a true and correct representative of said survey.

Signed and sealed this 16th day of June, 1998.

COX & ASSOCIATES, INC.

By: Jack C. Cox
Jack C. Cox, Reg. Land Surveyor #531

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of June, 1998, personally appeared JACK C. COX, 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 and as the free and voluntary act and deed of Cox & Associates, Inc. for the uses and purposes therein set forth.

Gloria W. Henry
Notary Public

My Commission Expires: January 7, 2002

APPROVED:

THE BOARD OF COUNTY COMMISSIONERS

Alan Farley

D. B. Hargrove

Mike Cooper

WAGONER COUNTY PLANNING COMMISSION

Leo Scott, Chairman

Leo Scott, Secretary-Treasurer, Clerk

WAGONER COUNTY CLERK

Jerry Fields

WAGONER COUNTY TREASURER

Mary Sue Tedder

I certify that I have approved the application and plan for a Plat of a residential development which is on file at the Wagoner Office of the Department of Environmental Quality, and hereby approve this plat for the use of Rural Water District #4 Water Systems and individual onsite sewerage sytems.

NOTE: Once the Plat has been approved by the Department, no major soil modification may occur in the areas designated for septic system wastewater disposal.

Date: 7-2-98

STATE OF OKLAHOMA APPROVED JUL 02 1998 DEPARTMENT OF ENVIRONMENTAL QUALITY

Rick Austin
Environmental Specialist Supervisor
Oklahma Depart. of Environmental Quality