

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT FRANK C. ROBSON AND LUDMILA ROBSON, husband and wife; FRANK LLOYD ROBSON, a single person; MARK ELLIOTT ROBSON, a single person and SAMUEL LELAND ROBSON, a single person are the OWNERS of the following described property:

A tract of land lying in the West Half of the Northeast Quarter (W/2 NE/4) of Section 33, Township 19 North, Range 15 East of the Indian Base and Meridian in Wagoner County, Oklahoma, more particularly described as follows:

Beginning at a point in the North boundary of said W/2 NE/4, a distance of 50.00 feet East of the Northwest corner of said W/2 NE/4; thence S01°29'12"E parallel to and 50.00 feet from the West boundary of said W/2 NE/4 a distance of 2638.37 feet to a point in the South boundary of said W/2 NE/4 a distance of 50.00 feet East of the Southwest corner thereof; thence N88°46'12"E along the South boundary of said W/2 NE/4 a distance of 690.00 feet; thence N01°29'12"W a distance of 2638.99 feet to a point in the North boundary of said W/2 NE/4; thence S88°43'05"W along the North boundary of said W/2 NE/4 a distance of 690.00 feet to the point of beginning, containing 41.7973 acres, more or less.

WHEREAS, the said OWNERS have caused the above described property to be surveyed, platted and staked into lots, blocks and streets in conformity with the accompanying plat which they hereby adopt as the plat of the above described land as "FRYSON ACRES SOUTH", an Addition to the Town of Fair Oaks in Wagoner County, State of Oklahoma.

AND, the undersigned OWNERS hereby dedicate for the 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; PROVIDED, HOWEVER, that the undersigned OWNERS hereby reserve 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 strips of land included within the easements shown thereon, 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 OWNERS hereby dedicate for public use the streets as shown on said plat, and do hereby guarantee the title to all of the land covered by said streets. 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 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.

The undersigned OWNERS hereby relinquish any and all rights of ingress and egress to the above described property within the bounds designated as "LIMITS OF NO ACCESS". This provision can be released, changed or altered by the Town of Fair Oaks or its successors.

PROTECTIVE COVENANTS AND RESTRICTIONS

1. Overhead pole lines for the supply of electric service and 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 easementways reserved for general utility purposes and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easementways.

2. Underground service cables to all structures which may be located on all lots in said Addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such structures as may be located upon each said lot; provided that upon the installation of such a service cable to a particular structure, the supplier of electric service or telephone 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 on said structure.

3. The supplier of electric service or telephone service, through its proper agents and employees, shall at all times have right of access to all such easementways 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 it.

4. The owner of each lot shall be responsible for the protection of the underground electric facilities or telephone facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said facilities.

5. 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.

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 two stories in height, and all residences must have a private garage for not less than two cars attached to the residence. Any detached structure 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. Carports, 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 2 1/2" stone, brick or stucco.

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, basement, 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 fences of any kind shall be placed beyond the front building line of the residence. No fencing shall be higher than six feet.

14. All entrances 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 State Health Department requirements.

16. There will be no less than 1600 square feet of liveable floor area in the residence, exclusive of garage, porch and patio areas.

17. All structures shall be located a minimum distance of 25 feet from any side lot line, and 50 feet from the front lot line.

18. The purchaser of each lot shall provide a decorative type yard light, either gas or electric to be located approximately half way between the front lot line and the 50 feet building line and centered on the lot.

19. If in the future, more than one half of the then lot owners desire to have a public electric utility company to provide standard type street lights, the operation cost of said street lights will be divided equally among all lot owners.

20. The construction of the residence on each lot shall begin within 24 months from the purchase date of said lot.

IN WITNESS WHEREOF, the said OWNERS have caused these presents to be executed this 25th day of September, 1987.

Frank C. Robson
FRANK C. ROBSON

Ludmila Robson
LUDMILA ROBSON

FRANK LLOYD ROBSON, a single person

By: Frank C. Robson
FRANK C. ROBSON, Attorney-in-fact for Frank Lloyd Robson

MARK ELLIOTT ROBSON, a single person

By: Frank C. Robson
FRANK C. ROBSON, Attorney-in-fact for Mark Elliott Robson

SAMUEL LELAND ROBSON, a single person

By: Frank C. Robson
FRANK C. ROBSON, Attorney-in-fact for Samuel Leland Robson

STATE OF OKLAHOMA)
COUNTY OF WAGONER) SS.

Before me the undersigned, a Notary Public in and for said County and State, on this 25th day of September, 1987, personally appeared FRANK C. ROBSON and LUDMILA E. ROBSON, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that each of them executed the same as his or her free and voluntary act and deed for the uses and purposes therein set forth.

Letty L. Miller
NOTARY PUBLIC

My Commission Expires: Nov. 12, 1987

STATE OF OKLAHOMA)
COUNTY OF WAGONER) SS.

The foregoing instrument was acknowledged before me this 25th day of September, 1987, by FRANK C. ROBSON, Attorney-in-fact for Frank Lloyd Robson, Mark Elliott Robson and Samuel Leland Robson.

Letty L. Miller
NOTARY PUBLIC

My Commission Expires: Nov. 12, 1987

CERTIFICATE OF SURVEY

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

Signed and sealed this 25th day of September, 1987.

COX & ASSOCIATES, INC., ENGINEERS

By: Jack C. Cox
JACK C. COX, Registered Land Surveyor

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS.

Before me, the undersigned, a Notary Public in and for said County and State, on this 25th day of September, 1987, 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.

Charles J. Henry
NOTARY PUBLIC

My Commission Expires: January 7, 1990

This Plat approved September 25th, 1987, by the Board of Trustees of the Town of Fair Oaks, Oklahoma.

ATTEST:

Jack Robson
TOWN CLERK - TOWN OF FAIR OAKS, OKLAHOMA

Henry W. Shart
TRUSTEE - TOWN OF FAIR OAKS, OKLAHOMA

W.W. Repachla
TRUSTEE - TOWN OF FAIR OAKS, OKLAHOMA

(T O W N S E A L)

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

SIGNED Land Surveyor R. P. S. Date 9/25/87
County Health Department

I, the undersigned, the duly qualified and acting County Treasurer, of Wagoner County, Oklahoma, hereby certify that according to the 1986 tax rolls the taxes on the above description are paid.

Francis M. Madson, County Treasurer
Mary Sue Ladden, Deputy