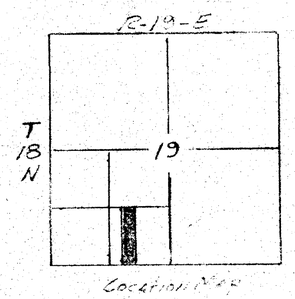
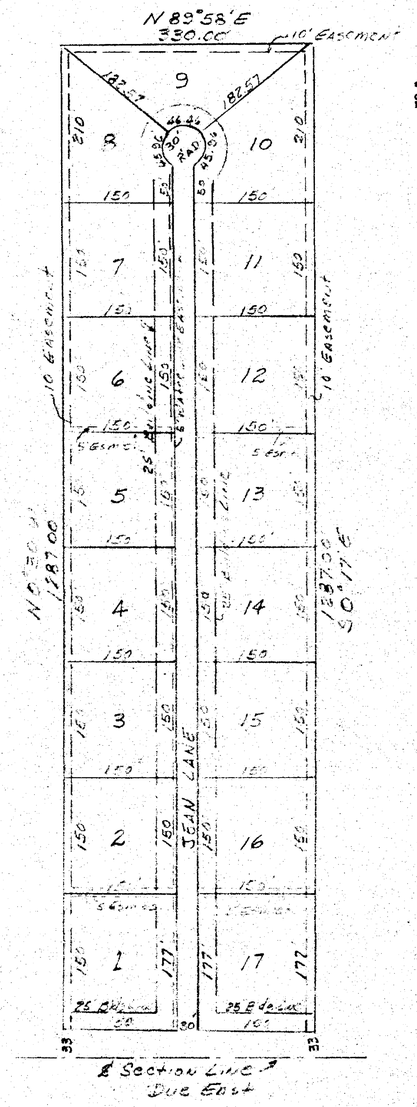
GREEN COUNTRY ESTATES





Plat Book 6 Page 46

STATE OF OKLAHOMA)
COUNTY OF WAGONER) ss
Filed for Record in this Office of the
COUNTY CLERK AND RECORDER
SEP 17 1975
AT 1:15 O'CLOCK
JACK C. JONES, County Clerk
By Marie Boyd Deputy

Scale 1"=100'

OWNERS: ALTON C. MANN
T. JEAN MANN

DEED OF DEDICATION

FOR

GREEN COUNTRY ESTATES

KNOW ALL MEN BY THESE PRESENTS:

That we, Alton C. Mann and T. Jean Mann being the sole owners of the fee simple title in and to the following described real estate, situated in Wagoner County, State of Oklahoma,,to-wit:

The E ½ of the W ½ of the SE ¼ of the SW ¼ of Section 19, T-18-N, R-19-E, Wagoner County, Oklahoma,

have caused the same to be surveyed, staked and platted into blocks, lots and streets, and have caused same to be named and designated as "GREEN COUNTRY ESTATES", and we hereby designate for public use all the streets as shown on the above plat and do hereby guarantee clear title to all the land that is so designed and for the purpose of providing adequate restrictive covenant for the mutual benefit of ourselves and our successors in title to the subdivisions of said tract, hereinafter referred to as Lots, do hereby impose the following restrictions and create the following easements to which it shall be incumbent upon our successors to adhere.

RESTRICTIONS AND LIMITATIONS

1. All Lots in the tract shall have not more than one mobilehome or more than one house on a lot area of less than 150 feet by 150 feet and no buildings shall be constructed closer or nearer than 20 feet from the sides or rear of the property lines as shown on said recorded plat, exclusive easements.

2. No tent shack, garage, barn or other out-building erected on the platted land or lands first above described shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

3. That the undersigned owners further dedicate to the public for public use forever the perpetual easements shown and dedicated on said plat for the several purposes of utility, installations, maintenance, to service people, residences and structures properly erected upon said property with right of ingress and egress for said purposes in furtherance of said easements. Such rights shall extend to all the streets shown on said plat. Provided, However, that the owners reserve the right to construct, maintain, operate, lay and relay water lines and other lines necessary or useful to service said property with ingress and egress for all purposes.

4. No lot shall be re-subdivided into smaller lots than shown on the recorded plat.

5. No noxious or offensive trade or enterprise shall be carried on upon any lot nor shall anything be done thereon that shall be or become an annoyance or nuisance to the neighborhood.

6. Proper square footage of home or minimum width and length of mobilehome will be checked for approval by the sellers or their representatives, before moving or constructing same on lot. Approval or rejection will be made within thirty (30) days after submission.

7. The minimum size of all septic tanks shall be 1000 gallons and the minimum amount of lateral lines to be determined by a percolation test by the Wagoner County Health Department.

8. A perpetual easement is reserved on the rear 10 feet of each lot for utility installation and maintenance and all utilities except for street lighting shall be installed therein, except water lines as shown on plat.

9. All restrictions shall apply to the above said property with the exceptions of Lots 1 and 17, which have been designated as commercial property.

10. These covenants and restrictions are to run with the land and shall be binding on all owners, their successors, assigns or persons claiming through them.

INVALIDATION of any of the covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

WITNESS our hands on this 14 day of September, 1975, in Wagoner County, Oklahoma.

Alton C. Mann
Alton C. Mann

T. Jean Mann

STATE OF OKLAHOMA)
) SS
COUNTY OF WAGONER)

Before me, the undersigned, a Notary Public in and for said County and State, on this 14th day of September, 1975, personally appeared Alton C. Mann and T. Jean Mann, his wife, to me known to be the identical persons who subscribed the name of the maker to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.
WITNESS my hand and official seal the day and year last above written.
My commission expires, March 15, 1976.

Vicky M. Estes
Notary Public

HEALTH DEPARTMENT APPROVAL

I, _____, Director of the City-County Health Department, certify that the lots shown on this Plat meet requirements of the City-County Health Department with respect to lots which are not served by a municipal sanitary system.

Dated this ____day of _____, 19__.

_____
Director

SURVEYOR'S CERTIFICATE

I, Bob J. Scharmacher, the undersigned, do hereby certify that I am by profession a Registered Land Surveyor in the State of Oklahoma, and that the annexed plat of "GREEN COUNTRY ESTATES", correctly represents a survey made under my supervision and is correct and accurate to the best of my knowledge and belief.

Witness my hand and official seal on this 15th day of September, 1975.

Bob J. Scharmacher
Registered Land Surveyor
Bob J. Scharmacher 737

I, Ruby M. Roberts, Wagoner County Treasurer, certify that according to the 1974 tax roll, taxes are paid on the above description
Ruby M. Roberts, County Treasurer
By Nancy Jackson, Deputy

The Oklahoma State Department of Health certifies that this plat is approved for the construction of 17 (public or individual) sewage disposal systems.
SIGNED Ernest Allen R. P. S. Date 9-15-75
Wagoner County Health Department