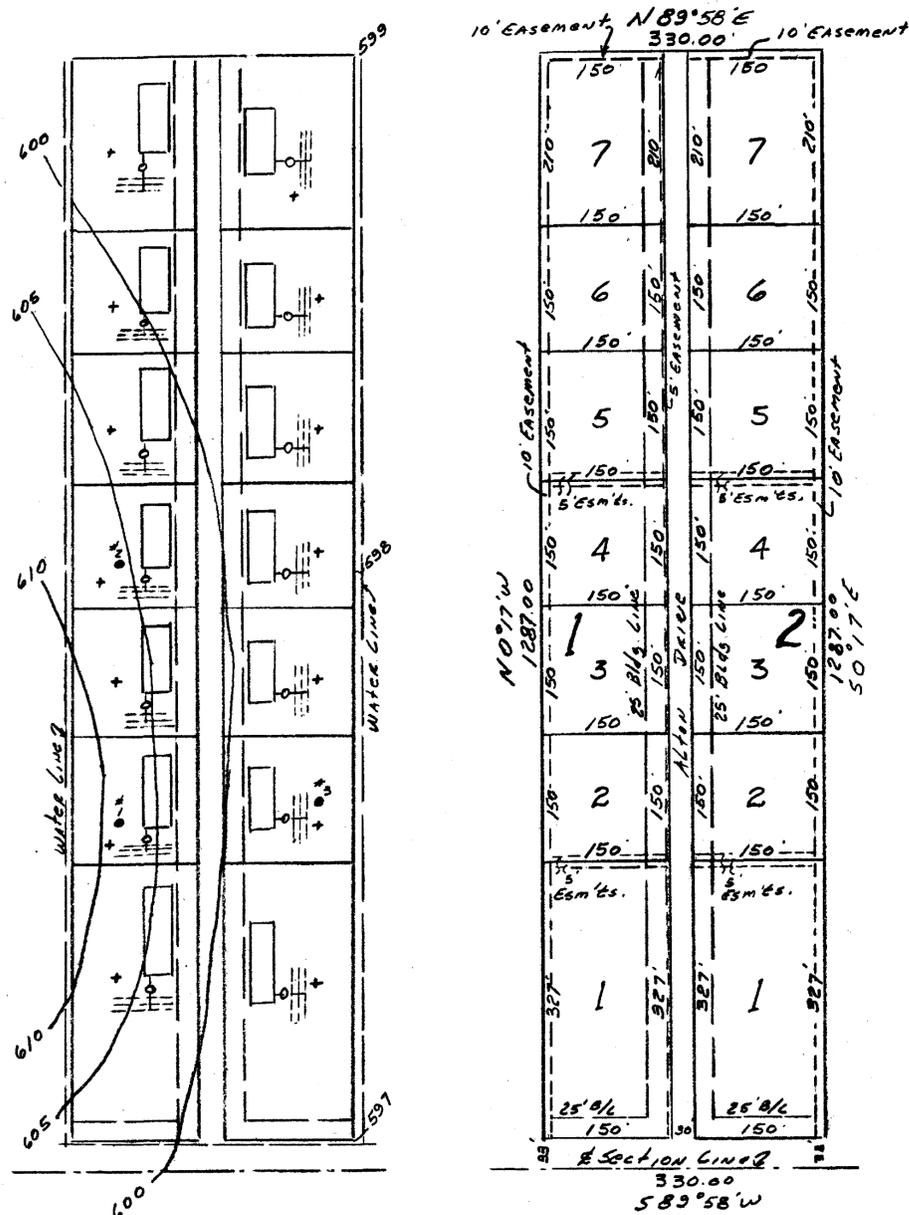


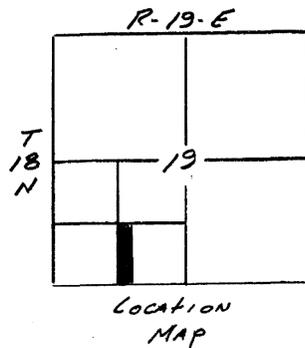
# GREEN COUNTRY ESTATES II



Scale 1"=100'



• = Cone Tests  
 + = Perc Tests  
 Topo U.S.G.S.



Plot Cabinet #16B  
 OCT 18 1979  
 AT 2:45 O'CLOCK  
 JACK C. JONES, County Clerk  
 M. M. M. Deputy

OWNERS: ALTON C. MANN  
 T. JEAN MANN

PERCOLATION TESTS:

Block	Lot	Maximum Perc. Time Minute (l)
1	1	45
1	2	28.5
1	3	28
1	4	26
1	5	24
1	6	20
1	7	21
2	1	46
2	2	29
2	3	26.5
2	4	25
2	5	26
2	6	24
2	7	23

CORE TESTS:

Lot 2, Block 1	Lot 4, Block 1	Lot 2, Block 2
0	0	0
14 Loam--Black Heavy	21 Loam	18 Loam
21 Loam--Clay	Loam/Clay	Loam--Clay
43 Clay	Small Sandstones	Small Sandstones
Scattered Small Sandstones	28.5 Clay	24 Sandy/Clay Sandstones
	at 37 Layer White Chalky Rock Sandstone	
	41 Sandstone	

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

SIGNED Oscar W. Sparks R.P.S. DATE 10-16-1979  
 Wagoner County Health Department

DEED OF DEDICATION FOR GREEN COUNTRY ESTATES II

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 West one-half (W $\frac{1}{2}$ ) of the West one-half (W $\frac{1}{4}$ ) of the Southeast one-quarter (SE $\frac{1}{4}$ ) of the South-west one-quarter (SW $\frac{1}{4}$ ) of Section 19, T-18-N, R-19-E, Wagoner County, Oklahoma,

and 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 II", and we hereby designate for public use all the streets as shown on the accompanying plat and do hereby guarantee clear title to all the land that is so designated and for the purpose of providing adequate restrictive covenants 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

- 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 building 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.
- 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.
- That the undersigned owners further dedicate to the public for public use forever the perpetual easements shown and described on said plat for the several purposes of utility installations, maintenance, to service people, residences and structures properly erected upon said property with the 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.
- No lot shall be re-subdivided into smaller lots than shown on the recorded plat.
- 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.
- 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.
- 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.
- 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.
- All restrictions shall apply to the above said property with the exceptions on Lot 1, Block 1 and Lot 1, Block 2, which have been designated as commercial property.
- 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 17<sup>th</sup> day of October, 1979, in Wagoner County, Oklahoma.

Alton C. Mann      T. Jean Mann  
 Alton C. Mann      T. Jean Mann

STATE OF OKLAHOMA }  
 COUNTY OF WAGONER } ss

Before me, the undersigned, a Notary Public in and for said County and State, on this 17<sup>th</sup> day of October, 1979, 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 uses and purposes therein set forth. WITNESS my hand and official seal the day and year last above written. My commission expires August 11, 1980.

Louise Cooper  
 Notary Public

CERTIFICATE OF COUNTY TREASURER

I, Bob J. Schramacher, County Treasurer of Wagoner County, Oklahoma, do hereby certify that I have examined the records pertaining to ad valorem taxes on the tract described in the annexed plat and find all ad valorem taxes have been paid to and including 1978 according to the 1978 tax rolls.

Dated this 17 day of October, 1979.

SURVEYORS CERTIFICATE

I, Bob J. Schramacher, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that the accompanying plat 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 seal this 16 day of October, 1979.

Bob J. Schramacher  
 Bob J. Schramacher

Schramacher Surveying Route 1, Box AA-24 Oologah, Oklahoma 74053	
SCALE: 1"=100'	APPROVED BY: _____
DATE: 10/14/79	DRAWN BY: BJS
	REVISED: _____
	DRAWING NUMBER: _____