

HENLEY ACRES

The South 607' of the NE SE SW, the North 53' of the East 49.35' of the SW SE SW, the North 53' of the SE SE SW, the East 49.35' of the South 607' of the NW SE SW, the West 50' of the East 99.35' of the South 607' of the SW SE SW and the West 50' of the East 99.35' of the SW SE SW, Section 28, T17N, R18E, Wagoner County, Oklahoma. Less highway right of way.



Scale: 1" = 100'

I, B.E. Scott Sr, the undersigned, a duly registered Land Surveyor in the State of Oklahoma, do hereby certify that I have made a careful and accurate survey of the above described property.

WITNESS my hand and seal this 25 day of July, 1972

B.E. Scott Sr
B.E. Scott Sr.
Land Surveyor No. 504

We, the undersigned, recorded owners of the above described property do hereby certify that we caused said survey and subdivision to be made. We do hereby dedicate to the public use as a road, highway or street all lands shown on this plat to have and to hold unto the public for its use as a road, highway or street and to become a part of the road or highway system of Wagoner County, Oklahoma, and subject to all laws, rules and regulations governing its use as such, provided that upon the abandonment or continued non-use thereof as a public thoroughfare, title thereto shall revert to the dedicators, their heirs or assigns.

Dated this 26 day of July, 1972

Subscribed and sworn to before me this 26 day of July, 1972

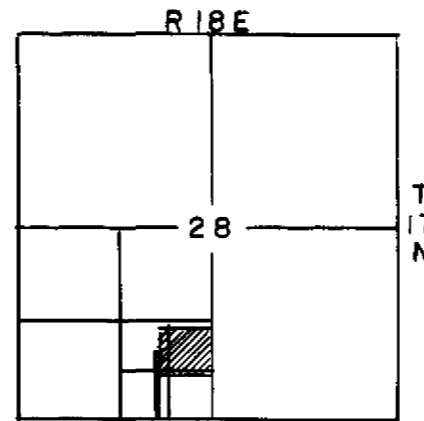
[Signature]
Notary Public

My Commission expires _____

I hereby certify that all taxes on this property have been paid.

WITNESS my hand and seal this 26 day of July, 1972

[Signature]
County Treasurer



Plot Book 5 Page 47
25 pm
Sam Greenwood

STATE OF OKLAHOMA
COUNTY OF WAGONER
FILED FOR RECORD TO THE CLERK OF THE
CRIMINAL AND DISTRICT
MAY 15 1973
AL 2 pm
JACK E. JONES, County Clerk
By *Sam Greenwood*

2604
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DEED OF DEDICATION AND RESTRICTIVE COVENANTS

Know All Men by These Presents: That we Ralph Henley and Imogene L.

Henley, being the sole owners of the fee simple title in and to the following described real estate, to wit:

The South 607' of the NE SE SW, the North 53' of the East 49.35' of the SW SE SW, the North 53' of the SE SE SW and the East 49.35' of the South 607' NW SE SW Section 28, T17N, R18E, Wagoner County, Oklahoma. Less highway right of way.

have caused the same to be surveyed, staked and platted into blocks, lots and streets, and have caused the same to be named and designated as "Henley Acres", a subdivision in Wagoner County, Oklahoma, and we hereby dedicate for the public use all the streets as shown on the above plat, and do hereby guarantee clear title to all land that is so dedicated and, for the purpose of providing an orderly development of the entire tract 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, hereafter 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, to-wit:

- (1) All lots in the tract shall be known, described and used solely as residential lots, and no structure shall be erected on any residential plot other than one single-family dwelling not to exceed two stories in height and a garage for not more than two cars.
- (2) No building shall be erected on any residential building plot nearer than thirty-five (35) feet from the front lot line, nor nearer than sixteen (16) feet to any lot side line.
- (3) No residential lot shall be resubdivided into smaller building plots than shown on recorded plat and no more than one dwelling may