

KNOW ALL MEN BY THESE PRESENTS:

That we, Floyd Acel Hunt et al, are the owner of the following described real estate located in Wagoner County, Oklahoma, to-wit:

The W/2 NW/4 less the North 208 feet of the West 416 feet thereof: Section 12, Township 17 North, Range 15 East,

I. M. And hereby certify that I have caused the same to be platted into streets, easements and lots according to this plat which I hereby adopt under name of Hunt's Shady Acres Subdivision of Wagoner County, Oklahoma. I do hereby dedicate to public use as a street or a road all lands shown as such on the plat thereof, and to become a part of the road system of Wagoner County, Oklahoma, subject to all laws, etc., governing its use as such. Provided that in the case of abandonment or its use of other than a public thoroughfare, title shall revert to the dedicator, his heirs or assigns.

These covenants are to run with the land and shall be binding on all parties and persons claiming them until April 1, 1980, at which time the said covenants shall automatically be extended for successive periods of ten (10) years, unless by a vote of the majority of the then record owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or any of their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real estate in said development or subdivision to prosecute any proceedings at law or in equity, against the person or persons violating or attempting to violate any such covenants, and either to prevent him or them from so doing, or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or Court Order shall in no way affect any of the other provisions, which shall remain in full force and effect.

1. No residence building shall be located nearer than 10 feet to any side lot line, distance between buildings to be a minimum of 20 feet, except that the side line restrictions shall not apply to a detached garage, or subsidiary building located ninety (90) feet or more from the front line, or nearer than 15 feet from the front line. With one residence on each lot.

2. No dwelling shall be permitted on any residential lot in the tract, in which the ground floor of the main structure of which, exclusive of one-story porches and garages is less than nine hundred twelve (912) square feet in the case of a one-story structure and shall conform to the minimum FHA or VA requirements.

3. No fence shall be erected on any lot over six (6) feet in height.

4. No structure previously used shall be moved onto any lot.

5. No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence, no shall any residence of a temporary character be permitted, except that a trailer house may be used as a temporary residence while regular home is being constructed.

6. There shall be no junk yard or salvage yard permitted on any of the lots described herein.

7. Up to one dozen chickens may be allowed on any lot; however, no goats or pigs shall be allowed on the property.

8. No waste water shall be permitted to be emptied into any ditch or other opening except properly constructed septic tank in accordance with the health laws of the State of Oklahoma.

9. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DATED this 2nd day of February, 1965.

*Floyd Acel Hunt*  
Floyd Acel Hunt

STATE OF OKLAHOMA Before me, the undersigned, a Notary Public in and for the said County and State personally appeared Floyd Acel Hunt to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS MY HAND AND SEAL this 2nd day of February 1965.

*My Comm. Exp. Feb 27-1966*

*W. H. [Signature]*  
Notary Public

CERTIFICATE OF ENGINEER

KNOW ALL MEN BY THESE PRESENTS, That I, Barton G. Treese, Registered Professional Engineer in the State of Oklahoma, have carefully and accurately surveyed and platted the above tract of land known as HUNT'S SHADY ACRES SUBDIVISION, Wagoner County, Oklahoma, and that this is an accurate plat of the same.

WITNESS MY HAND AND SEAL this 2nd day of February 1965.

*Barton G. Treese*

STATE OF OKLAHOMA Before me, the undersigned, a Notary Public in and for the said County and State personally appeared Barton G. Treese, to me known to be the identical person who executed the foregoing instrument and acknowledge to me that he executed the same as his free and voluntary act and deed for the purposes therein set forth.

WITNESS MY HAND AND SEAL this 2nd day of February 1965.

My commission expires: Nov 22 1966

*[Signature]*

CERTIFICATE

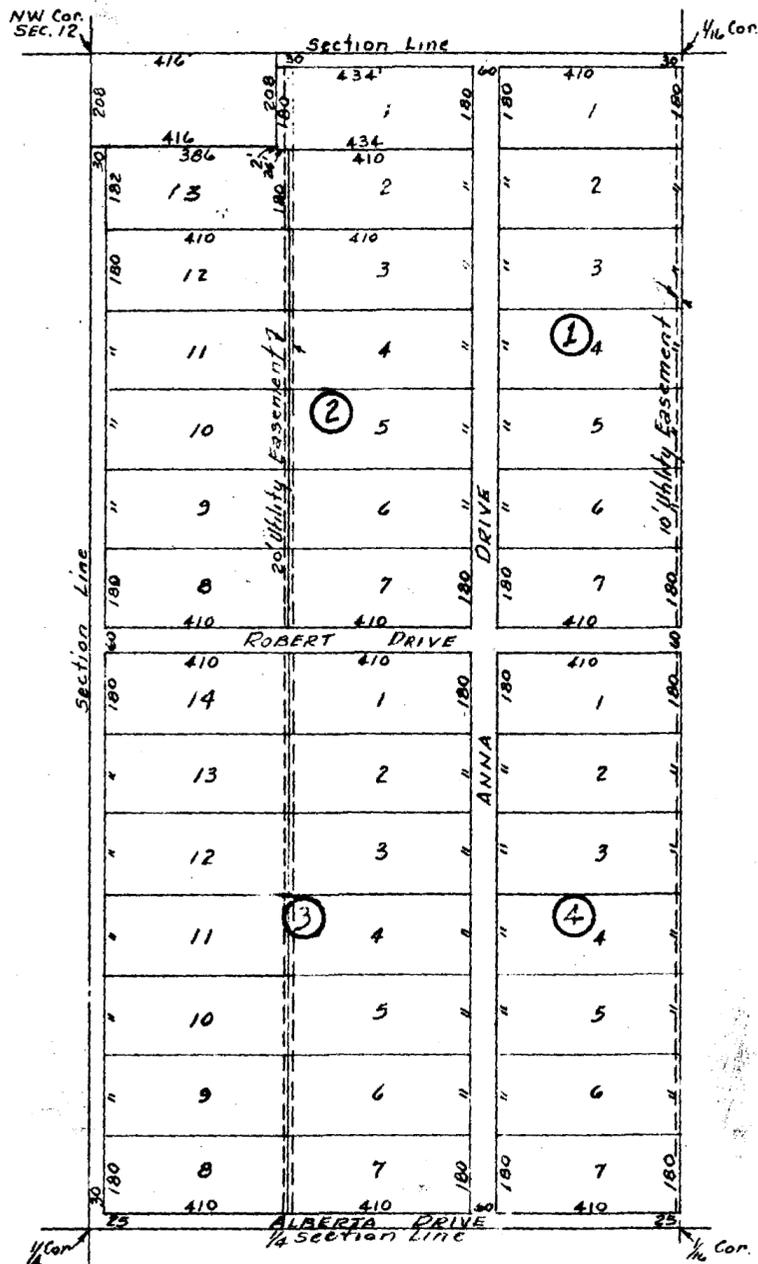
This is to certify that the tax records of the County Treasurer's Office of Wagoner County, Oklahoma show no delinquent taxes on the real estate described in the above Surveyor's Certificate and that a sufficient surety bond has been deposited with the said County Treasurer to cover the 1965 ad valorem taxes in compliance with Title 11, Section 514, O. S. A., 1941.

*[Signature]*  
County Treasurer

STATE OF OKLAHOMA  
COUNTY OF WAGONER  
Filed for Record in this Office of the  
COUNTY CLERK AND RECORDED  
Plat Book 3 Page 27  
FEB 8 1966

AT 1:00 P.M. O'Clock  
JACK G. JONES, County Clerk  
*[Signature]*

Ratification of Plat filed May 9, 1967 Record Book 358 Page 4



HUNT'S SHADY ACRES  
Scale 1" = 300'

