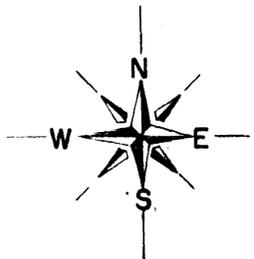
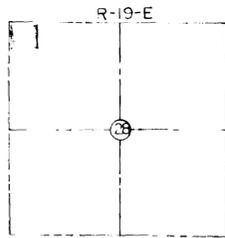
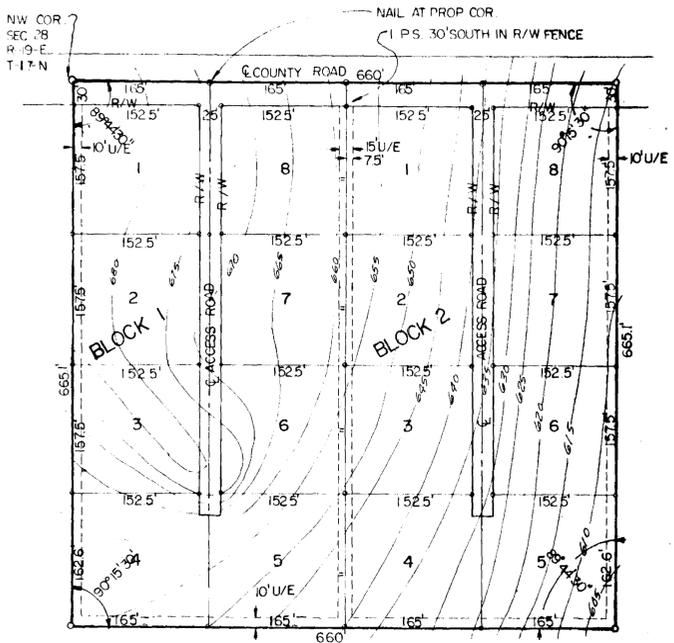


JACKSON BAY ESTATES



SCALE: 1" = 2000'

OWNERS:
John C. Jackson
Karen Jeanne Jackson



SCALE: 1" = 100'

CERTIFICATE OF ENGINEER
LAND SURVEYOR

BEFORE ALL MEN BY THESE PRESENTS, THAT I, CARL D. GALES, a registered Land Surveyor in the State of Oklahoma, have carefully and accurately surveyed and platted the above described property known as "Jackson Bay Estates" Wagoner County, Oklahoma, and that this is an accurate plat of the same.

Witness my hand and seal this 17 of December, 1979

STATE OF OKLAHOMA
COUNTY OF WAGONER
I, the undersigned, a Notary Public in and for the said County and State personally appeared Carl D. Gales to me as his true and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 17 of December, 1979
My commission expires 02-07-85

Notary Public: [Signature]

TREASURER'S Certificate
This is to certify that the tax records of the County Treasurer's Office of Wagoner County show no delinquent taxes owed by the above described real estate, and that sufficient surety bond has been deposited with the Said County Treasurer to cover the 1979 ad valorem taxes in compliance with Title II, Section 514, OSA 1961.

BLOCK	LOT	PERCOLATION TEST TIME REQUIRED TO DROP 1 inch in Six feet
1	1	15
1	2	7
1	3	26
1	4	29
1	5	20
1	6	23
1	7	25
1	8	27
2	1	15
2	2	28
2	3	29
2	4	22
2	5	13
2	6	19
2	7	19
2	8	22

I hereby certify that the above percolation test is correct.

[Signature]
Carl D. Gales
Registered Individual Septic System Designer
December 12, 1979

The Oklahoma State Department of Health certifies that this plat is correct and that the same complies with the provisions of the Health Department of the State of Oklahoma.

[Signature]
State Health Officer
December 12, 1979



GALES
Engineering Co.
Wagoner County Surveyors
Wagoner, Ok. 74454
476-4337



18. All utilities shall be underground

19. Heating shall be natural gas, electricity, and any other type environmental control systems shall be approved by the developer before installation.

DEED OF VEDICATION FOR JACKSON BAY ESTATES

KNOW ALL MEN BY THESE PRESENTS: WHEREAS, John C. and Karen Jeanne Jackson is the sole owners of the following described real estate, to-wit: The Northwest one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 28, Range 19 East, Wagoner County, Indian Base Meridian, Oklahoma.

And whereas, the above described real estate, has been caused to be surveyed, staked, platted, into lots, blocks and streets, and have caused the same to be named and designated as "Jackson Bay Estates", an addition in Wagoner County, State of Oklahoma and do hereby dedicate for public use wherever the streets and avenues are shown on the accompanying plat and do hereby guarantee clear title to all land 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 benefits of ourselves and our successors in title, to the addition of said tract, hereinafter referred to as Lots, do hereby impose the following restrictions and streets the following covenants to which it shall be incumbent to our successors to adhere.

PROTECTIVE COVENANTS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then Owners of the Lots has been recorded, agreeing to change said covenants in whole or in part.

Enforcement shall be by proceeding at law or inequity against any person or persons violating or attempting to violate any covenant either to violation or to recover damages.

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

- All homesites in this group be known and described as family residential homesites. All residences must have private garage attached to residence for not less than two (2) cars.
- Exteriors of all structures erected on any homesite shall be constructed of a minimum of 65% masonry exterior brick or stone.
- No noxious or offensive trade or activity shall be carried on or upon any homesite nor shall anything be done thereon that may be or may become an annoyance or a nuisance to the neighborhood.
- No sign of any kind shall be displayed to the public view, on any lot except one (1) professional sign of not more than two (2) square feet, one sign of not more than five (5) square feet advertising the property for sale or rent, or sign of the builder to advertise the property during the construction and sales period.
- No mobile homes, trailers, basements, tents, sheds, garages, barns or other outbuilding type structures shall be moved onto any homesite in this residential development. Temporary structure will be permitted.
- No homesite will be used for the storage of materials of any kind for a period of more than thirty (30) days prior to the start of construction and then construction shall be completed within twelve months from the date of placing material on homesite. All Homesites shall be maintained in a neat and orderly condition at all times. Weeds and grass shall be mowed periodically and shall not be left to go to seed.
- No fence of any kind shall be placed beyond the front building line of any residence. No fencing shall be higher than six (6) feet. No fence shall be placed in front of any residence.
- All entrances from streets shall have drainage tiles, the size to be approved by the developer or the County Commissioners of Wagoner County with a minimum of 12 inches buried to a depth where the top of the tile is at least 4 inches below street level at the edge of borrow ditch.
- All individual sewer systems or septic systems shall meet the requirements of the Wagoner County Health Department and the Health Department of the State of Oklahoma, constructed to their specifications.
- All residences constructed shall have a minimum of 1000 square feet of floor space exclusive of porches, garages, and overhangs.
- The front building line for all lots shall be a minimum of thirty (30) feet from the front property line. Side yard line are a minimum of twenty (20) feet from the property line. Dimensions expressed are a minimum set back and any set back of more than sixty (60) feet must be approved by the developer.
- All driveway shall be concrete.
- No junk or inoperative motor propelled vehicles shall be left on any lot or parked on any street in this addition. If such remains parked thirty (30) days or more, they must be disposed of by the owner thereof, or at this expense by property owners in the addition.
- No lot shall be subdivided, and all homes shall face east or west to the appropriate access roads.
- No building of any description shall be moved from any other location to any lot in the addition.
- No structure of a temporary character shall be used on any lot at any time as a residence.
- All building plans shall be approved by developer before construction begins.

WITNESS OUR HANDS ON THIS 17 DAY OF December, 1979, in Wagoner, Wagoner County, Oklahoma.

John C. Jackson
Karen Jeanne Jackson

STATE OF OKLAHOMA
COUNTY OF WAGONER

I, the undersigned Notary public within and for the said County and State on the 17 day of December, 1979 personally appeared John C. Jackson and Karen Jeanne Jackson, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the use and purposes therein set forth.

Witness my hand and seal the day and year above written
My commission expires 02-07-85