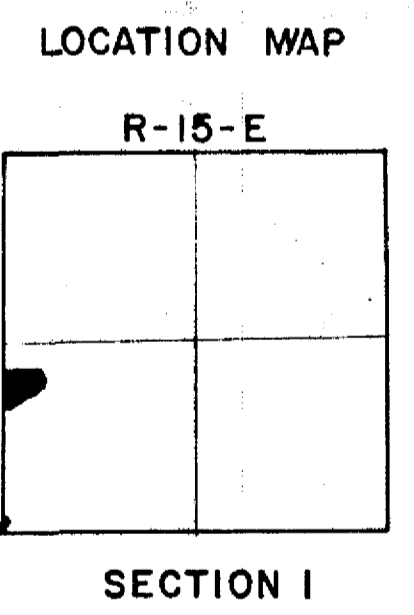
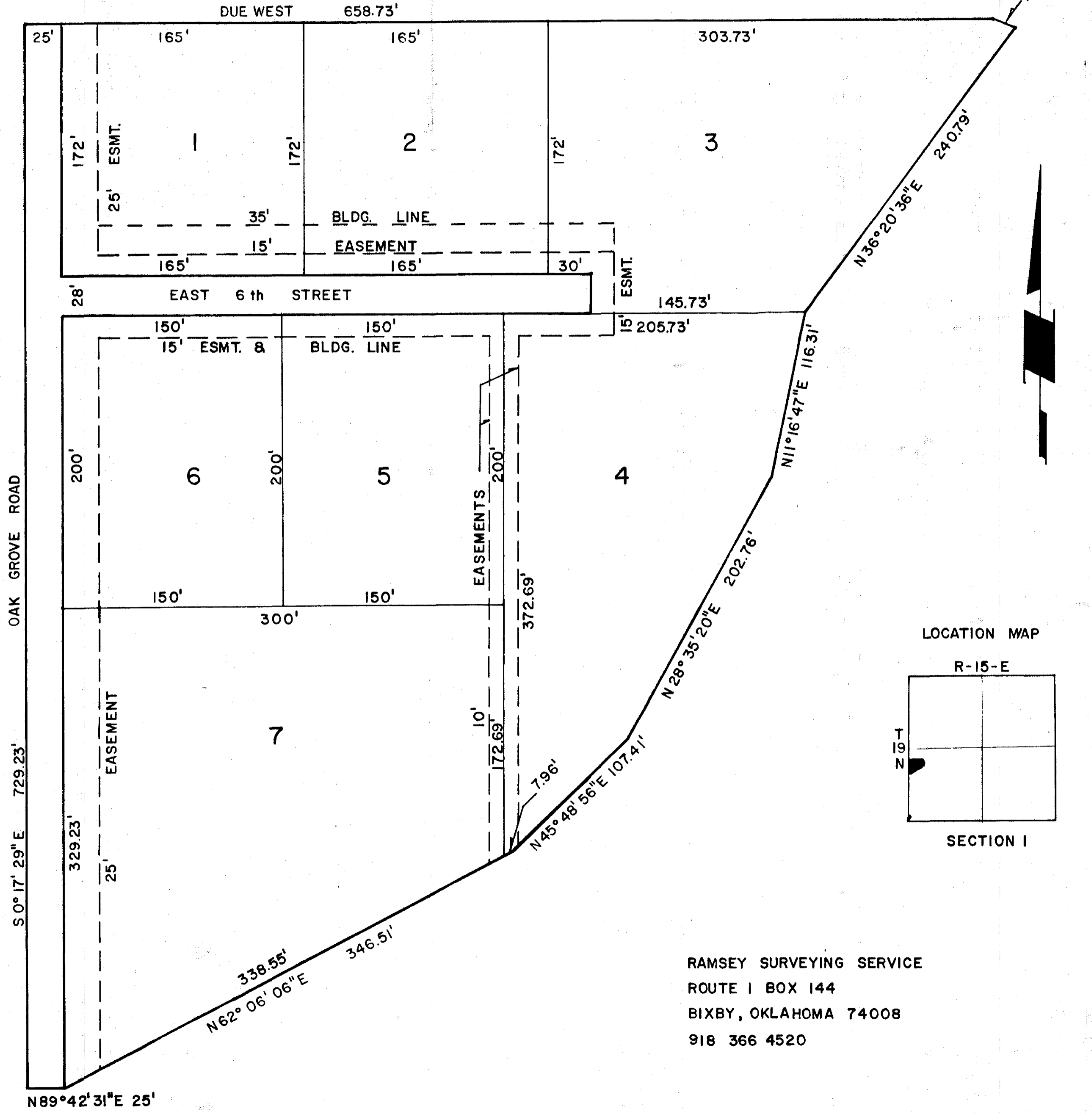
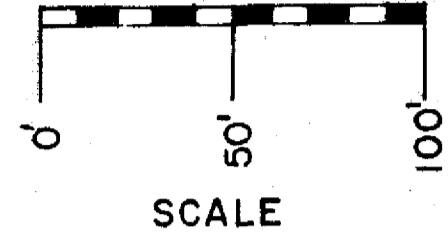


JEFFERSON HILLS II

A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 19 NORTH, RANGE 15 EAST, WAGONER COUNTY, OKLAHOMA

Plat Cabinet 1 #15 B
STATE OF OKLAHOMA }
COUNTY OF WAGONER }
Filed for Record in the Office of the }
COUNTY CLERK AND RECORDED }
SEP 26 1979 }
AT 2 O'CLOCK }
JACK D. RAMSEY, County Clerk }
Alvin D. Farley, Deputy }



CERTIFICATE OF DEDICATION FOR JEFFERSON HILLS II

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JEFFERSON HILLS DEVELOPMENT COMPANY, an Oklahoma Corporation is the owner of the following described real property in Wagoner County, State of Oklahoma, to wit:

A tract of land in the Southwest quarter of the Southwest quarter of section 1, Township 19 North, Range 15 East, Wagoner County, Oklahoma according to the U.S. Government Survey thereof, being more particularly described as follows, beginning at a point on the West line of the Southwest quarter of the said section 1, said point being 258.25 feet north of the Southwest corner thereof, thence S 01° 12' 00" E for 229.73 feet, thence S 89° 42' 31" W for 25 feet, thence N 62° 06' 06" E for 346.51 feet, thence S 45° 48' 56" E for 107.41 feet, thence S 28° 35' 20" E for 202.76 feet, thence S 16° 42' 31" W for 116.31 feet, thence N 36° 20' 36" E for 240.79 feet, thence N 68° 58' 03" W, for 16.84 feet, thence due West for 658.73 feet to the point of beginning.

AND WHEREAS, the undersigned OWNER heretofore dedicated for the public use, the streets as shown and designated on the accompanying plat for the several purposes of construction, maintaining, operating, repairing, replacing and restoring any and all public utilities, including fire and sanitary sewers, telephone lines, electric power lines and fire hydrants, gas lines and water lines together with all fittings and equipment for each such facility, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto, with the right of ingress and egress to and upon said easements for the use and purposes aforesaid, together with similar rights in each and all the streets shown on said plat; PROVIDED HOWEVER, that the undersigned OWNER hereby reserves the right to construct, maintain, operate, lay and repair water and sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and replacing over, across and along all strips of land included in the easements shown thereon, both for the purposes of furnishing water and/or sewer service to the area included on said plat.

AND, the undersigned OWNER for the purpose of providing an orderly development of the entire tract, and for the further purpose of insuring adequate restrictions and easements, and for the mutual benefit of the undersigned OWNER, its successors and assigns, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers.

PROTECTIVE COVENANTS AND RESTRICTIONS

- Overhead pole lines for the supply of electric service may be located as needed in said subdivision. Street light poles or standards may be served by underground cables and electric service to each addition shall be served by underground service, in the easements reserved for general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.
- Except to houses on lots described in paragraph (1) above, which may be served from overhead electric service lines, underground service cables to all houses which may be located on all lots in said addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such houses to be located upon such said lots; provided that upon the installation of such a service cable to a particular house, the supplier of electricity shall therefor be deemed to have a definitive, permanent, effective and exclusive right-of-way easement on said lot, covering a five foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance on said house.
- The supplier of electric service, through its proper agents and employees shall at all times have the right of access to all such easement-ways shown on said plat, as provided for in this deed of dedication for the purpose of installing, maintaining, repairing or replacing any portion of said underground electric facilities as best directed by it.
- The owner of each lot shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity, which may interfere with said electric facilities. The Company shall be responsible for ordinary maintenance of underground electric facilities, and the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.
- The foregoing covenants concerning underground electric facilities shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.
- All structures must be new construction.
- All homesites in the tract shall be known and designated as single family residential homesites. No structures shall be erected, altered, placed or permitted to remain on any homesite which exceeds two stories in height and all residences must have a private garage for not less than two cars attached to the residence. Any detached structures to be built on the homesite such as storage buildings, covered equipment sheds, etc., shall conform to the basic design of the dwelling thereon. Garages in addition to a two car garage will be permitted only if attached to the residence.
- The exterior walls of the structures erected on any homesite shall be constructed of a thickness of 40 # concrete, brick or masonry.
- No business or service trade or activity shall be carried on upon any homesite, nor shall anything be done thereon that may become an annoyance or a nuisance to the neighborhood.
- No animals, livestock, or poultry of any kind shall be raised, bred or kept on any homesite, except dogs, cats or other household pets may be kept provided that they are not kept, bred or sold for any commercial purpose.
- No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet, or signs for the property for sale or rent, or signs caused by a builder to advertise the property during the construction and sales period.
- No trailer, basement, tent, shack, metal storage building, garage, barn or other outbuilding type structure shall be moved onto any homesite in this residential development. No temporary structures will be permitted.

- No homesite will be used for the storage of materials for a period of greater than 30 days prior to the start of construction. All homesites shall be maintained in a neat and orderly condition at all times.
- No fences of any kind shall be placed beyond the front building line of the residence. No fencing shall be higher than six feet.
- All entrances from the street shall have drain tile, nine approved by the developer or County Commissioner of Wagoner County.
- There will be no less than 1400 square feet of livable floor area in the residence, exclusive of garage, porch and patio areas.
- All structures shall be located a minimum distance of 15 feet from any side lot line.

WITNESSE our hands and seal on this 3rd day of August 1979, at Tulsa, Tulsa County, Oklahoma

ATTEST (seal) JEFFERSON HILLS DEVELOPMENT COMPANY, an Oklahoma Corporation

Alvin D. Farley, Secretary
Jefferson G. Green, President

STATE OF OKLAHOMA }
COUNTY OF TULSA }

Before me, the undersigned, a Notary Public in and for said County and State, on this 3rd day of August 1979, personally appeared JEFFERSON G. GREEN and ALVIN D. FARLEY, to be known to be the identical persons who subscribed the name of the maker of the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

WITNESS my hand and seal on the day and year last above written.

My Commission Expires March 1, 1981

Sandi Allmon, Notary Public

CERTIFICATE OF SURVEY

I, Jack D. Ramsey, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and staked into lots, blocks and streets, the real estate and premises dedicated as JEFFERSON HILLS II, an addition in Wagoner County, State of Oklahoma, and that the attached plat is a true and correct representation of said survey, showing the length, width and depth of all lots and blocks and names, width, boundaries and extensions of all streets.

WITNESS my hand and official seal on this 3 day of August 1979

RAMSEY SURVEYING SERVICE
Jack D. Ramsey, Registered Land Surveyor

STATE OF OKLAHOMA }
COUNTY OF TULSA }

Before me, the undersigned, a Notary Public in and for said County and State, on this 3rd day of August 1979, personally appeared JACK D. RAMSEY, to be known to be the identical person who subscribed his name to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of RAMSEY SURVEYING SERVICE, for the uses and purposes therein set forth.

WITNESS my hand and seal on the day and year last above written.

My Commission Expires March 1, 1981

Sandi Allmon, Notary Public

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the 1978 and all prior taxes have been paid on the above described real property, according to the 1978 tax roll.

9-26-1978
DATE
Tulsa County Treasurer

OKLAHOMA STATE DEPARTMENT OF HEALTH CERTIFICATE

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

9-11-1979
DATE
Signed Oscar W. Sparks, M.D., Wagoner County Health Department