

JEFFERSON HILLS III

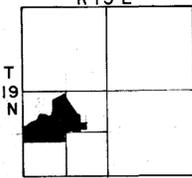
A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION ONE
TOWNSHIP 19 NORTH, RANGE 15 EAST, WAGONER COUNTY, OKLAHOMA

STATE OF OKLAHOMA
COUNTY OF WAGONER
COUNTY CLERK AND RECORDS
AUG 5 1980
JACK D. RAMSEY, County Clerk

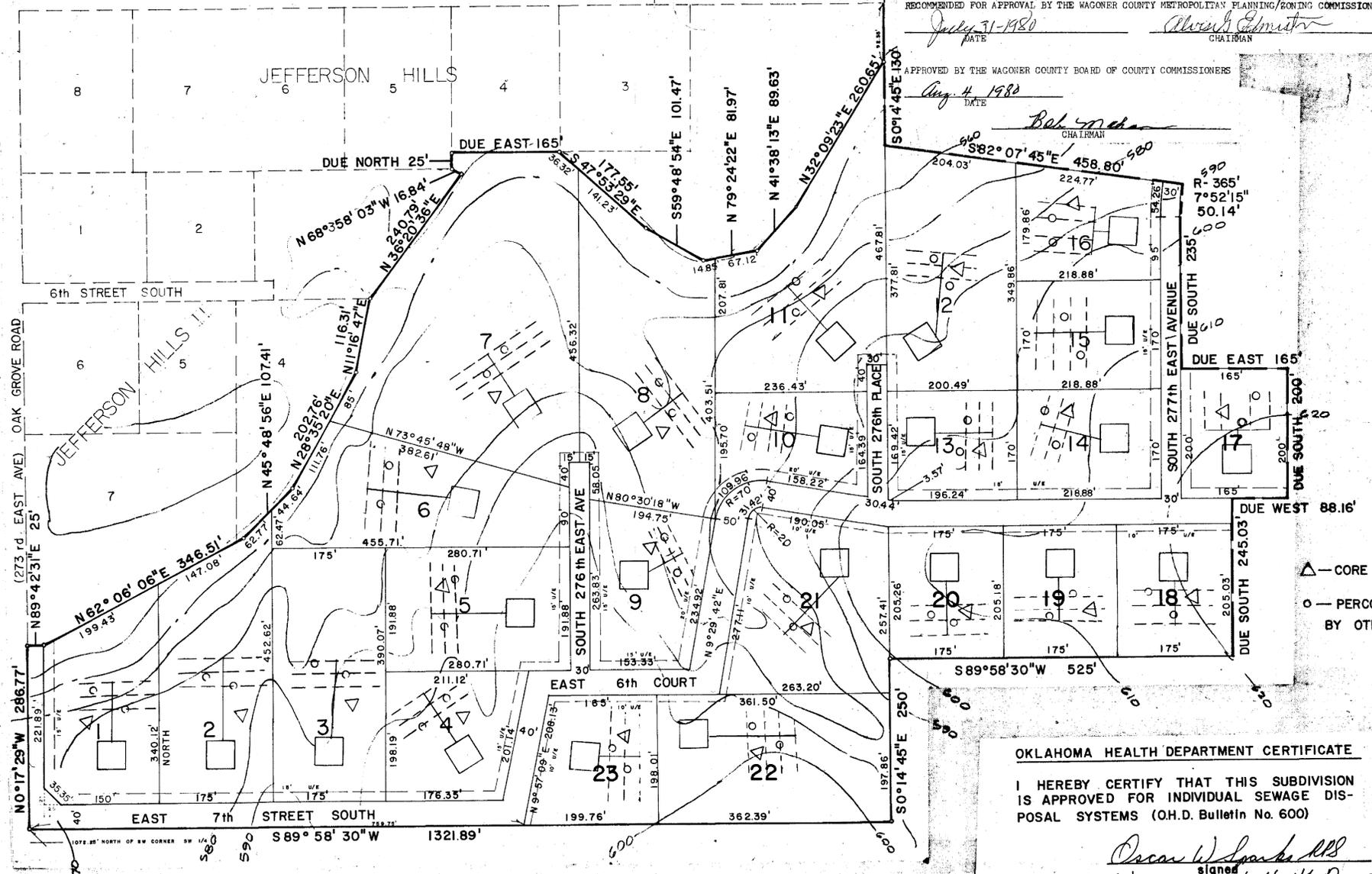
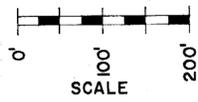
DEVELOPER
JEFFERSON HILLS DEVELOPMENT CO.

RAMSEY SURVEYING SERVICE
BIXBY, OKLAHOMA 74008
918 366 4520

LOCATION MAP



SECTION ONE



CERTIFICATE OF WAGONER COUNTY TREASURER

I, the undersigned, the duly qualified and acting County Treasurer, of Wagoner County, Oklahoma, hereby certify that according to the 1980 tax rolls the taxes on the above description are paid.

Ruby M. Roberts, County Treasurer

SURVEYORS CERTIFICATE

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 and streets the real estate and premises dedicated as JEFFERSON HILLS III 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 names, widths, boundaries and extensions of all streets.

WITNESS my hand and seal on this 24th day of July 1980, at Tulsa, Tulsa County, State of Oklahoma.

RAMSEY SURVEYING SERVICE
JACK D. RAMSEY REGISTERED LAND SURVEYOR NUMBER 387

STATE OF OKLAHOMA } ss
COUNTY OF TULSA }

Before me, the undersigned, a Notary Public in and for said County and State, on this 24th day of July 1980, personally appeared JACK D. RAMSEY, to me 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 written above.

My Commission expires MARCH 3, 1982
Notary Public

RECOMMENDED FOR APPROVAL BY THE WAGONER COUNTY METROPOLITAN PLANNING/ZONING COMMISSION

July 31, 1980 DATE
Chairman

APPROVED BY THE WAGONER COUNTY BOARD OF COUNTY COMMISSIONERS

Aug 4, 1980 DATE
Chairman

OKLAHOMA HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (O.H.D. Bulletin No. 600)

Wagoner County Health Department
August 4, 1980

CERTIFICATE OF DEDICATION FOR JEFFERSON HILLS III

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 (SW1/4) of section One Township 19 North, Range 15 East, Wagoner County, Oklahoma according to the U.S. Government Survey thereof, being more particularly described as follows, to wit: beginning at a point on the West line of the said Southwest Quarter (SW1/4) a distance of 1072.25' North of the Southwest Corner thereof, said point being also 250' South of the Northwest Corner of the said Southwest Quarter (SW1/4), thence N 0°17'29"W and along the West line of the said Southwest Quarter (SW1/4) a distance of 286.77', thence N 89°42'31"E for 25', thence N 62°06'06"E for 346.51', thence N45°48'56"E for 107.41', thence N28°35'20"E for 202.76', thence N 11°16'47"E for 116.31', thence N 36°20'36"E for 240.79', thence N 63°59'03"W for 16.84', thence Due North for 25', thence Due East for 165', thence S 47°53'29"W for 177.55', thence S 59°48'54"E for 101.47', thence N 79°24'22"E for 81.97', thence N 41°38'13"E for 89.63', thence N 32°09'23"E for 260.65', thence S 0°14'45"E for 130', thence S 82°07'45"E for 438.80', thence S 7°52'15"W for 0' for a tangent, thence on a curve to the left having a radius of 365' and a central angle of 7°52'15" for a distance of 50.14', thence Due South for 235', thence Due East for 165', thence Due South for 200', thence Due West for 88.16', thence Due South for 245.03', thence S 89°58'30"W and along the South Line of the North half (N1/2) of the said Southwest Quarter (SW1/4), for 525', thence S 0°14'45"E for 250', thence S 89°58'30"W for 1321.89' to the point of beginning, containing 32.082 acres more or less.

WHEREAS, the said OWNER has caused the above described property to be surveyed, platted and staked into lots and streets in conformity with the accompanying plat which they hereby adopt as the plat of the above described land to be known as JEFFERSON HILLS III an addition in Wagoner County, Oklahoma.

AND, the undersigned OWNER hereby dedicates for the public use the streets as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm and sanitary sewers, telephone lines, electric power lines and transformers, 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 relay water and sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all the public streets shown on said plat, and over, across and along all strips of land included with 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 covenants, and for the mutual benefit of the undersigned OWNER, its successors and assigns, and the adjacent OWNERS sharing the tract, their successors and assigns, do hereby impose the following restrictions, and reservations and limitations 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 cable and elsewhere throughout said addition. All supply lines shall be located underground, in the easement-ways 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 one (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 of such houses as may be located upon each said lot; provided that upon the installation of such a service cable to a particular house, the supplier of electric service shall thereafter 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 right of access to all such easement-ways shown on said plat, or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of said underground electric facilities so installed 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 will be responsible for ordinary maintenance of underground electric facilities, but the owner will 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 said addition shall be known and described 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 entertainment areas, etc., shall conform to the basic design of the dwelling thereon. Carports 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 minimum of 30% stone, brick or masonry. Structures of factory milled log type construction will be permitted.
- No noxious or offensive 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 maintained 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 or more than five square feet advertising the property for sale or rent, or signs used 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 6 feet.
- All entrances from the street shall have drain tile size approved by the developer or county Commissioner of Wagoner County.
- There will be no less than 1400 square feet of liveable floor area in the residence, exclusive of garage, porch and patio area.
- All structures shall be located a minimum distance of 15 feet from any side lot line.

WITNESS our hands and seal on this 24 day of July 1980, at Tulsa, Tulsa County, Oklahoma

ATTEST: (seal) JEFFERSON HILLS DEVELOPMENT COMPANY, an Oklahoma Corporation.
Allen D. Farley, Secretary
Jefferson G. Greber, President

STATE OF OKLAHOMA } ss
COUNTY OF TULSA }

Before me, the undersigned, a Notary Public in and for said County and State, on this 24th day of July 1980, personally appeared JEFFERSON G. GREBER and ALLEN D. FARLEY, 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, 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 3, 1982
Notary Public