

Plat Cabinet 1 # 31A  
 STATE OF OKLAHOMA  
 COUNTY OF WAGONER  
 AUG 5 1980  
 AT 3:50 O'CLOCK  
 JACK C. HINES, County Clerk  
 J. R. BARNETT, Deputy

**JEFFERSON HILLS IV**

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

**CERTIFICATE OF WAGONER COUNTY TREASURER**

I, the undersigned, the duly qualified and acting  
 County Treasurer, of Wagoner County, Oklahoma, do hereby  
 certify that according to the 1979 tax  
 rolls the taxes on the above description are paid.

Ruby M. Roberts, County Treasurer  
*Ruby M. Roberts*  
 8-5-80

**OKLAHOMA HEALTH DEPARTMENT CERTIFICATE**

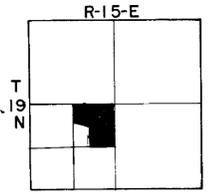
I HEREBY CERTIFY THAT THIS SUBDIVISION  
 IS APPROVED FOR INDIVIDUAL SEWAGE DIS-  
 POSAL SYSTEMS (O.H.D. Bulletin No. 600)

*Oscar W. Sparks*  
 signed  
 Wagoner County Health Dept.  
 August 4, 1980

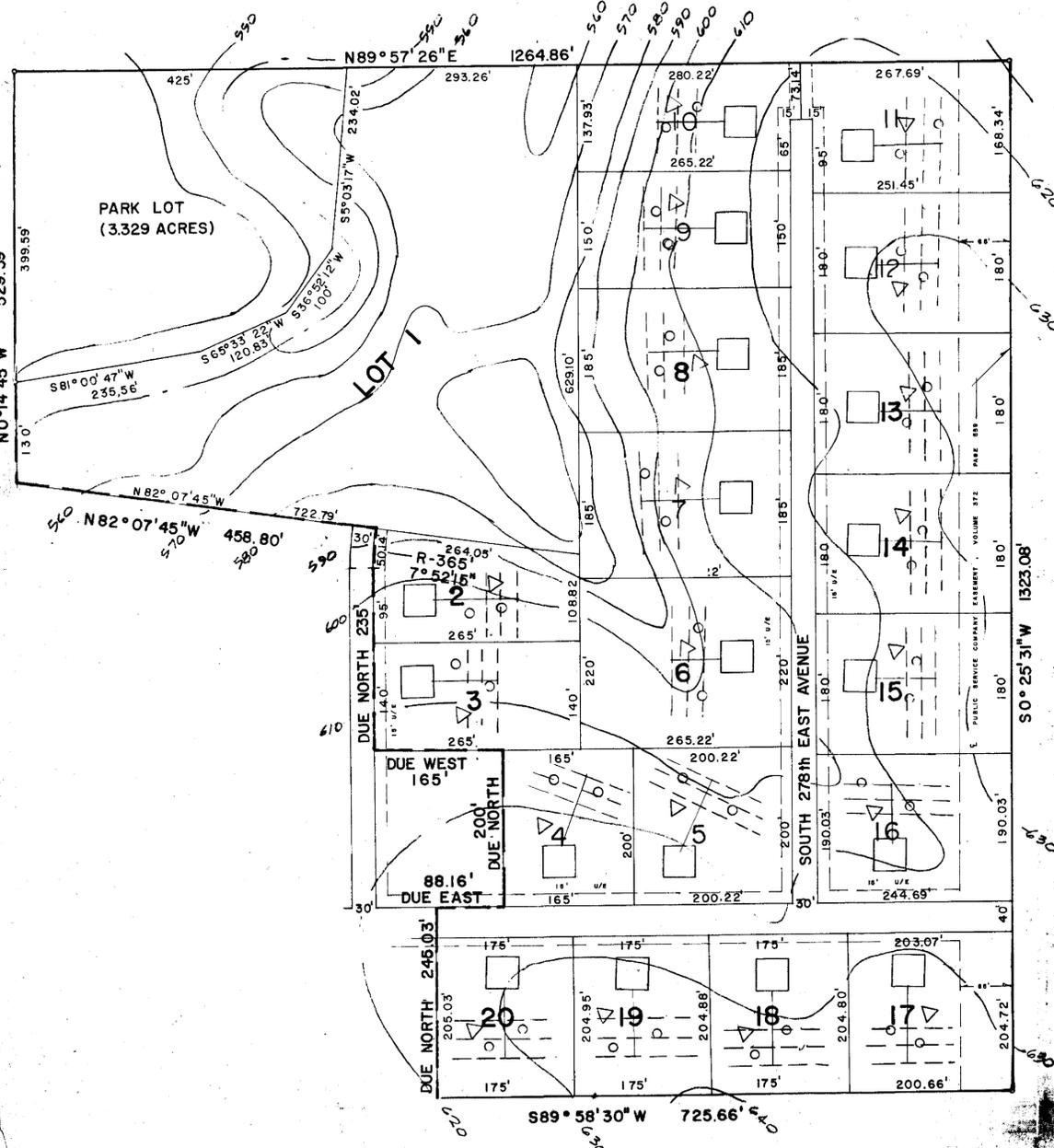
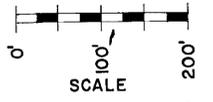
DEVELOPER  
 JEFFERSON HILLS DEVELOPMENT CO.

RAMSEY SURVEYING SERVICE  
 BIXBY, OKLAHOMA 74008  
 918 366 4520

LOCATION MAP



SECTION ONE



RECOMMENDED FOR APPROVAL BY THE WAGONER COUNTY METROPOLITAN PLANNING/ZONING COMMISSION  
 July 31, 1980  
 DATE  
*Alvin H. Edmister*  
 CHAIRMAN

APPROVED BY THE WAGONER COUNTY BOARD OF COUNTY COMMISSIONERS  
 Aug 4, 1980  
 DATE  
*Bob Moran*  
 CHAIRMAN

**SURVEYOR'S CERTIFICATE**

I, JACK D. RAMSEY, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and a  
 accurately surveyed and staked into lots and streets the real estate and premises dedicated as JEFFERSON HILLS IV  
 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*  
 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 above written.  
 My Commission expires MARCH 3, 1982  
*Anne E. Kildner*  
 NOTARY PUBLIC

**CERTIFICATE OF DEDICATION FOR JEFFERSON HILLS IV**

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 Northeast Quarter (NE1/4) of 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 South line of the said Northeast Quarter of the Southwest Quarter (NE1/4SW1/4)  
 a distance of 525' East of the Southwest Corner thereof, thence Due North for 245.03', thence Due East for 88.16'  
 thence Due North for 200', thence Due West for 165', thence Due North for 235', thence on a curve to the right having a radius of  
 365' and a central angle of 7°52'15" for a distance of 50.14', thence N 82°07'45"W for 458.80', thence N 0°44'45"W for  
 529.59' to the Northeast Corner of the said Northeast Quarter of the Southwest Quarter (NE1/4SW1/4), thence N 89°57'26"E for  
 1264.86', thence S 0°25'31"W and along the centerline of a Public Service Company power transmission line for 1323.06',  
 thence S 89°58'30"W for 725.66' to the point of beginning. Containing 29.126 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 IV, 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 assen-  
 sements 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 abutting 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 erected 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, exclusive 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 con-  
 tractors.
- 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 an 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, one sign of not 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 no less than 1400 square feet of liveable 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.

WITNESS our hands and seal on this 25th day of July 1980, at Tulsa, Tulsa County, Oklahoma  
 ATTEST: (seal) JEFFERSON HILLS DEVELOPMENT COMPANY, an Oklahoma Corporation.

*Allen D. Farley*  
 ALLEN D. FARLEY, Secretary  
*Jefferson G. Greer*  
 JEFFERSON G. GREER, 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. GREER 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 vol-  
 untary 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  
*Anne E. Kildner*  
 NOTARY PUBLIC