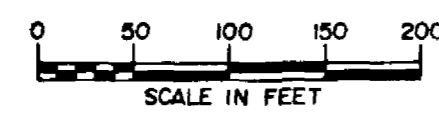


# JEFFERSON HILLS V

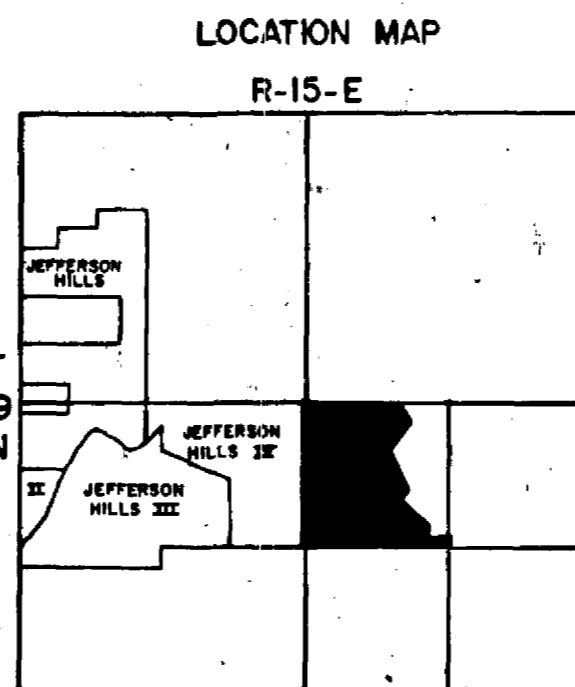
A SUBDIVISION OF PARTS OF THE NE/4 SW/4 & N/2, SE/4, SECTION 1, TOWNSHIP 19 NORTH, RANGE 15 EAST, WAGONER COUNTY, OKLAHOMA

SURVEYOR: FARLEY B FARLEY INC.  
2139 So. 280th. E. AVE.  
CATOOSA, OK  
(918) 266-6322

DEVELOPER: JEFFERSON HILLS DEVELOPMENT CO.



UNPLATTED

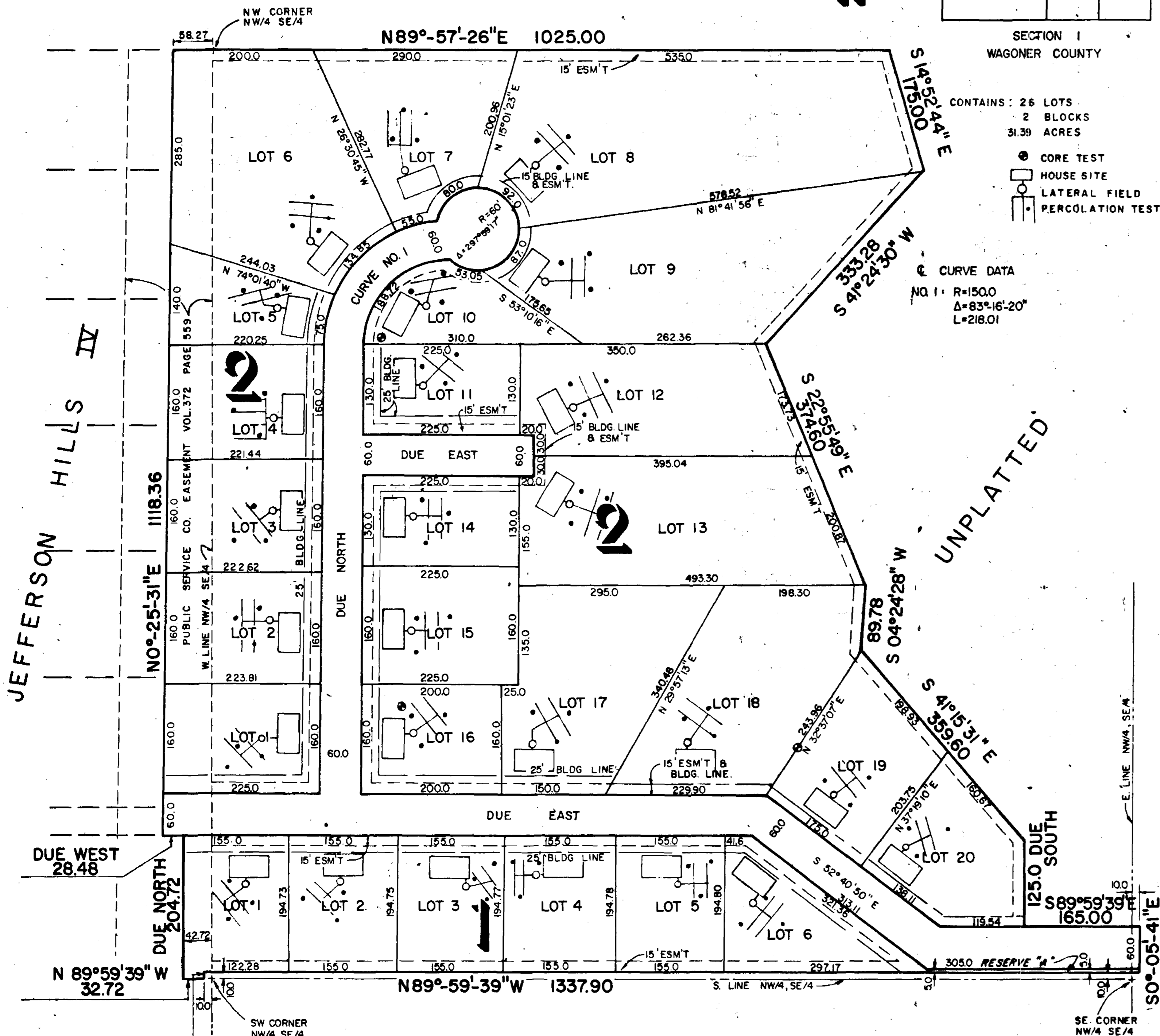


SECTION 1  
WAGONER COUNTY

CONTAINS: 26 LOTS  
2 BLOCKS  
31.39 ACRES  
CORE TEST  
HOUSE SITE  
LATERAL FIELD  
PERCOLATION TEST

CURVE DATA  
NO. 1: R=150.0  
Δ=83°16'20"  
L=218.01

UNPLATTED



JEFFERSON HILLS IV

UNPLATTED

CERTIFICATE OF DEDICATION FOR JEFFERSON HILLS V

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 of the Southwest Quarter (NE/4 SW/4), and in the North Half of the Southeast Quarter (N/2 SE/4) of Section 1, Township 19 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, according to the U. S. Government Survey thereof, being more particularly described as follows: BEGINNING at a point 58.27 Feet West of the Northwest Corner of the Northwest Quarter of the Southeast Quarter (NW/4 SE/4), thence North 89°57'26" East for 1,025.00 Feet; along the North line of said Northwest Quarter of the Southeast Quarter (NW/4 SE/4), thence North 14°52'44" East 175.00 Feet; thence South 41°24'30" West 333.28 Feet; thence South 22°55'49" East 374.60 Feet; thence South 04°24'28" West 89.78 Feet; thence South 41°15'31" East 355.60 Feet; thence due South 125.00 Feet; thence South 89°59'39" East 165.00 Feet; thence South 0°05'41" East 65.00 Feet to a point 10.00 Feet East and 10.00 Feet North of the Southeast Corner of the Northwest Quarter of the Southeast Quarter (NW/4 SE/4); thence North 89°59'39" West 1,337.90 Feet to a point 10.00 Feet North and 10.00 Feet West of the Southwest Corner of the Southeast Quarter (SW/4 SE/4); thence North 0°00'21" East 10.00 Feet; thence North 89°59'39" West 32.72 Feet; thence due North 204.72 Feet; thence due West 28.48 Feet; thence North 0°25'31" East 1,118.36 Feet to the Point of Beginning, containing 31.39 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 V, a Subdivision 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 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 served by underground cable and elsewhere through said Subdivision. 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 Subdivision 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 Dedication for the purpose of installing, maintaining, removing or relocating 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 home-sites in the said Subdivision shall be known and described as single family residential home-sites. No structures shall be erected, altered, placed or permitted to remain on any home-site 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 home-site, such as storage buildings, covered porches, etc., shall conform to the basic design of the dwelling thereon.
  - The exterior walls of the structures erected on any home-site shall be constructed of a minimum of thirty per cent (30%) stone, brick or masonry. Structures of factory-built, low-type construction will be permitted.
  - No noxious or offensive trade or activity shall be carried on upon any home-site, 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 home-site, 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 for 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 home-site in this residential development. No temporary structures will be permitted.
  - No home-site will be used for the storage of materials for a period of greater than Thirty (30) Days prior to the start of construction. All home-sites 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 (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 1,400 Square Feet of livable floor area in the residences, exclusive of garage, porch and patio area.
  - All structures shall be located a minimum distance of Five (5) Feet from any side lot line.

WITNESS our hands and seal on this 27<sup>th</sup> Day of February, 1984, at Tulsa, Tulsa County, Oklahoma.

ATTEST: (S E A L)  
Allen D. Farley, Secretary  
JEFFERSON HILLS DEVELOPMENT COMPANY, an Oklahoma Corporation  
Jefferson G. Greer, President

before me, the undersigned, a Notary Public in and for the said County and State, on this 27<sup>th</sup> Day of February, 1984, 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 voluntary act and deed, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

My Commission Expires: 3-7-86

CERTIFICATE OF COUNTY TREASURER:  
I hereby certify that the 1983 and all prior taxes have been paid on this described property.  
DATE: 3/1/84  
SIGNED: Peter Curtis by Mary A. Judd  
WAGONER COUNTY TREASURER

SURVEYOR'S CERTIFICATE:  
I, LEROY FARLEY, a Registered Land Surveyor in Wagoner County, 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 V, in Wagoner County, 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 the names, widths, boundaries and extensions of all the streets.  
IN WITNESS WHEREOF, I set my hand and official seal this 27<sup>th</sup> Day of February, 1984.

APPROVED: This 5<sup>th</sup> Day of March, 1984.  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
APPROVED: This 28<sup>th</sup> Day of Feb., 1984.  
CHAIRMAN, WAGONER COUNTY METROPOLITAN AREA PLANNING COMMISSION.

Sharon L. Miller, Notary Public  
OKLAHOMA STATE HEALTH DEPARTMENT CERTIFICATE  
The Oklahoma State Health Department hereby certifies that this Plat is approved for the construction of individual sewer disposal system.  
DATED: 3-1-84  
SIGNED: Donnie J. Head, R.P.S.  
WAGONER COUNTY HEALTH DEPARTMENT

LeRoy Farley, Registered Land Surveyor No. 1075