

Plat Cabinet 3-20B

STATE OF OKLAHOMA
1990 FEB 26 AM 9 33

JEFFERSON HILLS VI

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION ONE, TOWNSHIP 19 NORTH, RANGE 15 EAST
WAGONER COUNTY, OKLAHOMA

OWNER: JEFFERSON HILLS DEVELOPMENT COMPANY
25695 EAST 71ST STREET
BROKEN ARROW, OKLA. 74014
918-357-2177

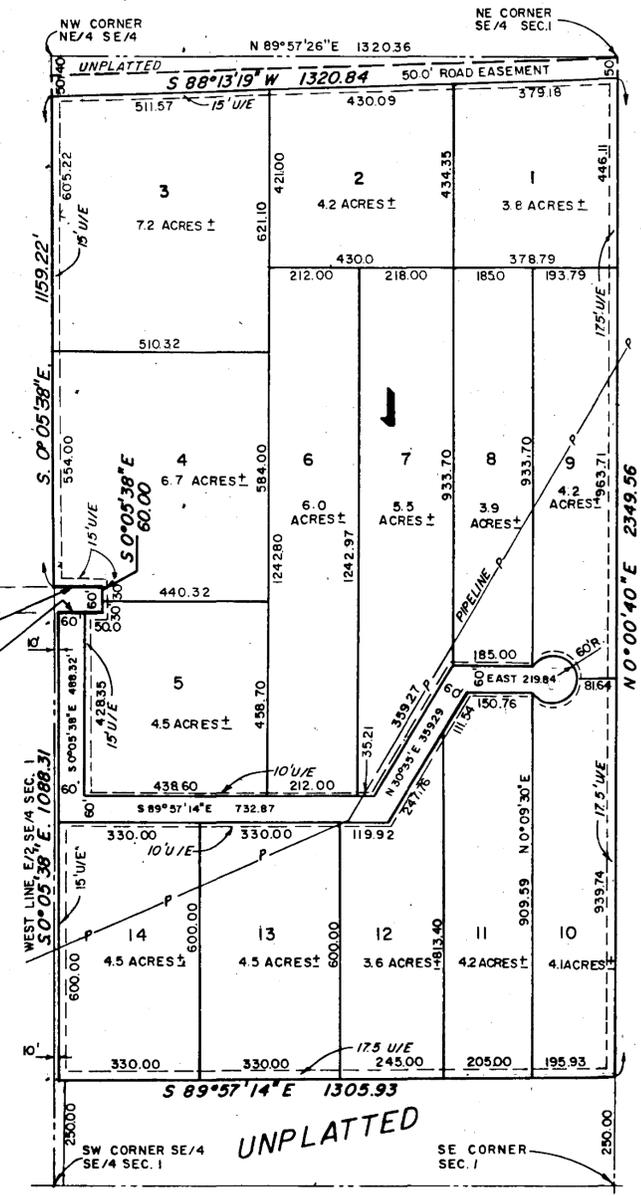
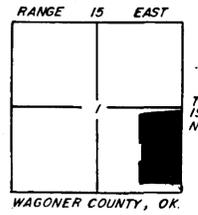
SURVEYOR:
FARLEY & FARLEY INC.
CATOOSA, OKLA. 74015
918-266-6322

PLAT CONTAINS:
1 BLOCK
14 LOTS
70.04 ACRES
1447.08 L.F. STREET



UNPLATTED

JEFFERSON HILLS VI ROAD



CERTIFICATE OF DEDICATION FOR JEFFERSON HILLS VI

KNOW ALL MEN BY THESE PRESENTS:

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

BEGINNING at a point 90.00 feet South of the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 1, Township 19 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U. S. Government Survey thereof; thence South 0° 05' 38" East along the West line of said Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) a distance of 1159.22 feet; thence South 89° 59' 39" East 120.0 feet; thence South 0° 05' 38" East 60.0 feet; thence North 89° 59' 39" West a distance of 110.0 feet; thence South 0° 05' 38" East a distance of 1088.11 feet; thence South 89° 57' 14" East a distance of 1305.93 feet to the East line of said Section 1; thence North 00° 00' 40" East a distance of 2349.56 feet along the East line of said Section 1; thence South 88° 13' 19" West a distance of 1320.84 feet to the Point of Beginning, containing 70.04 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 VI, 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 and to 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 to ingress and egress for such construction, maintenance, operations, 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. Electric supply lines may be located above ground or 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.
 - Lots may be served from overhead electric service lines or underground service cables to all houses which may be located on all lots in said Subdivision and 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 homesites in the said Subdivision 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.
 - The exterior walls of the structures erected on any homesite shall be constructed of a minimum of Ten Per Cent (10%) stone, brick or masonry.
 - No noxious or offensive trade 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 swine shall be permitted on any lot.
 - 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 house previously used, 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 Ninety (90) Days prior to the start of construction. All homesites shall be maintained in a neat and orderly condition at all times.
 - 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 of Five (5) Feet from any side lot line.
 - Covenants 6, 7, 11 and 14 do not apply to Lots 1, 2 and 3.

WITNESS our hands and seal on this 19th day of February, 1990, at Tulsa, Tulsa County, Oklahoma.

ATTEST: (S E A L)
John W. Adair
JOHN W. ADAIR, Secretary

JEFFERSON HILLS DEVELOPMENT COMPANY, an Oklahoma Corporation
Jefferson G. Greer
JEFFERSON G. GREER, President

STATE OF OKLAHOMA)
)ss.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for the said County and State, on this 19th day of February, 1990, personally appeared JEFFERSON G. GREER and JOHN W. ADAIR, 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: 3-21-92

CERTIFICATE OF COUNTY TREASURER:
I hereby certify that the 1990 and all prior taxes have been paid on this described property.
DATED: 2-20-90
SIGNED: *Francis M. Mahan*
WAGONER COUNTY TREASURER

Notary Public
OKLAHOMA STATE HEALTH DEPARTMENT CERTIFICATE:
The Oklahoma State Health Department hereby certifies that this Plat is approved for the construction of individual sewage and disposal system.
DATED: 2-20-90
SIGNED: *Tom McElroy*
WAGONER COUNTY HEALTH DEPARTMENT

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 VI 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 16th day of February, 1990.

APPROVED:
This 26 day of Feb, 1990.
Roy Hill
CHAIRMAN,
BOARD OF COUNTY COMMISSIONERS

REGISTERED LAND SURVEYOR NO. 1075
APPROVED:
This 20th day of Feb, 1990.
David M. Dutton
CHAIRMAN,
WAGONER COUNTY METROPOLITAN AREA PLANNING COMMISSION

