

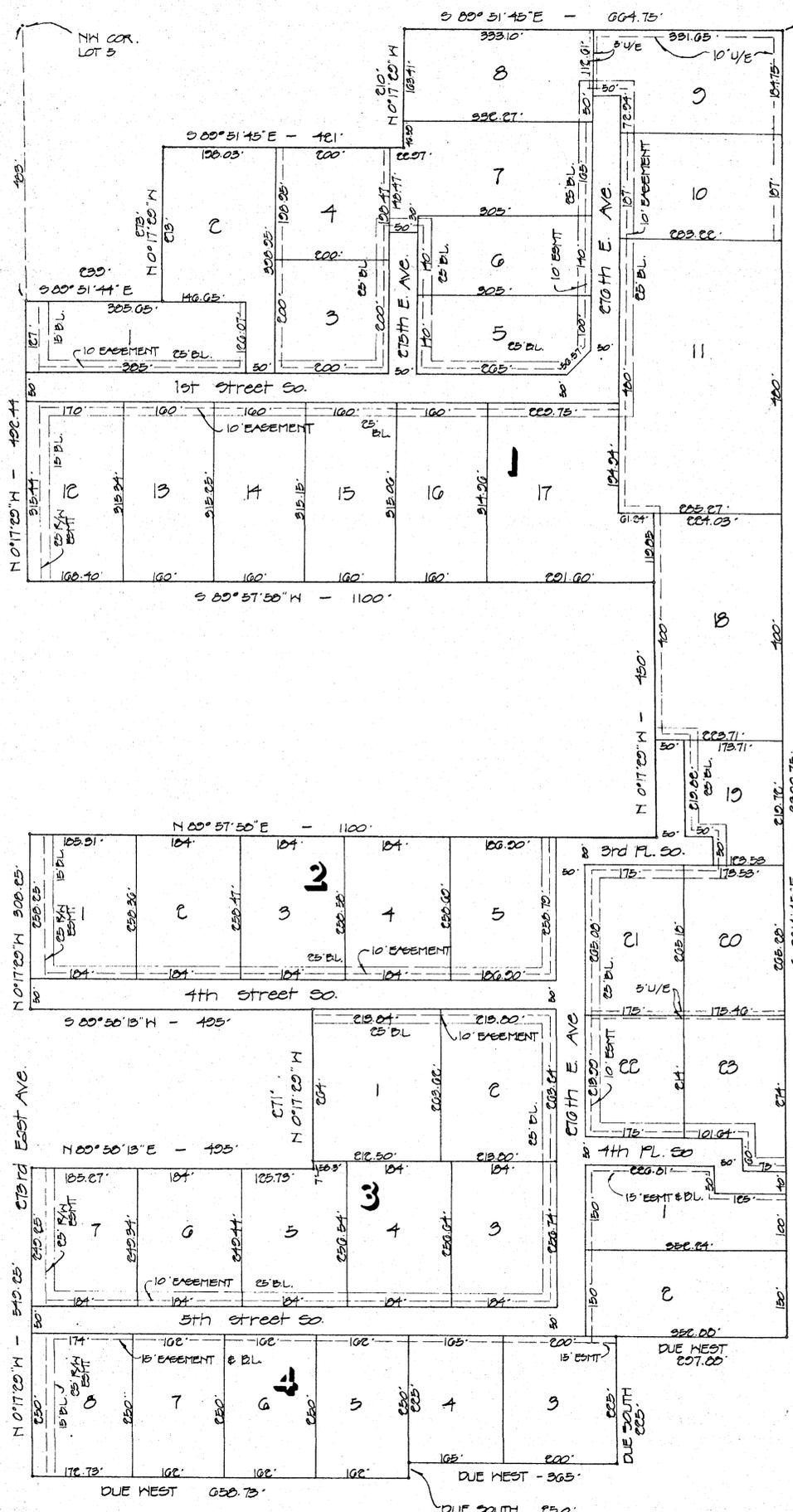
JEFFERSON HILLS

A subdivision of a portion of the NW 1/4 of the NW 1/4 and NW 1/4 of the SW 1/4 of section 1, T-15-N, R-15-E, Wagoner County, Oklahoma.

Plat Book 7 Page 45
 Part of Section 1
 Plat for Section 1 of the
 County Cattle and Record
 JAN 20 1978
 UNLOCK
 MADE BY J. DONELSON, County Clerk
 TULSA, OKLAHOMA

OWNER: W.H. MORRIS
 515 SO BOULDER
 TULSA, OKLAHOMA
 PHONE: 306-3101

ENGR: J-B ENGINEERING CO.
 6127 EAST 31st St.
 TULSA, OKLAHOMA 74133
 PHONE: 636-3361



NE COR.
 5/8, NW 1/4 NW 1/4
 AND ALSO NE COR.
 LOT 5, SECTION 1

CERTIFICATE OF DEDICATION

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 NW 1/4 of the NW 1/4 of Section 1, T-15-N, R-15-E, 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 Section 1, 2088.25' North of the SW corner thereof; thence N 01° 12' 29" W along the said West line for 589.23'; thence N 89° 55' 13" E along a line 7.0' South and parallel to the South line of the SW 1/4 of the said Section 1, for 495.1'; thence N 01° 12' 29" W for 271.1'; thence S 89° 55' 13" W for 495.0'; thence S 01° 12' 29" W for 308.25'; thence S 89° 55' 13" W for 110.0'; thence N 01° 12' 29" W for 450.0'; thence S 89° 55' 13" W for 110.0' to a point, said point being 300' South of the NE corner of the SW 1/4 of the said Section 1; thence S 01° 12' 29" W for 492.44' to a point, said point being 483' South of the NW corner of Lot 5, Section 1; thence S 89° 55' 13" W for 239.1'; thence N 01° 12' 29" W for 273.1'; thence S 89° 55' 13" W for 42.1'; thence N 01° 12' 29" W for 210.1'; thence S 89° 55' 13" W along the North line of the said Lot 5, Section 1 for 664.75' to the NE corner thereof; thence S 01° 12' 29" W along the East line of the said Lot 5 and the East line of the NW 1/4 of the NW 1/4 of Section 1 for 2300.75'; thence Due West for 297.83'; thence Due South for 225.1'; thence Due West for 365.1'; thence Due South for 25.1'; thence Due West for 657.73' to the point of beginning and containing 56.53 acres 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 as Jefferson Hills, as addition to 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 relating 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, 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 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 voltage, 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 services pedestal or transformer to the point of usage determined by the location and construction 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 tract shall be known and described as single family residential homesites with the exception that Lot 1, Block 2 shall be used for commercial purposes. Lot 1, Block 2 shall not be bound by restrictive covenants No. 8, 11, 13, and any other restrictive covenant inconsistent with the commercial use of said lot. 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 building, covered entertainment areas, etc., shall conform to the basic design of the dwelling thereon. Carpets 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 40% stone, brick or masonry.
 - 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 six feet.
 - All entrances from the street shall have drain tile, size approved by 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 areas.
 - All structures shall be located a minimum distance of 15 feet from any side lot line.

WITNESS our hands and seal on this 20th day of January 1978, at Tulsa, Tulsa County, Oklahoma

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

Allyn D. Parley, Secretary
 Jefferson G. Coffey, President

STATE OF OKLAHOMA)
 COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 27th day of January 1978, personally appeared JEFFERSON G. COFFEY and ALLYN D. PARLEY, 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: July 11 1979

Marygrove Link
 NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, JOE F. DONELSON, a Registered Professional Engineer, and 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, and the real estate and premises delineated as "JEFFERSON HILLS, 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 seals on this 17th day of January 1978, at Tulsa, Tulsa County, State of Oklahoma.

J-B ENGINEERING COMPANY

STATE OF OKLAHOMA)
 COUNTY OF TULSA)

JOE F. DONELSON, Registered Pro. Engineer/Registered Land Surveyor

Before me, the undersigned, a Notary Public in and for said County and State, on this 17th day of January 1978, personally appeared JOE F. DONELSON, 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 J-B ENGINEERING CO., for the uses and purposes therein set forth.

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

My Commission Expires: April 24 1980

Eugene Steiner
 NOTARY PUBLIC

I, the undersigned, the duly qualified and acting County Clerk of Wagoner County, Oklahoma, do hereby certify that the above described plat is a true and correct representation of the survey showing the length, width and depth of all lots and blocks and names, width, boundaries and extensions of all streets.

Ruby H. Roberts, County Clerk

APPROVED
 Oscar J. ...
 Wagoner County Health Department
 Wagoner, Oklahoma

The Oklahoma State Department of Health certifies that this plat is approved for the construction of:
 Individual sewage disposal systems
 (Public or Municipal)
 RGNED Oscar J. ... P.S. Date 1/20/78
 Wagoner County Health Department