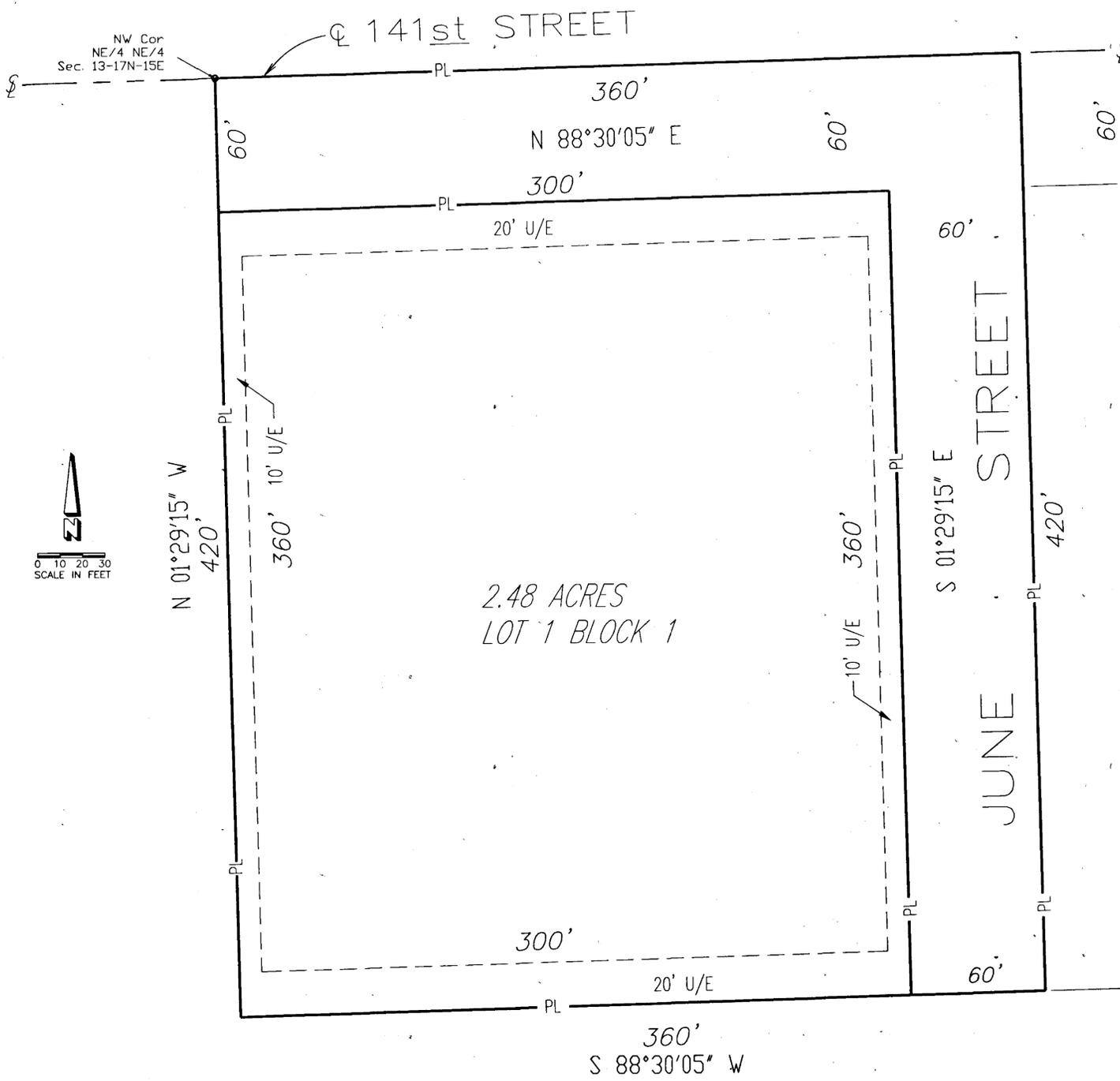
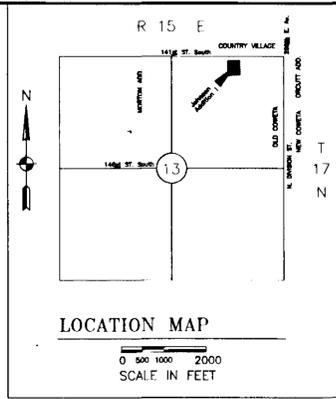


JOHNSON ADDITION I

AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA.

DEVELOPER
RESCO ENTERPRISES
 P. O. BOX 1106
 SAPULPA, OK 74067
 918-446-9414

ENGINEER
PENNCO
 P. O. BOX 657
 BRISTOW, OK 74010
 918-367-2942



DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That Goldie May Johnson, one and the same person as Goldie R. Johnson, a single person, is the sole owner in fee simple of the following real estate and premises hereinafter described, has caused the following real estate property, situated in Wagoner County, Oklahoma, to wit:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST, WAGONER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 80 FEET OF THE WEST 360 FEET OF SAID NE/4NE/4 SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST.

AND
 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST, WAGONER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4NE/4 THENCE EAST ALONG THE NORTH LINE OF SAID NE/4NE/4 A DISTANCE OF 300 FEET, THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NE/4NE/4 A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING, THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NE/4NE/4 A DISTANCE OF 300 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NE/4NE/4 A DISTANCE OF 60 FEET, THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NE/4NE/4 A DISTANCE OF 360 FEET TO A POINT 60 FEET SOUTH OF THE NORTH LINE OF SAID NE/4NE/4, THENCE WEST PARALLEL TO THE NORTH LINE OF SAID NE/4NE/4 A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

AND
 A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST, WAGONER COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4NE/4 THENCE SOUTH ALONG THE WEST LINE OF SAID NE/4NE/4 A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING, THENCE SOUTH CONTINUING ALONG THE WEST LINE OF SAID NE/4NE/4 A DISTANCE OF 360 FEET, THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NE/4NE/4 A DISTANCE OF 300 FEET, THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NE/4NE/4 A DISTANCE OF 360 FEET TO A POINT LOCATED 60 FEET SOUTH OF THE NORTH LINE OF SAID NE/4NE/4, THENCE WEST PARALLEL TO THE NORTH LINE OF SAID NE/4NE/4 A DISTANCE OF 300 FEET TO THE POINT OF BEGINNING.
 TOTAL CONTAINING 151,200 SQUARE FEET, 3.471 ACRES.
 to be surveyed, staked and platted into lots and blocks and streets in conformity with the plat annexed hereto on Sheet 1 of 1 sheets, and have caused the same to be named and designated **JOHNSON ADDITION I**, part of the Northeast Quarter of the Northeast Quarter of the of Section 13, Township 17 North, Range 15 East, Wagoner County, Oklahoma; and do hereby declare all streets, drives, roads, and lanes to the public

- In connection with the installation of underground electric and communication services, all the lots are subject to the following provisions, to wit:
 No electric or communication service lines may be erected or maintained above the surface of the ground on any of said lots.
 No lot owner shall demand or require the furnishing of electric services through or from overhead lines and wire facilities as long as electric service is available from an underground distribution system and that each lot owner shall provide the required facilities to take and receive electric service to any improvement erected thereon by means of underground service conductors, installed, owned, and maintained in accordance with the plans and specifications furnished by the electric supplier, leading from the source of supply to such improvements.
- The undersigned owner further dedicated to the public use easements as shown and designated on said plat, for the several purposes of construction, maintaining, operating, repairing, removing, or replacing and all public utilities, including storm and sanitary sewers, telephone lines, gas lines, water lines, and electric power lines and transformers and communication lines together with all fittings as equipment for each such facilities including poles, wires, conduits, pipes, valves, meters, and other appurtenances thereto, with the right of ingress and egress in said easements for the purposes aforesaid together with similar rights in each and all the streets shown on said plat; PROVIDED HOWEVER THAT the undersigned owners hereby reserve the right to construct, maintain, operate, lay, and relay water lines 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, roads, drives, and lanes as well as the easements areas shown in said plat. Within these easements or in other areas, no structure, planting, or other such material shall be placed or permitted to remain which may change the direction of flow of drainage channels in the easements or other areas. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public utility company or public authority is responsible.

3. These covenants shall run with the land and shall be binding upon the undersigned owners and all persons claiming under them until January 1, 2027, after which time said covenants shall be deemed automatically extended for successive periods of 10 years; provided, however, either before or after 2027, the then majority of all the lot owners in said subdivision may change or vacate these covenants, either in whole or in part, and such change or vacation shall be evidenced by a written instrument signed by the then owners of the majority of the lots in said subdivision and duly recorded and filed with the County Clerk of Wagoner County, Oklahoma.

IN WITNESS WHEREOF, the undersigned has set his hand this
11th day of December, 1996.
Goldie R. Johnson
 Goldie May Johnson, one and the same person as Goldie R. Johnson, a single person.

STATE OF OKLAHOMA)
 COUNTY OF Creek) ss
 Before me, the undersigned, a Notary Public in and for the State of Oklahoma, on this 11th day of December, 1996, personally appeared Goldie May Johnson, one and the same person as Goldie R. Johnson known by me to be the identical person who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same as her free and voluntary act and deed for the purposes herein set forth.
 My Commission expires 3-3-97
Judy C. Hudgins
 Notary Public

SURVEYOR'S CERTIFICATE:
 I, Alan Mark Penn, a registered Land Surveyor in the State of Oklahoma do certify that I have carefully and accurately surveyed, staked, and platted into lots, blocks, and streets the above described property and it is to be known as **JOHNSON ADDITION I**, a part of the NE/4 NE/4 SEC. 13-T17N-R15E WAGONER COUNTY, OKLAHOMA
 Witness my hand and seal this 22nd day of November, 1996.
Alan Mark Penn
 Alan Mark Penn, RPLS 1086

STATE OF OKLAHOMA)
 COUNTY OF Creek) ss
 Before me the undersigned, a Notary Public in and for the State of Oklahoma, on this 22nd day of November, 1996, personally appeared Alan Mark Penn, known by me to be the identical person who executed the foregoing certificate of survey and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes herein set forth.
 My commission expires 3-3-97
Judy C. Hudgins
 Notary Public

FINAL PLAT
CERTIFICATE OF APPROVAL
 I Here by certify that this plat of **JOHNSON ADDITION I** part of the NE/4 NE/4 Section 13, Township 17N, Range 15E, Wagoner County, Oklahoma, was approved by the Planning Commission, on 22nd day of Nov, 1996
 by [Signature]
 Chairman of the Planning Commission or his representative
AND BY THE CITY OF COWETA
 on 16th day of Dec, 1996
 by [Signature]
 Mayor or Vice Mayor
 This approval is void if the above signature is not endorsed by the City Clerk, or Deputy City Clerk.
 by [Signature]
 City Clerk, or Deputy City Clerk

Alan Mark Penn
 ALAN MARK PENN, RLS 1086, DATE: 11-22-96
PENNCO ENGINEERING AND LAND SURVEYING
 C.A. #2074 EXPIRATION DATE 6-30-97
 P. O. BOX 657 BRISTOW, OK 74010 PHONE 918-367-2942

I, the undersigned, certify that the taxes and other charges shown on this plat have been paid.
 Wagoner County Treasurer
[Signature]