

CERTIFICATE OF OWNERS  
KNOW ALL MEN BY THESE PRESENTS, That We, Guss Piguet and Louise Ann Piguet, his wife, are the owners of the following described real estate located in Wagoner County, Oklahoma, to-wit:

The E/2 of NE/4 NW/4 less the South 100 feet of the East 100 feet of Section 19, T-18-N, R-19-E. I. M., Wagoner County, Oklahoma.

And hereby certify that We have caused the same to be platted into STREETS, EASEMENTS and LOTS according to this plat which We hereby adopt under the name of LOU ANN SUBDIVISION NO.2, Wagoner County, Oklahoma. We do hereby dedicate to public use as a street or a road all lands shown as such on this plat. And to become a part of the road system of Wagoner County, Oklahoma, subject to all laws etc. governing its use as such. Provided that in the case of abandonment or its use as other than a public thoroughfare, title shall revert to the dedicators, their heirs or assigns.

These covenants are to run with the land and shall be binding on all parties and persons claiming them until October 1, 1982, at which time the said covenants shall automatically be extended for successive periods of ten (10) years, unless by a vote of a majority of the then record owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons, owning any real estate in said development or subdivision to prosecute any proceedings at law or in equity, against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing, or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or Court Order shall in no way affect any of the other provisions, which shall remain in full force and effect.

1. All lots in the tract shall be known and described as residential lots, except Blocks 4, 5 and 6 which are designated for Mobile Home Sites. No structure may be erected, altered, placed or permitted to remain on any residential lot, building plot other than one detached dwelling not to exceed two stories in height, and a private garage for not more than two cars.
2. No residence building shall be located nearer than six (6) feet to any side lot line, distance between buildings to be a minimum of 12 feet, except that the side line restrictions shall not apply to a detached garage, or subsidiary building located ninety (90) feet or more from the front line. No residence or attached appurtenance shall be erected on any lot farther than thirty-five (35) feet, or nearer than 25 feet from the front line.
3. No residence or structure shall be erected on any building plot, which plot has an area of less than 7500 square feet.
4. No dwelling shall be permitted on any residential lot in the tract, in which the ground floor area of the main structure of which, exclusive of one-story porches and garages, is less than seven hundred fifty (750) square feet in the case of a one-story structure and shall conform to the minimum F.H.A. or V.A. requirements.
5. No fence shall be erected on any lot over six (6) feet in height.
6. Easements for all utilities, sanitary and storm sewers, installation and maintenance, affecting all lots, is hereby reserved for the use of the public, as shown on the recorded plat.
7. No live animals, livestock, or poultry of any kind may be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for commercial purposes, and do not become a nuisance.

Dated this 20 day of September, 1972

Guss Piguet  
Guss Piguet

Louise Ann Piguet  
Louise Ann Piguet

STATE OF OKLAHOMA ss.  
COUNTY OF WAGONER

Before me, the undersigned, a Notary Public in and for the said County and State personally appeared Guss Piguet and Louise Ann Piguet, his wife, to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 20 day of September, 1972.

My Commission expires 8-4-75

Charlotte Garrison  
Notary Public

CERTIFICATE OF ENGINEER AND LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That I, Barton G. Treece, a Registered Professional Engineer and Land Surveyor in the State of Oklahoma, have carefully and accurately surveyed and platted the above tract of land known as LOU ANN SUBDIVISION NO. 2 in Wagoner County, Oklahoma and that this is an accurate plat of the same.

Witness my hand and seal this 30<sup>th</sup> day of September 1972.

Barton G. Treece  
Barton G. Treece

STATE OF OKLAHOMA ss.  
COUNTY OF MUSKOGEE

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Barton G. Treece, to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes herein set forth.

Witness my hand and seal this 30<sup>th</sup> day of September 1972.

My Commission expires 12-14-75

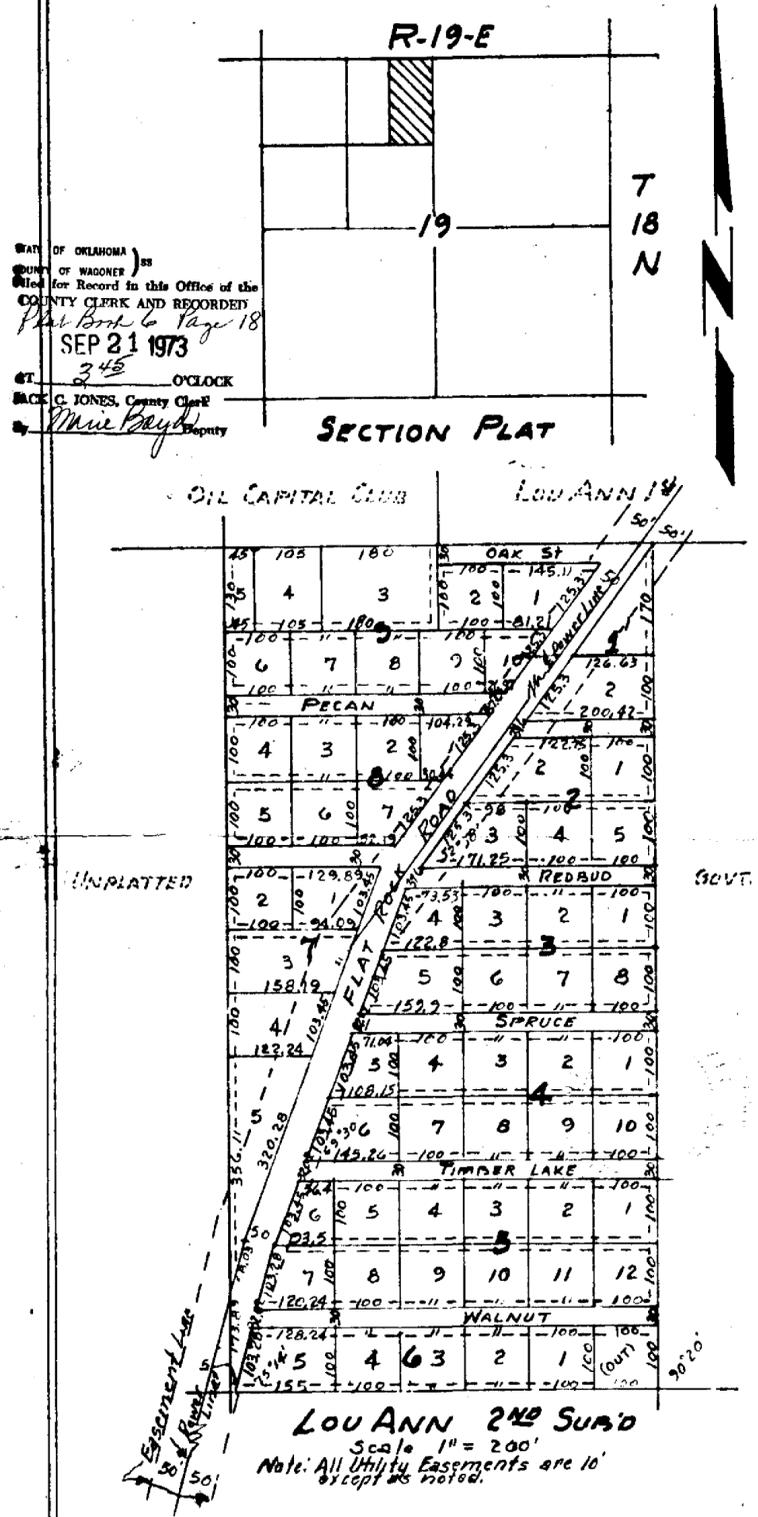
Dat [Signature]  
Notary Public

CERTIFICATE:

This is to certify that the tax records of the County Treasurer's Office of Wagoner County, Oklahoma show no delinquent taxes on the above described real estate, and that sufficient surety bond has been deposited with the said County Treasurer to cover all the 1972 ad valorem taxes in compliance with Title 11, Section 514, O.S.A., 1941.

(1973 taxes in Escrow acct.)

[Signature]  
County Treasurer



STATE OF OKLAHOMA ss.  
COUNTY OF WAGONER  
Filed for Record in this Office of the  
COUNTY CLERK AND RECORDED  
Plat Book 6 Page 18  
SEP 21 1973  
3 45  
O'CLOCK  
JACK C. JONES, County Clerk  
Mae Bayle, Deputy

Amended Restrictive Covenants  
Recorded Book 468 page 432  
Lou-Ann