

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, CARL E. LUPER and JOSSIE N. LUPER, husband and wife, are owners of the following described real estate, situated in Wagoner County, State of Oklahoma, to-wit:

The E 1/2, SE 1/4 of Section 7, T 18 N, R 19 E of the Indian Base and Meridian, all in Wagoner County, Oklahoma.

WHEREAS, the above named owners have caused the S 1/2, SE 1/4, SE 1/4 to be surveyed, staked, platted and subdivided into lots and blocks, and streets, and have designated the same as LUPER'S FIRST ADDITION, an addition in Wagoner County, Oklahoma,

NOW THEREFORE, the undersigned owners do hereby dedicate for public use all of the streets as shown on said plat and do hereby guarantee the title to all of the land covered by said streets. Now for the purpose of providing an orderly development of the above described tract and in order to provide adequate restrictive covenants, for the mutual benefit of themselves and their successors in title, to the subdivision of said land, hereinafter referred to as lots and blocks, the undersigned do hereby impose the following restrictions and reservations and create easements which shall be binding upon them, their successors and assigns, to-wit:

RESTRICTIONS

- No more than one mobile home, trailer or building, used as a residence part time or permanently, shall be placed or erected on a single lot in block one and two of this addition.
- No commercial business of any kind or nature shall be operated from or on block one or two of this addition.
- No swine shall be permitted in this addition, and no cattle, horses or poultry shall be kept on a lot of less than one acre.
- Any owner, rentor or any other person legally occupying any lot in this addition, who keeps cattle, horses or poultry on these premises shall fence the platted lot completely around its perimeter and shall provide suitable shelter, barns or outbuildings for such livestock.
- Any outbuilding used for the shelter of animals shall be located at a point farthest from the road serving the area and no nearer than twenty feet from any boundary of the lot on which the shelter is located.
- Any outbuilding in block one or two shall be constructed of new material and shall be painted and shall not detract from the general appearance of the neighborhood.
- No old cars, junk, trash or residue of any kind shall be permitted in this addition. All building material shall be neatly stacked and, in general, owners of lots in this addition shall keep and maintain their property in a manner not to be noxious or displeasing to the neighborhood or to the public.
- Minimum costs of improvements on lots in this addition shall be \$5,000.00.
- All of these restrictions shall apply to blocks one, two and three of this addition except that the second restriction above may be waived on lots of two acres or more.

IN WITNESS WHEREOF, We have hereunto set our hands and seals at Wagoner, Oklahoma, this 16th day of February, 1972.

Carl E. Luper
Carl E. Luper

Jossie N. Luper
Jossie N. Luper

State of Oklahoma }
County of Wagoner } ss

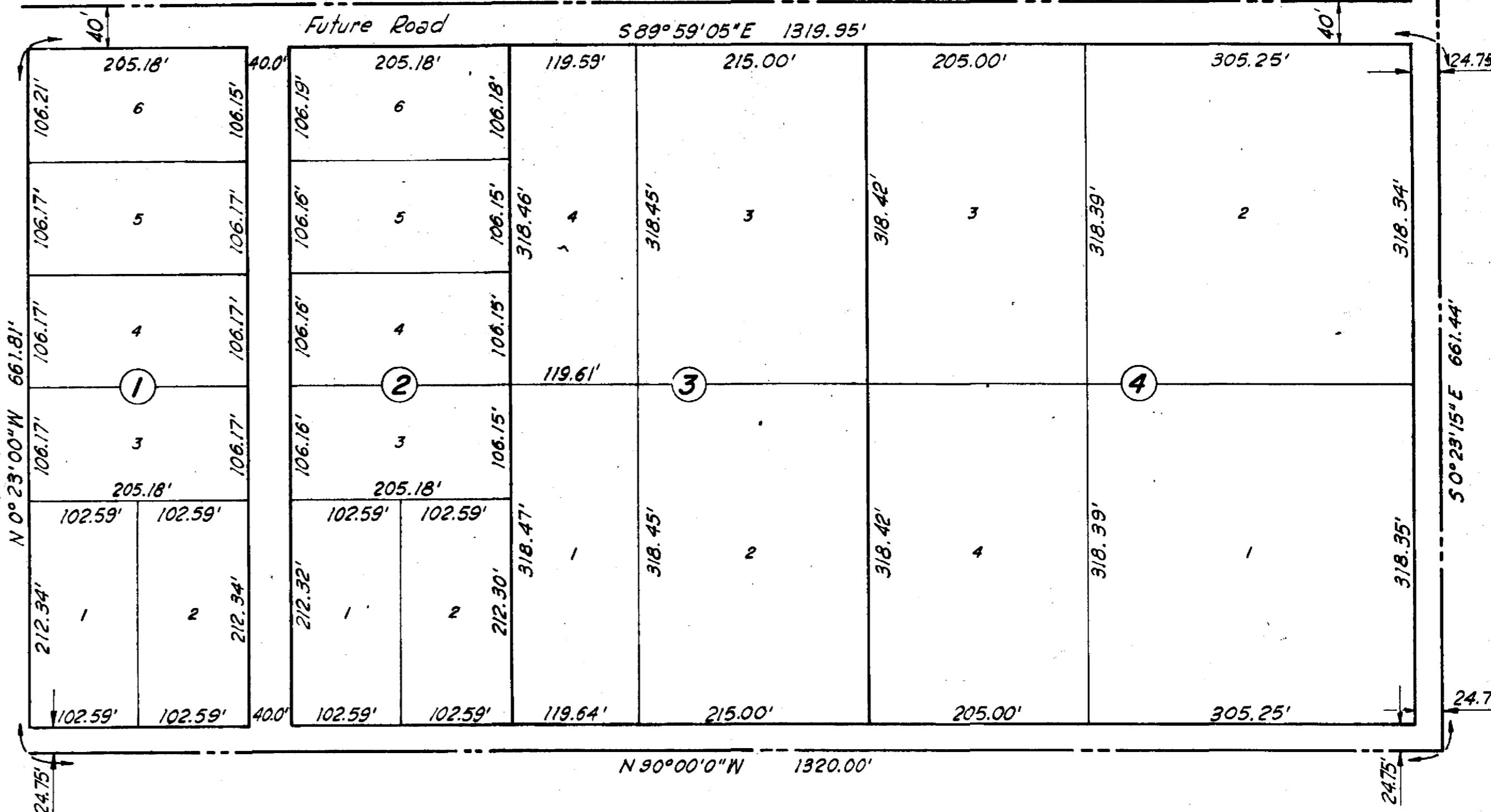
Before me, a Notary Public, in and for the said County and State, on this 16th day of February, 1972, personally appeared Carl E. Luper and Jossie N. Luper, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

My commission expires October 14, 1975

Janell Mackey
Notary Public

LUPER'S FIRST ADDITION
WAGONER COUNTY, OKLAHOMA

Plat Book 5 pag. 9
STATE OF OKLAHOMA }
COUNTY OF WAGONER } ss
Filed for Record in this Office at the
COUNTY CLERK AND RECORDS
FEB 16 1972
AT 8:45
JACK C. JONES, County Clerk
By *Maria Boyd* Deputy



SURVEYOR'S CERTIFICATE

We hereby certify that, at the instance of Carl E. Luper and Jossie N. Luper, husband and wife, we did survey the tract described hereon, and that the subdivision of the tract as shown hereon is a true and correct representation of lots, blocks and streets according to the survey.

HOLWAY ENGINEERS, INC.

By *L. B. Cheffey*
L. B. Cheffey
Registered Land Surveyor No. 747



State of Oklahoma }
County of Tulsa } ss

Before me, a Notary Public in and for said County and State, on this 14 day of FEBRUARY, 1972, personally appeared L. B. Cheffey, 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 uses and purposes therein set forth.

My commission expires MARCH 14, 1974

James A. Connor
Notary Public

According to the 1971 Map Book as shown paid on the above description
James M. Roberts
Notary Public

