

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 a part of the NW 1/4, 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 SECOND 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

1. No more than one mobile home, trailer or building, used as a residence, part time or permanently, shall be placed or erected in this addition.
2. No commercial business of any kind or nature shall be operated in or on, or headquartered from this addition.
3. No swine shall be permitted.
4. 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 area completely around its perimeter and shall provide suitable shelter, barns or outbuildings for such livestock.
5. 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 the boundary of the lot on which the shelter is located.
6. All buildings or outbuildings in this addition shall be constructed of new material and shall be painted and shall not detract from the general appearance of the neighborhood.
7. 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 the public.
8. Minimum costs of improvements in this addition shall be \$5,000.00.
9. With the exception of trees of the thorny variety, no tree growing on the property line between lots or in the dedicated right-of-way for roads shall be cut down.
10. Trees having all or any part growing on the property line shall be considered as having joint ownership, but the joint owners even by common agreement shall not remove such a tree.
11. Easement is given on streets and alleys for electric and water utilities, such easement shall be fifteen feet in width.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at Wagoner, Oklahoma, this _____ day of _____, 1972

Carl E. Luper

Jossie N. Luper

State of Oklahoma } ss
County of Wagoner }

Before me, a Notary Public, in and for the said County and State, on this _____ day of _____, 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 _____

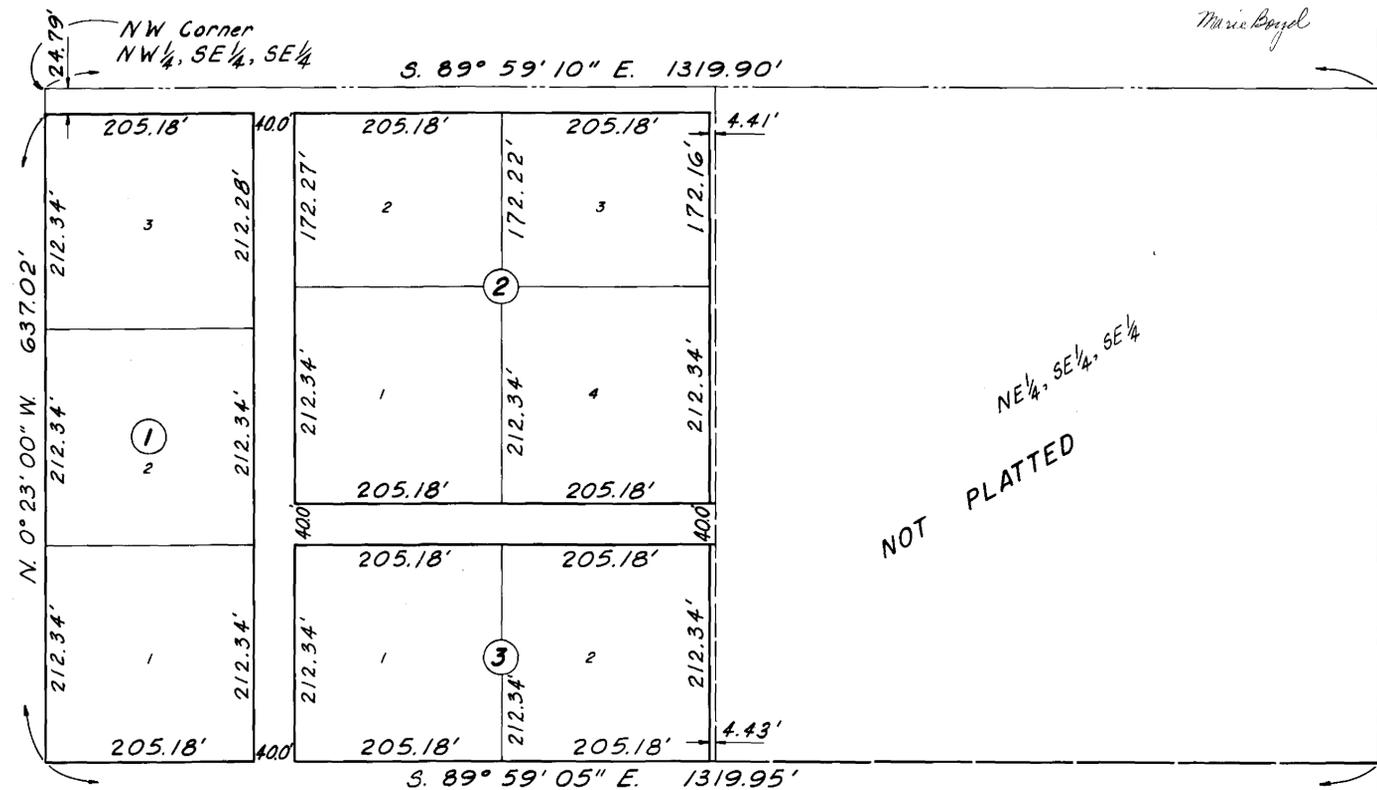
Notary Public

LUPER'S SECOND ADDITION

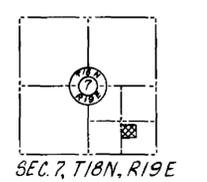
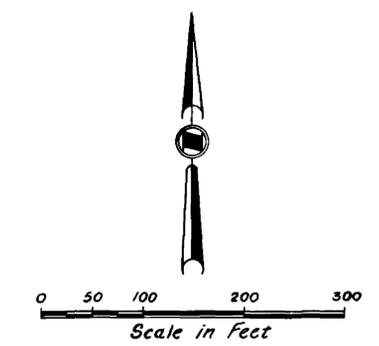
WAGONER COUNTY, OKLAHOMA

Plat Book 5 Page 14

*2¹⁰
Marie Boyd*



*NE 1/4, SE 1/4, SE 1/4
NOT PLATTED*



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 } ss
County of Tulsa }

Before me, a Notary Public in and for said County and state, on this 21st day of March, 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 30, 1976
Martha A. Kenton
Notary Public

According to the 1971 topographic map on the SE 1/4 description on page 14
Marie Boyd