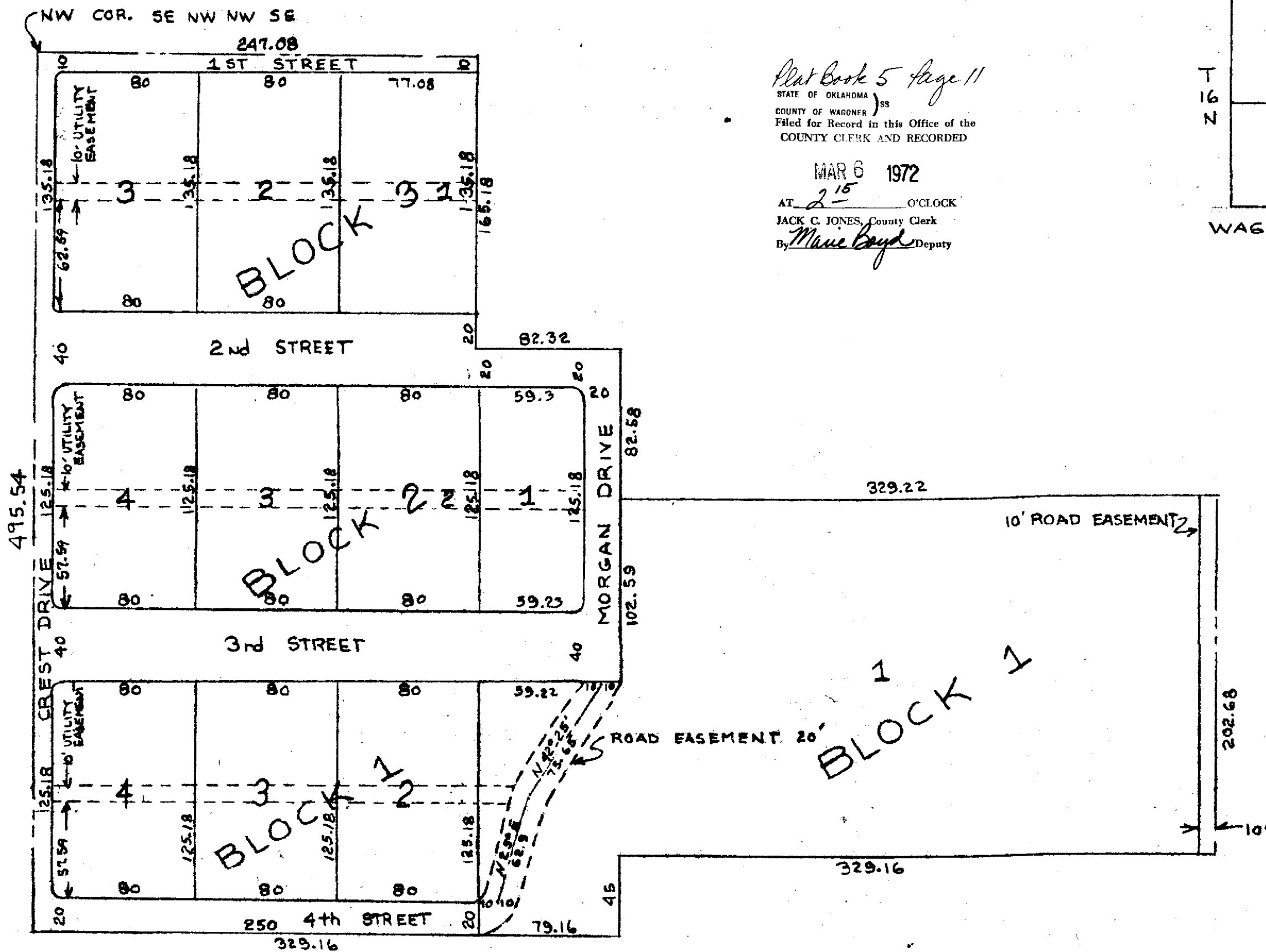


MORGAN ADDITION

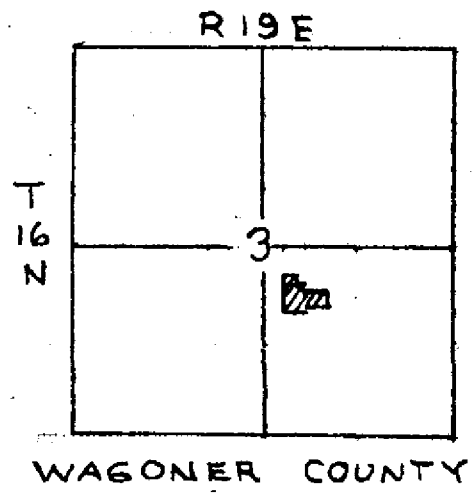
A SUBDIVISION TO THE COUNTY OF WAGONER, STATE OF OKLAHOMA

$\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ less South 45 feet AND NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ AND NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ AND SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ AND SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ AND NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 3, Township 16 North, Range 19 East of the Indian Meridian, Wagoner County, Oklahoma

NORTH



Plat Book 5 Page 11
 STATE OF OKLAHOMA
 COUNTY OF WAGONER
 Filed for Record in this Office of the
 COUNTY CLERK AND RECORDED
 MAR 6 1972
 AT 2:15 O'CLOCK
 JACK C. JONES, County Clerk
 By *M. M. Boyd* Deputy



Certificate of Dedication and Restrictive Covenants

Know by all men by these presents:
 That J. B. Morgan and Colena Morgan are the owners of the following described property:
 $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ less South 45 feet, and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 3, Township 16 North, Range 19 East of the Indian Meridian, Wagoner County, Oklahoma

That J. B. Morgan and Colena Morgan, the owners of the above described property have caused the same to be surveyed, staked into lots, streets and utility easements and have caused the same to be named "Morgan Addition" a subdivision in Wagoner County, State of Oklahoma. That the owners do hereby dedicate to the Public use the streets as shown on the above plat. That the owners do guarantee clear title to so lands dedicated and for a orderly development of the entire tract the owners dedicate for utility easements that land so described and does grant to Utility companies the right of ingress and egress for the purpose of construction, maintaining and operating, repairing, removing and replacing any and all utilities.

That for the purpose of providing adequate restrictive covenants for the mutual benefit of all successors in title do hereby impose the following restrictions and create the covenants to which it shall be incumbent to our successors to adhere.

These Restrictive Covenants are to run with the land and shall be binding on all parties and all persons claiming right under them until December 31, 1992, at which time said covenants shall be automatically extended for successive periods of ten years, unless by a vote of the then majority of land owners of subdivision, then 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 situated in said subdivision to prosecute any proceeding at law or in equity against persons violating or attempting to violate any such covenant, and either to prevent him for doing so or to recover damages or other dues for such violation. Invalidation of any one of the covenants in no way affect the other provisions and they shall remain in full force and effect.

Restrictive Covenants

- No permanent structures shall be located nearer than five feet from the side or back lot lines.
- No swine, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs cats and other household pets which may be kept provided they are not kept, bred, or maintained for any commercial purposes.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become a annoyance or nuisance to the neighborhood.

In witness whereof, said J. B. Morgan and Colena Morgan have hereto set our hands this day 6th March 1972

J. B. Morgan
 J. B. Morgan
Colena Morgan
 Colena Morgan

State of Oklahoma
 County of Wagoner

Before me the undersigned, a Notary Public in and for the County of State of Oklahoma on this day 6 of March 1972, personally appeared J. B. Morgan and Colena Morgan to me known to be the identical persons who subscribed the names of the maker thereof to the foregoing instrument and as its owner, acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes set forth.

My commission expires Feb 27-1974

Richard Panard
 Notary Public

Treasurer Certificate

I certify that the 1971 taxes and all back taxes have been paid on the above described property.

Russell Roberts
 Wagoner County Treasurer

Certificate of Survey

I, John F. Sheridan, the duly elected Surveyor of Wagoner County, State of Oklahoma and a Registered Land Surveyor in the State of Oklahoma have surveyed the above noted property and do here state that said survey is correct to the best of my current knowledge.

