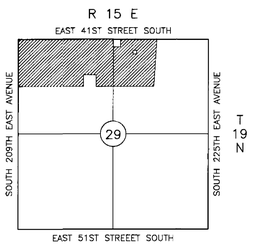
FILE DATE: 09/15/1997 FILE TIME: 10:12
WAGONER COUNTY, JERRY FIELDS - COUNTY CLERK
BOOK: PLC4 PAGE: 322
REC #: 1997 8950 **

AMENDED PLAT OF
NEW TULSA ESTATES

AN ADDITION BEING PART OF THE N/2 OF THE NW/4 AND A PART OF THE NW/4 OF THE NE/4 OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE I.B. & M., TOWN OF NEW TULSA, WAGONER COUNTY, STATE OF OKLAHOMA.

0 100 200 300
1"=100'



LOCATION MAP
SCALE: 1"=2000'

SUBDIVISION CONTAINS:

73 LOTS

3 BLOCKS

BLOCK 1 CONTAINS 40.822 ACRES

BLOCK 2 CONTAINS 31.446 ACRES

BLOCK 3 CONTAINS 18.995 ACRES

TOTAL AREA FOR 73 LOTS AND 3 BLOCKS 91.263 ACRES

RESERVE AREA CONTAINS 1.777 ACRES

EASEMENT NOTES

(1) 50' EXPLORER PIPELINE EASEMENT, RECORDED IN VOLUME 414 AT PAGE 230.

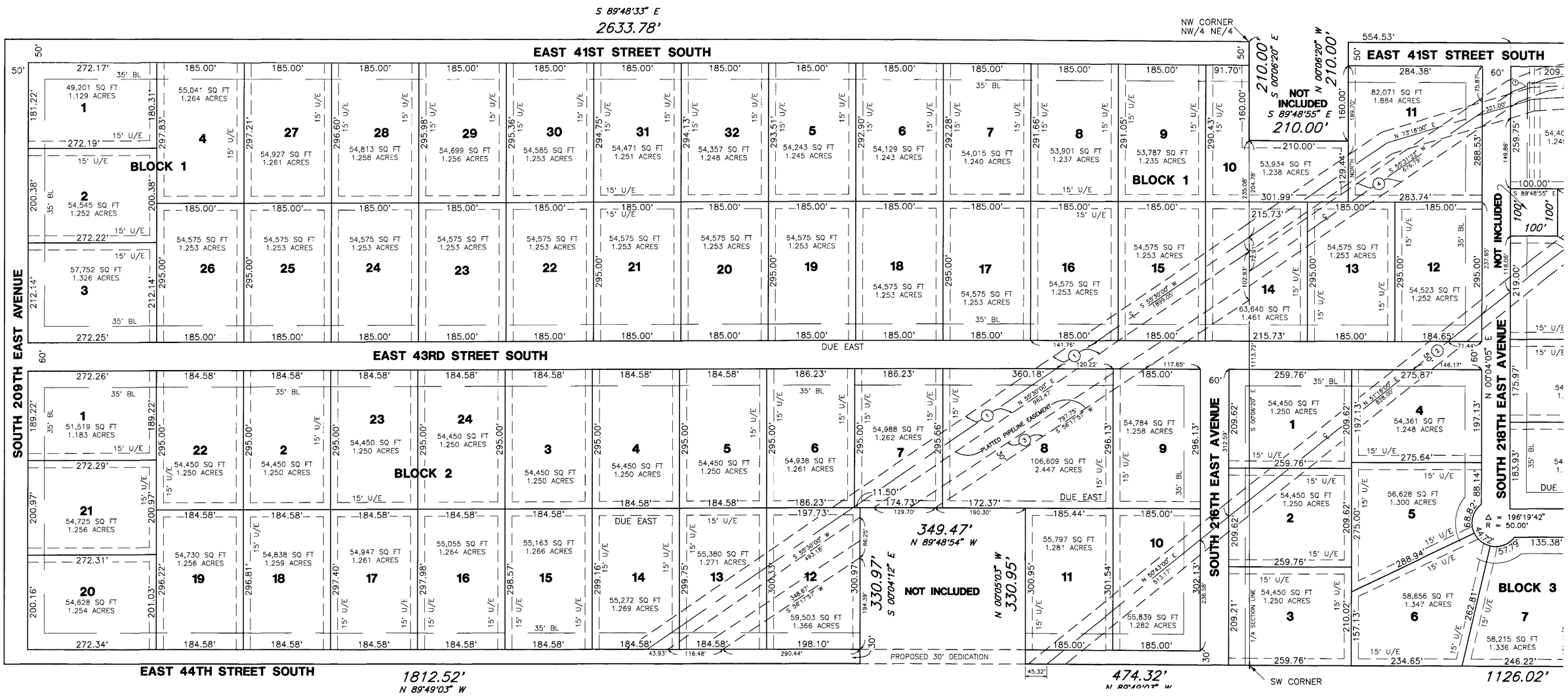
(2) 50' ONG EASEMENT, RECORDED IN VOLUME 256 AT PAGE 595, WITH PARTIAL RELEASE, RECORDED IN VOLUME 401 AT PAGE 231.

(3) 30' RIGHT-OF-WAY, RECORDED IN VOLUME 204 AT PAGE 228 AND VOLUME 291 AT PAGE 475, ASSIGNED TO WILLIAMS BROTHERS BY ASSIGNMENT RECORDED IN VOLUME 417 AT PAGE 117. THIS EASEMENT IS CONTAINED WITHIN THE PLATTED PIPELINE EASEMENT SHOWN HEREON.

(4) 50' WILLIAMS PIPELINE CO. EASEMENT, RECORDED IN BOOK 676 AT PAGE 71 AND PARTIAL RELEASE, RECORDED IN BOOK 675 AT PAGE 82.

OWNER:
SWAB SILBERG INVESTMENTS - L.L.C.
DBA NEW TULSA ESTATES
P.O. BOX 952
BIXBY, OKLAHOMA 74008

SURVEYOR:
WHITE SURVEYING COMPANY
9936 EAST 55TH PLACE
TULSA, OKLAHOMA 74146
(918) 663-6924



FILE DATE: 09/15/1997 FILE TIME: 10:12
WAGONER COUNTY, JERRY FIELDS - COUNTY CLERK
BOOK: PLC4 PAGE: 322
REC #: 1997 8950 **

AMENDED PLAT OF
NEW TULSA ESTATES

0 100 200 300
1"=100'

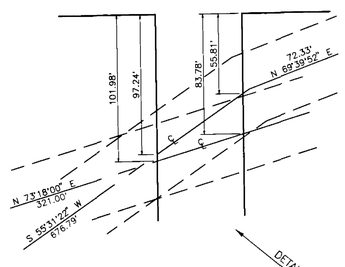
NEW TULSA ESTATES RESTRICTIONS

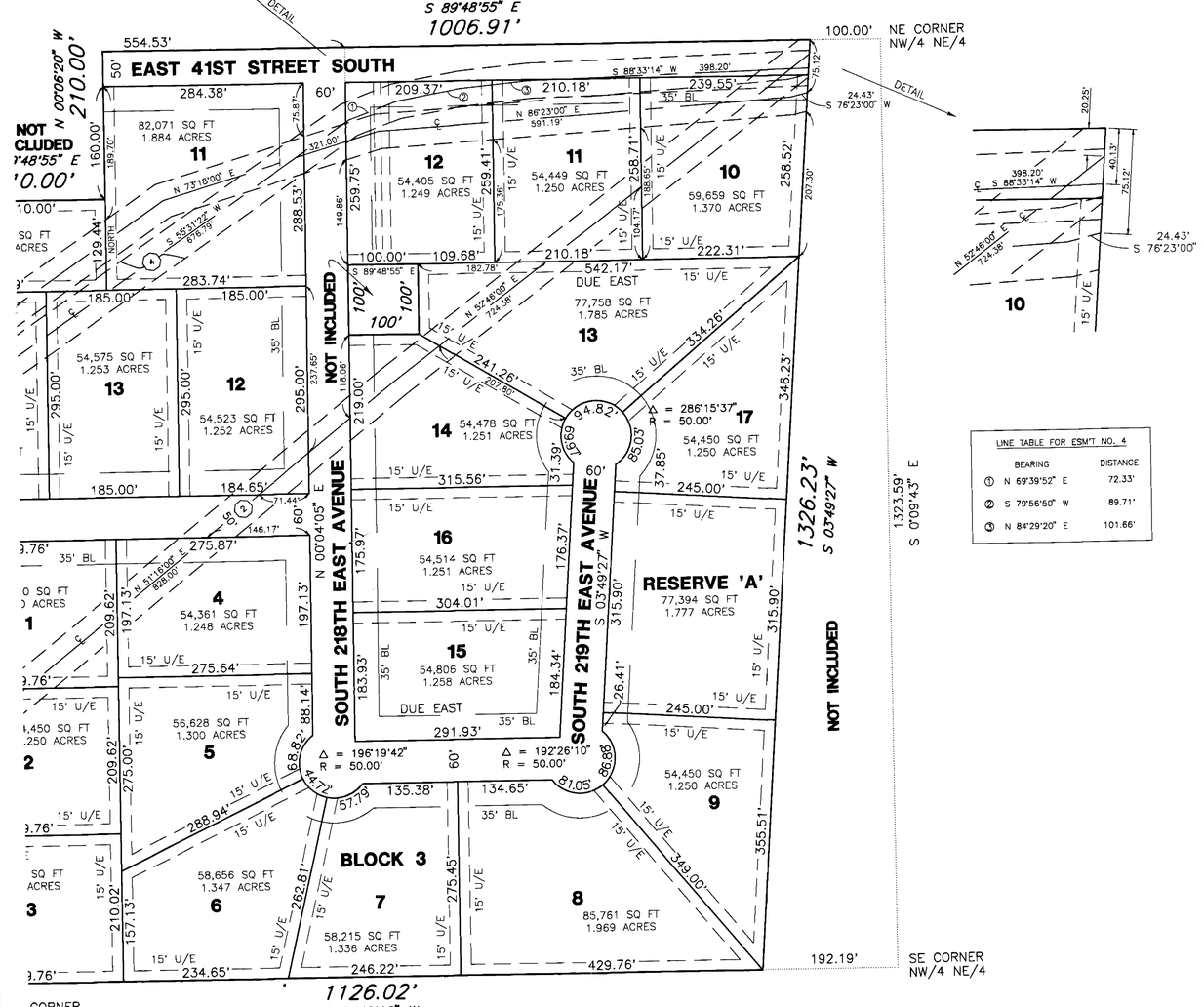
KNOWN ALL PERSONS BY THESE PRESENTS THAT SWAB SILBERG INVESTMENTS, L.L.C., DBA NEW TULSA ESTATES, HEREINAFTER KNOWN AS THE "GRANTOR" IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWN OF NEW TULSA, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THE NORTH HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION; AND ALSO LESS AND EXCEPT THE WEST HALF (W/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4); AND ALSO LESS AND EXCEPT THE WEST 20 FEET OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHWEST QUARTER (NW/4);

AND

THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT A TRACT BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 29; THENCE N 89°48'55" W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4), A DISTANCE OF 100.00 FEET; THENCE S 03°49'27" W A DISTANCE OF 1326.23 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4); THENCE S 89°49'16" E, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4), A DISTANCE OF 192.19 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 0°09'43" W, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 29; THENCE S 00°06'20" E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1323.59 FEET TO THE POINT OF BEGINNING; AND ALSO LESS AND EXCEPT A TRACT BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 29; THENCE S 00°06'20" E, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 210.00 FEET; THENCE N 89°48'55" W, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 210.00 FEET; THENCE N 00°06'20" W, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; AND ALSO LESS AND EXCEPT A TRACT BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION 29; THENCE S 89°48'55" E, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NE/4), A DISTANCE OF 554.53 FEET; THENCE S 00°04'05" W A DISTANCE OF 309.75 FEET TO THE POINT OF BEGINNING; THENCE S 89°48'55" E, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 100.00 FEET; THENCE S 00°04'05" W A DISTANCE OF 100.00 FEET; THENCE N 89°48'55" W, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 100.00 FEET; THENCE N 00°04'05" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.





LINE TABLE FOR ESM'T NO. 4	
BEARING	DISTANCE
① N 69°39'52" E	72.33'
② S 79°56'50" W	89.71'
③ N 84°29'20" E	101.66'

AND HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED AND PLATTED AS SHOWN BY THE ACCOMPANYING PLAT, WHICH IS MADE A PART HEREOF AND HAVE DESIGNATED THE SUBDIVISION AS "NEW TULSA ESTATES" AN ADDITION TO THE TOWN OF NEW TULSA, WAGONER COUNTY, STATE OF OKLAHOMA.

NOW, THEREFORE, THE GRANTOR DEDICATES FOR PUBLIC USE OF THE STREETS AS SHOWN ON SAID PLAT. THE GRANTOR DOES FURTHER DEDICATE FOR THE PUBLIC USE THE EASEMENTS AND THE RIGHTS-OF-WAY AS SHOWN FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, AND REMOVING OR REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING TELEPHONE LINES, POWER LINES AND TRANSFORMERS, GAS LINES AND WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SUCH FACILITIES, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND ANY OTHER SUCH APPURTENANCES THERETO WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SUCH EASEMENTS AND RIGHTS-OF-WAY FOR THE USES AND PURPOSES AFORESAID.

FURTHER, THE GRANTOR, FOR THE PURPOSE OF PROVIDING ORDERLY DEVELOPMENT OF THE PROPERTY ABOVE DESCRIBED (HEREAFTER REFERRED TO AS NEW TULSA ESTATES), AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE UNDERSIGNED GRANTOR, ITS SUCCESSORS, GRANTEES AND ASSIGNS, AND THE TOWN OF NEW TULSA, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE ENFORCEABLE BY THE OWNERS OF LOTS WITHIN NEW TULSA ESTATES:

A. EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE DEDICATED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS, NO STRUCTURES SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR ALTER THE DIRECTION OF FLOW OF DRAINAGE IN THE EASEMENTS. THE EASEMENT AREA OF THE LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH PUBLIC AUTHORITY, ASSOCIATION OF PROPERTY OWNERS, OR UTILITY COMPANY IS RESPONSIBLE. OWNERS ALSO GRANT RIGHT OF INGRESS AND EGRESS TO AND OVER, ACROSS AND UPON ALL OF SAID EASEMENTS.

B. IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, ALL OF THE LOTS ARE SUBJECT TO THE FOLLOWING:

1. OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC SERVICE, TELEPHONE, AND CABLE TELEVISION SERVICE MAY BE LOCATED ALONG THE PERIMETER OF THE SUBDIVISION AND WITHIN 15' U/E AS SHOWN ON THE PLAT. ALL UTILITY LINES SHALL BE LOCATED WITHIN THE EASEMENT WAYS RESERVED FOR GENERAL UTILITIES AND STREETS SHOWN ON THE ATTACHED PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY BE ALSO LOCATED IN SUCH EASEMENT WAYS.

2. UNDERGROUND SERVICE CABLES TO ALL HOMES MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST PEDESTAL, TRANSFORMER, OR POLE TO THE POINT OF CONNECTION AS DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH HOMES AS MAY BE LOCATED UPON EACH SAID LOT. PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE TO A PARTICULAR BUILDING, THE SUPPLIER OF ELECTRIC SERVICE, TELEPHONE, OR CABLE TELEVISION SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF- WAY EASEMENT ON EACH LOT COVERING A FIVE FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON SAID BUILDING.

3. THE SUPPLIER OF ELECTRIC, TELEPHONE, AND TELEVISION SERVICE, THROUGH THEIR PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENT WAYS SHOWN ON THE PLAT, OR PROVIDED FOR IN THIS DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID UNDERGROUND ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE SO INSTALLED BY IT.

4. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE AND CABLE TELEVISION FACILITIES. THE UTILITY COMPANIES WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES, BUT THE OWNER WILL PAY FOR THE DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR ITS AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS CONCERNING UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND THEREBY.

C. THE MINIMUM BUILDING SET-BACKS FOR DWELLING UNITS SHALL BE AS FOLLOWS:

FRONT YARD --- THIRTY-FIVE FEET (35')

SIDE YARDS --- FIFTEEN FEET (15')

REAR YARD --- TWENTY-FIVE FEET (25')

(EXCEPT WHERE THE EASEMENTS ARE GREATER)

D. LOT USE RESTRICTIONS:

1. ALL OF THE LOTS LOCATED IN NEW TULSA ESTATES SHALL BE DESIGNATED FOR RESIDENTIAL PURPOSES ONLY.

2. NO LOTS IN THIS ADDITION SHALL BE USED FOR STORAGE OF WRECKED, UNLICENSED OR DISMANTLED CARS OR TRUCKS, OR ANY TYPE OF JUNK ITEMS UNLESS STORED INSIDE A BUILDING AND KEPT OUT OF SIGHT.

3. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE AND/OR OTHER WASTE. RUBBISH, TRASH, GARBAGE AND/OR OTHER WASTE SHALL BE KEPT ONLY IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. BUILDER IS RESPONSIBLE FOR CLEAN-UP OF THE LOT WITHIN FORTY-FIVE (45) DAYS OF COMPLETION OF CONSTRUCTION . BAR DITCHES SHALL NOT BE USED TO BURN TRASH AND SHALL BE KEPT FREE OF DIRT AND DEBRIS. THE OWNER SHALL BE RESPONSIBLE FOR KEEPING WEEDS AND GRASS MOWED ON LOTS. IF WEEDS OR GRASS BECOME 12 INCHES TALL AND ARE NOT MOWED, NEW TULSA ESTATES OR THE HOME OWNERS ASSOCIATION WILL MOW THE LAND AND THE OWNER WILL HAVE TO PAY THE EXPENSE OF MOWING.

4. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

5. TRUCKS OR EQUIPMENT PARKED ON LOTS IN THIS ADDITION SHALL BE LIMITED TO A NUMBER AS NOT TO CREATE A NEIGHBORHOOD NUISANCE OR BECOME UNSIGHTLY. TRUCKS OR EQUIPMENT ARE NOT TO BE PARKED ON ROAD RIGHTS-OF-WAY.

6. NO INOPERABLE OR JUNK MOTOR VEHICLES, BOATS, TRAILERS, SHALL BE KEPT ON ANY LOT. ALL OPERATIVE BOATS, TRAILERS, SHALL BE KEPT TO THE BACK OF A DWELLING.

7. BILLBOARDS PROHIBITED: THE CONSTRUCTION OF ADVERTISING BOARDS AND/OR STRUCTURES ON ANY LOT IS PROHIBITED, EXCEPT THAT BILLBOARD ADVERTISING THE SALE OR RENTAL OF SUCH PROPERTY AND SHALL BE PERMITTED PROVIDED IT DOES NOT EXCEED THREE (3) FEET SQUARE IN SIZE.

E. DWELLING UNIT RESTRICTIONS:

1. THIS PROPERTY IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER LOT, CONTAINING NOT LESS THAN 840 SQUARE FEET OF LIVING SPACE FOR MOBILE HOMES AND 1,000 SQUARE FEET FOR STICK BUILT HOUSES.

2. ANY MOBILE HOME THAT IS FIVE (5) YEARS OLD OR OLDER MUST BE INSPECTED AND APPROVED BY NEW TULSA ESTATES, OR THE LOCAL HOME OWNERS ASSOCIATION, PRIOR TO MOVING THE HOME ONTO A LOT IN THIS ADDITION.

3. MODULAR OR PREFABRICATED HOMES ARE PERMITTED PROVIDING THEY ARE SET ON A PERMANENT FOUNDATION AND COMPLETED IN A NEAT, PROFESSIONAL-LIKE MANNER. MODULAR OR PREFABRICATED HOMES MUST MEET THE SAME REQUIREMENTS AS STICK BUILT HOUSES MUST MEET.

4. ANY CONSTRUCTION TO ANY RESIDENCE (ADD-ONS, PORCHES, ETC.) SHALL BE CONSTRUCTED IN A NEAT, PROFESSIONAL-LIKE MANNER AND MUST BE COMPLETED ON A TIMELY BASIS. THE CONSTRUCTION OF ANY OUTLYING BUILDING (GARAGES, BARNS, SHED, ETC.) MUST BE COMPLETED IN A TIMELY MANNER. NO TEMPORARY BUILDING SHALL BE ERECTED ON ANY LOTS IN THIS ADDITION.

5. NO TENT, BASEMENT, GARAGE, SHACK, BARN, OR OTHER OUT BUILDING OF SIMILAR STRUCTURE SHALL BE USED AS A RESIDENCE ON SAID PROPERTY. BUILDINGS OR FENCES ERECTED ON ANY LOT SHALL BE BUILT IN A NEAT, PROFESSIONAL-LIKE MANNER, COMPLETED ON A TIMELY BASIS, AND SHALL BE MAINTAINED BY THE OWNER.

6. NO "USED" HOMES, OTHER THAN MOBILE HOMES, SHALL BE MOVED ONTO ANY LOTS IN THIS ADDITION.

7. MANUFACTURED HOMES MUST BE FULLY SKIRTED WITH MATERIAL OF A COLOR COMPARABLE WITH THE HOME EXTERIOR WITHIN 90 DAYS.

8. ANY MOBILE HOMES ABANDONED OR DESTROYED MAY BE REMOVED AFTER A PERIOD OF THREE (3) MONTHS BY NEW TULSA ESTATES, OR THE LOCAL HOME OWNERS ASSOCIATION AT THE OWNER'S EXPENSE.

F. ACCESSORY AND OUT-BUILDINGS:
ALL OUTBUILDINGS MUST BE NEAT IN APPEARANCE AND MUST BE PLACED TO THE REAR OF THE DWELLING.

G. LIVESTOCK RESTRICTION:
NO HORSES OR COWS CAN BE KEPT ON ANY LOT WITH AND AREA OF LESS THAN 2 1/2 ACRES. LOTS WITH OVER 2 1/2 ACRES ARE LIMITED TO ONLY 1 HORSE AND 1 COW.

H. DRIVEWAYS:
ANY PURCHASER OF A LOT THROUGH A CONTRACT FOR DEED OR AN OWNER OF A LOT, BOTH REFERRED TO AS "OWNERS" HEREIN, WITH THE EXCEPTION OF DECLARANT OR ITS SUCCESSORS OR ASSIGN, SHALL INSTALL AND MAINTAIN A GRAVEL OR PAVED DRIVEWAY FROM THE DEDICATED ROADWAY TO THE DWELLING AND SHALL INSTALL A DRAINAGE CULVERT THROUGH THE DRIVEWAY ADJACENT TO THE DEDICATED ROADWAY WHICH MEETS OR EXCEEDS WAGONER COUNTY SPECIFICATIONS.

I. NEW TULSA RESTRICTIONS:
ALL RESIDENTS OF NEW TULSA ESTATES MUST ABIDE BY THE RESTRICTIONS OF THE TOWN OF NEW TULSA.

J. SEPTIC SYSTEMS:
NO PERSON(S) MAY RESIDE ON ANY LOT NOT SERVICED BY A SEWAGE DISPOSA. SYSTEM APPROVED BY OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.

K. RESERVE AREAS:
THE AREA LABELED AS RESERVE 'A' ON THE ACCOMPANYING PLAT IS DESIGNATED AS A PARK AREA AND IS NOT FOR RESIDENTIAL BUILDING PURPOSES.

L. ENFORCEMENT, DURATION AND SEVERABILITY:

1. THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING TO ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF FORTY (40) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS AUTOMATICALLY EXTEND FOR CONSECUTIVE PERIODS OF THE (10) YEARS UNLESS AN INSTRUMENT SIGNED BY THE MAJORITY OF THE OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE AND/OR IN PART.

2. IF ANY LOT OWNER OR THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, OR ASSIGNS, SHALL VIOLATE, OR ATTEMPT TO VIOLATE, ANY OF THESE COVENANTS OR RESTRICTIONS, IT SHALL BE LAWFUL FOR DECLARANT OR ANY OWNER OF ANY OF THE LOTS IN SAID SUBDIVISION TO INSTITUTE SUCH PROCEEDING IN LAW OR EQUITY AGAINST THE PERSON OR PERSONS SO VIOLATION SAID COVENANTS OR RESTRICTIONS TO EITHER RESTRAIN OR ENJOIN THE VIOLATION; OR, TO RECOVER DAMAGES FOR VIOLATION THEREOF.

3. INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

SWAB SILBERG INVESTMENTS, L.L.C., DBA NEW TULSA ESTATES

BY: [signature]

STATE OF OKLAHOMA }
COUNTY OF TULSA }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 12 DAY OF SEPT, 1997, PERSONALLY APPEARED T. Elliott Swab OF SWAB SILBERG INVESTMENTS, L.L.C., DBA NEW TULSA ESTATES, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

Jimmy R. Elliott
NOTARY PUBLIC
MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEY:

I, TOM A. HAYNES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1052 IN THE STATE OF OKLAHOMA, ON THIS 17th DAY OF July, 1997, AT TULSA, OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, STAKED, SUBDIVIDED AND PLATTED THE TRACT OF LAND DESCRIBED HEREON AND THAT THE ABOVE PLAT, DESIGNATED NEW TULSA ESTATES, AN ADDITION TO THE TOWN OF NEW TULSA, WAGONER COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF SAID SURVEY.

REGISTERED LAND SURVEYOR TOM A. HAYNES L.S. 1052 OKLAHOMA

TOM A. HAYNES

STATE OF OKLAHOMA }
COUNTY OF TULSA }

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 17th DAY OF July, 1997, PERSONALLY APPEARED TOM A. HAYNES, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN

Maida S. Mullen
NOTARY PUBLIC
MY COMMISSION EXPIRES
September 10, 1999.

STATE OF OKLAHOMA APPROVED JUL 29 1997 DEPARTMENT OF ENVIRONMENTAL QUALITY

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

I CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN FOR A PLAT OF THE RESIDENTIAL DEVELOPMENT WHICH IS ON FILE AT THE Wagoner OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, AND HEREBY APPROVE THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND INDIVIDUAL SEWAGE SYSTEMS.

NOTE: SINCE THE PLAT HAS BEEN APPROVED BY THE DEPARTMENT, NO MAJOR SOIL MODIFICATION MAY OCCUR IN AN AREA DESIGNATED FOR THE SEWAGE DISPOSAL SYSTEMS.

DATE: 7/29/97

ENVIRONMENTAL SPECIALIST SUPERVISOR
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALTIY

ACCEPTANCE OF DEDICATION BY MAYOR OF NEW TULSA

BE IT RESOLVED BY RON HANNING, THE MAYOR OF NEW TULSA, OKLAHOMA, THAT THE DEDICATION SHOWN ON THIS PLAT OF NEW TULSA ESTATES, ARE HEREBY ACCEPTED.

DATE: 09-11-97

MAYOR, NEW TULSA, OKLAHOMA

SHEET 2 OF 2