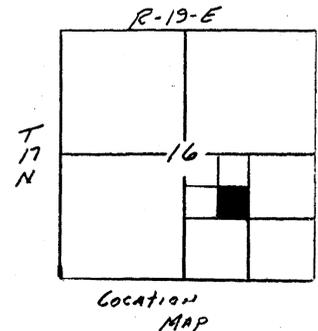


OAK PARK ESTATES

A SUBDIVISION OF THE SE 1/4 NW 1/4 SE 1/4
SECTION 16, T-17-N, R-19-E, OF THE I.B.M.,
WAGONER COUNTY, OKLAHOMA.

Plat *Colbert* - 17A.
OCT 26 1979
AT 2:25 O'CLOCK
TACK C. JONES, County Clerk
By *W. W. Boyd*, Deputy



DEED OF DEDICATION
FOR
OAK PARK ESTATES

KNOW ALL MEN BY THESE PRESENTS:
WHEREAS, JACKSON PROPERTIES, INC., an Oklahoma Corporation is the sole owner of the following described real estate,
The SE 1/4 of the NW 1/4 of the SE 1/4 of Section 16,
T-17-N, R-19-E, of the Indian Base and Meridian,
Wagoner County, Oklahoma

and have caused the same to be surveyed, staked, platted into lots, blocks and streets and have caused the same to be named and designated as "OAK PARK ESTATES", an addition in Wagoner County, State of Oklahoma and do hereby dedicate for public use wherever the streets and avenues are shown on the accompanying plat and do hereby guarantee clear title to all land so dedicated and for the purpose of providing an orderly development of the entire tract and for the purposes of providing adequate restrictive covenants for the mutual benefit of ourselves and our successors in title, to the addition of said tract, hereinafter referred to as Lots, do hereby impose the following restriction and create the following easements to which it shall be incumbent to our successors to adhere.

PROTECTIVE COVENANTS

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the Lots has been recorded, agreeing to change said covenants in whole or in part.

Enforcement shall be by proceeding at law or inequity against any person or persons violating or attempting to violate any covenant either to violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

- All homesites in this group be known and described as family residential homesites. All residences must have private garage attached to residence for not less than two (2) cars.
- Exteriors of all structures erected on any homesite shall be constructed of a minimum of 65% masonry exterior brick or stone.
- No noxious or offensive trade or activity shall be carried on or upon any homesite nor shall anything be done thereon that may be or may become an annoyance or a nuisance to the neighborhood.
- No sign of any kind shall be displayed to the public view, on any lot except one (1) professional sign of not more than two (2) square feet, or one sign of not more than five (5) square feet advertising the property for sale or rent, or signs of the builder to advertise the property during the construction and sales period.
- No mobile homes, trailers, basements, tents, shacks, garages, barns or other out-building type structures shall be moved onto any homesite in this residential development. No temporary structure will be permitted.
- No homesite will be used for the storage of materials of any kind for a period of more than thirty (30) days prior to the start of construction and then construction shall be completed within twelve (12) months from the date of placing material on homesite. All homesites shall be maintained in a neat and orderly condition at all times. Weeds and grass shall be mowed periodically and shall not be left to go to seed.
- No fence of any kind shall be placed beyond the front building line of the residence. No fencing shall be higher than six (6) feet. No fence shall be placed in front of any residence.
- All entrances from streets shall have drainage tiles, the size to be approved by the developer of the County Commissioners of Wagoner County with a minimum of 12 inches buried to a depth where the top of the tile is at least 4 inches below street level at the edge of the borrow ditch.
- All individual sewer systems or septic systems shall meet the requirements of the Wagoner County Health Department and the Health Department of the State of Oklahoma, constructed to their specifications.
- All residences constructed shall have a minimum of 1400 square feet of floor space exclusive of porches, garages and overhangs.
- The front building line for all lots shall be a minimum of thirty (30) feet from the front property line. Side yard line are a minimum of twenty (20) feet from the property line. Dimensions expressed are a minimum set back and any set back of more than sixty (60) feet must be approved by the developer.
- All driveways shall be concrete.
- No junk or inoperative motor propelled vehicles shall be left on any lot or parked on any street in this addition. If such remains parked thirty (30) days or more, they must be disposed of by the owner thereof, or at his expense or property owners in the addition.
- No lot shall be subdivided. All structures shall face dedicated Streets (North and South).
- No building of any description shall be moved from any other location to any lot in the addition.
- No structure of a temporary character shall be used on any lot at any time as a residence.
- All building plans shall be approved by developer before construction begins.

WITNESS our hands and Corporate Seal on this 16 day of October, 1979, in Wagoner, Wagoner County, Oklahoma.
JACKSON PROPERTIES, INC.
John G. Jackson
John G. Jackson
President
Karen Jeanne Jackson
Karen Jeanne Jackson
Vice-President

STATE OF OKLAHOMA)
COUNTY OF WAGONER)
Before me the undersigned Notary Public within and for said County and State on this 16 day of October, 1979, personally appeared John G. Jackson and Karen Jeanne Jackson, President and Vice-President respectively of the above mentioned Corporation, 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 use and purposes therein set forth.
WITNESS my hand and seal the day and year last above written.
My commission expires September 7, 1983.

Norma Covette Rodriguez
Notary Public

Percolation Tests:

Block	Lots	Maximum Perc. Time Minutes (1)
1	1-4	13
2	1-3	15
2	4-7	22
3	8	14
3	1-4	27

Core Tests:

Block 1, Lots 1, 2 and 3	Block 1, Lot 4, Block 2, Lots 3 and 4
0 Sandy Loam--Rocky	0 Sandy Loam--rocky
10 Sandy Soil--Extremely	12 Loose Sandy Soil--Rocky
32 Large Sandstone--Rocky	36 Large Sandstone--rocky Sandy Soil
Block 2, Lots 1, 2, 6, 7 and 8	Block 2, Lot 5 Block 3, Lots 1, 2, 3 and 4
0 Sandy Loam	0 Sandy Loam--Rocky
10 Sandy Soil--Very Rocky--Loose	14 Sandy Soil--Rocky
42 Some Clay--Sandy	27 Soft Sandstone--Layer
	30 Clay Gray w/Red Sandy
	48

Tests compiled by R.B. Lemon, P.E. 7270

The Oklahoma State Department of Health certifies that this plat is approved for the construction of individual sewage disposal systems.

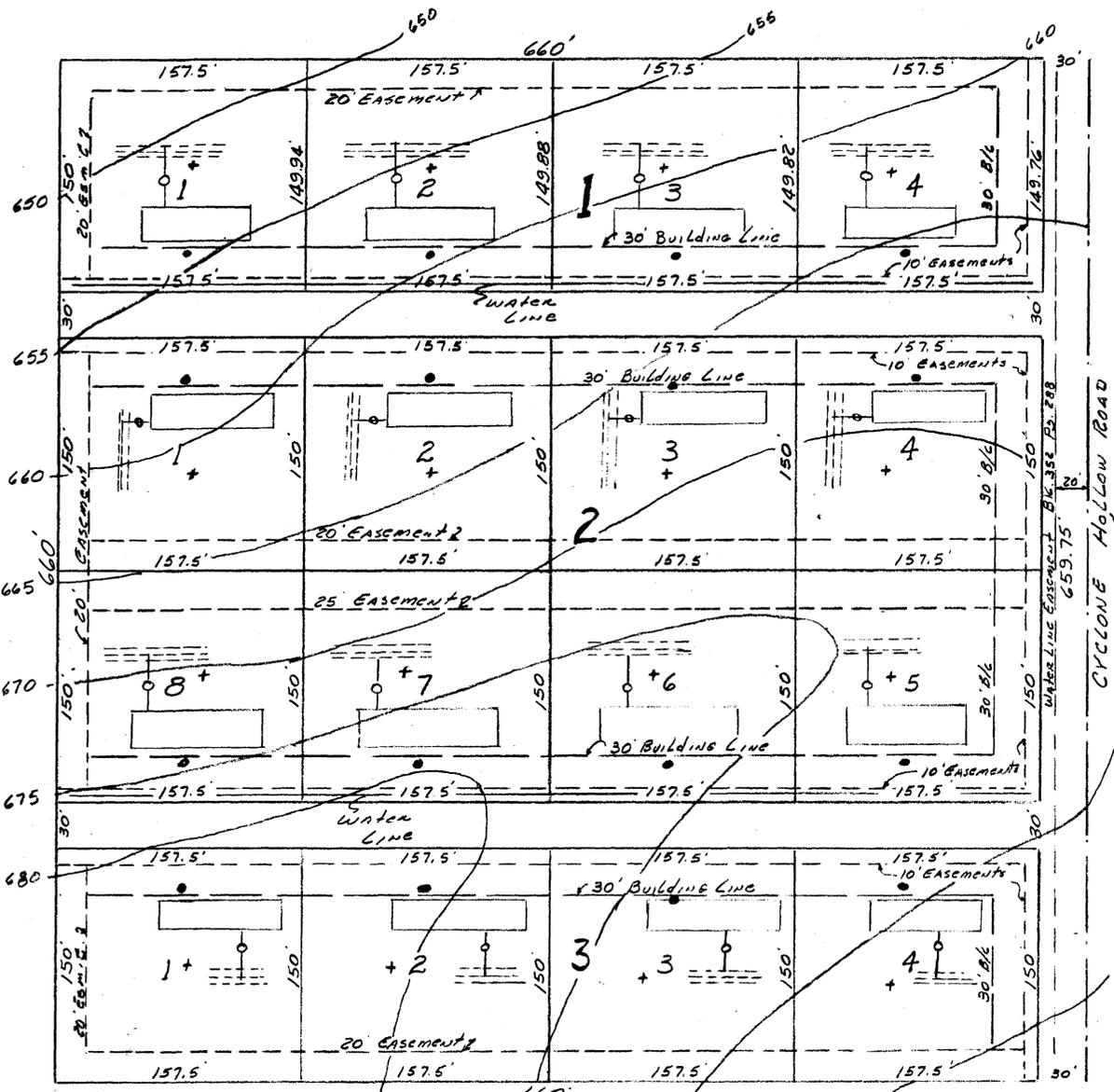
SIGNED *Osca W. Sparks* R.P.S. DATE 10-17-1979
Wagoner County Health Department

CERTIFICATE OF COUNTY TREASURER
I, *Dennis M. Dalton*, County Treasurer of Wagoner County, Oklahoma, do hereby certify that I have examined the records pertaining to ad valorem taxes on the tract described in the annexed plat and find all ad valorem taxes have been paid to and including 1978 according to the plat for same.
Dated this 16 day of October, 1979.

SURVEYORS CERTIFICATE:
I, Bob J. Scharmscher, a Registered Land Surveyor in the State of Oklahoma do hereby certify that the accompanying plat correctly represents a survey made under my supervision and is correct and accurate to the best of my knowledge and belief.
WITNESS MY hand and official seal this 16 day of October, 1979.
Bob J. Scharmscher
Bob J. Scharmscher
Reg. Land Surveyor 737

STATE OF OKLAHOMA)
COUNTY OF WAGONER)
Before me the undersigned Notary Public within and for said County and State on this 16 day of October, 1979, personally appeared Bob J. Scharmscher, to me known 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 uses and purposes therein set forth.
WITNESS my hand and seal the day and year last above written.
My commission expires September 7, 1983.

Norma Covette Rodriguez
Notary Public



Topo:
U.S.C. & G.S.
● = Core Test
+ = Perc Test