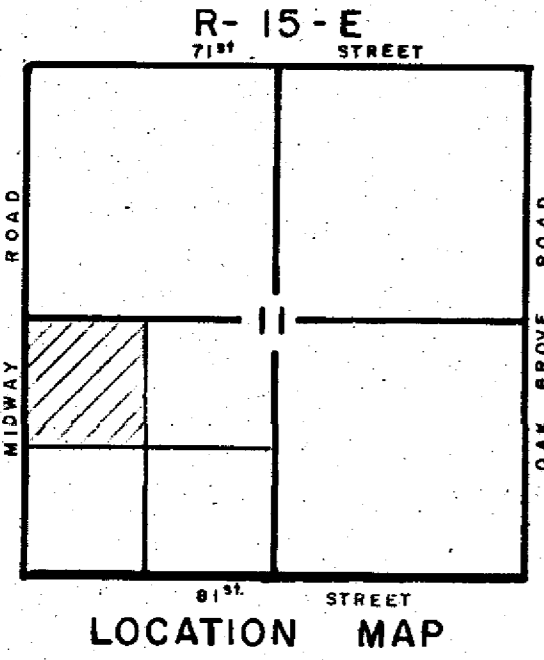


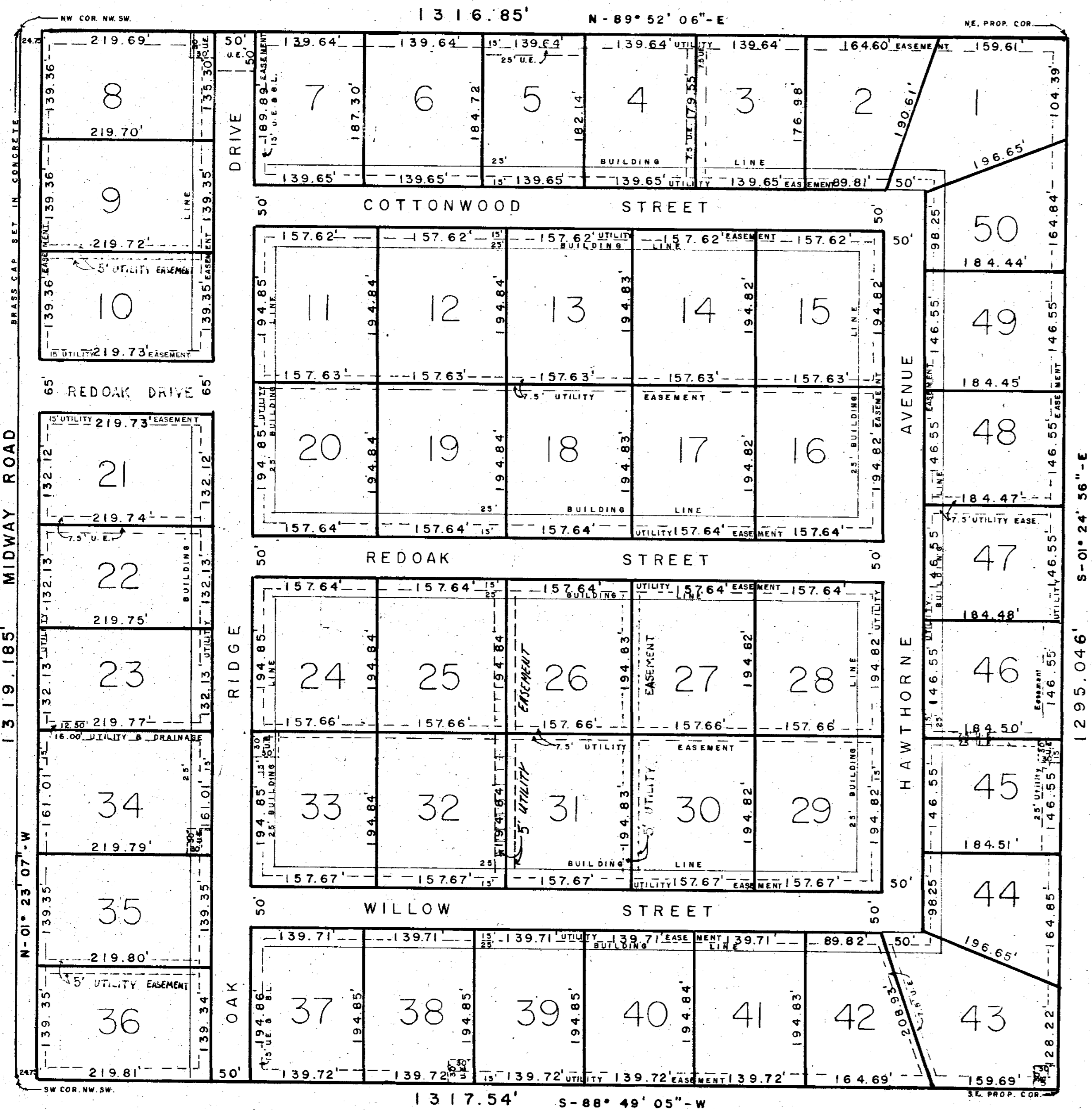
# OAK RIDGE ESTATES

A SUBDIVISION A PART OF NORTHWEST QUARTER SOUTHWEST  
QUARTER OF SECTION II, TOWNSHIP 18 NORTH, RANGE 15  
EAST, WAGONER COUNTY, STATE OF OKLAHOMA



SCALE 1" = 100'

*Plat Book Page 36*  
STATE OF OKLAHOMA  
COUNTY OF WAGONER  
Filed for Record in this Office of the  
COUNTY CLERK AND RECORDED  
SEP 15 1977  
AT 4:15 O'CLOCK  
JACK C. JONES, County Clerk  
By *Marshall*



1317.54' S-88°49'05"-W

### DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That, Okla. Land and Development Co., Inc. is the owner of the following described property, situated in Wagoner County, State of Oklahoma. A Tract of land located in the Northwest Quarter (NW<sup>1</sup>) Southwest Quarter (SW<sup>4</sup>) of Section 11, Township 18 North, Range 15 East, More Particularly described as BEGINNING at the Northwest Corner of Northwest of the Southwest, Thence N 89° 52' 06" E, a distance of 1316.85 feet; Thence S 01° 24' 36" W, a distance of 1295.046 feet; Thence N 89° 52' 06" E, a distance of 1317.54 feet; Thence N 01° 24' 36" W, a distance of 1295.046 feet to the point of beginning.

WHEREAS, The owner has caused the above described property to be surveyed, platted and staked into lots and streets in conformity with accompanying plat which they hereby adopt as the plat of the above described land as "OAK RIDGE ESTATES", an Addition to Wagoner County, State of Oklahoma.

AND, the undersigned OWNER hereby dedicate for the public use the streets as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm and sanitary sewers, telephone lines, electric power lines and transformers, gas lines and water lines together with all fittings and equipment for each such facility, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto, with the right of ingress and egress upon said easements for the uses and purposes aforesaid, together with similar rights in each and all the streets shown on said plat; PROVIDED HOWEVER, that the undersigned OWNERS hereby reserve the right to construct, maintain, operate, lay and relay water and sewer lines together with the right to ingress and egress for such construction, maintenance, operation, laying and relaying over, across, and along all the public streets shown on said plat, and over across and along all strips of land included with the easements shown thereon, both for the purpose of furnishing water and/or sewer service to the area included in said plat, and to any other areas.

AND, the undersigned OWNER for the purpose of providing an orderly development of the entire tract, and for the further purpose of insuring adequate restrictions and covenants, and for the mutual benefit of the undersigned OWNER, its successors and assigns, and the adjacent OWNERS abutting the tract, their necessary and assigns, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers.

#### PROTECTIVE COVENANTS AND RESTRICTIONS

- (a) Overhead pole lines for the supply of electric service may be located along the North and West sides. Street light poles or standards may be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground, in the easement-ways reserved for general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.
- (b) Except to houses on lots described in paragraph (a) above, which may be served from overhead electric service lines, underground service cables to all houses which may be located on all lots in said Addition may run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such house as may be located upon each said lot; provided that upon the installation of such service cable to a particular house, the supplier of electric service shall thereafter be deemed to have a definitive, permanent, effective and exclusive right-of-way easement on said 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 house.
- (c) The supplier of electric service, through its proper agents and employees shall at all times have right of access to all such easement-ways shown on said plat or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of said underground electric facilities so installed by it.
- (d) The owner of each lot shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade of any construction activity which may interfere with said electric facilities. The Company will be responsible for ordinary maintenance of underground electric facilities, but the owner will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.
- (e) All permanent structures must be new construction.
- (f) All homesites in the tract shall be known and described as single family residential homesites. No structure shall be created, altered, placed or permitted to remain on any homesite which exceeds two stories in height and all residences must have a private garage for not less than two cars attached to the residence. Any detached structures to be built on homesites such as storage building, covered entrance, etc. shall conform to the basic design and appearance of the dwelling thereon. Carports in addition to a two-car garage will be permitted only if attached to the residence.
- (g) The exterior of all structure erected on any homesite shall be constructed on a minimum of 50% stone or brick.
- (h) No noxious or offensive trade or activity shall be carried on upon any homesite nor shall anything be done thereon that may be or may become any annoyance or a nuisance to the neighborhood.
- (i) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any homesite, except dogs, cats, or other household pets, may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- (j) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, or sign of not more than five square feet advertising the property for sale or rent, or signs, used by a builder to advertise the property during the construction and sales period.
- (k) No trailer, basement, tent, shack, garage, barn or other outbuilding type structure shall be moved onto any homesite in this residential development. No temporary structures will be permitted.
- (l) No homesite will be used for the storage of materials for a period of greater than 30 days prior to the start of construction. All homesites shall be maintained in a neat and orderly condition at all times.
- (m) No fences of any kind shall be placed beyond the front building line of the residence. No fencing shall be higher than six feet.
- (n) All entrances from streets shall have drain tile, size approved by developer or County Commissioner of Wagoner County.
- (o) All individual sewer systems to be constructed according to County and State Health Department requirements.
- (p) There will be no less than 1700 square feet of liveable floor area in the residence, exclusive of garage, porch and patio areas.
- (q) All structures shall be located a minimum distance of 10 feet from any side lot line, and 25 feet from front lot line.
- (r) All driveways shall be of concrete type construction from residence to street.
- (s) The foregoing covenants concerning underground electric facilities shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.
- (t) The Okla. Land and Development Co., Inc. shall retain all water rights and may at anytime construct wells and lay water lines in designated easements for the purposes of maintaining an adequate water supply.
- (u) All Homes on Oak Ridge Drive are to face the East.

Okla. Land and Development Co., Inc.  
BY *John W. Aguir*, President

ATTEST:  
BY *Gaye A. Gilstrap*, Secretary

STATE OF OKLAHOMA  
COUNTY OF WAGONER

Before me, the undersigned, a Notary Public, in and for said County and State, on the 15 day of September 1977 personally appeared John W. Aguir, to be known to be identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such Corporation for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

BY *Andrea Lee Mullins*  
Notary Public

MY COMMISSION EXPIRES 4-4-81

I Bill Cox Jr., of Tulsa County, State of Oklahoma, and a Professional Surveyor, do hereby certify that I have made a survey of the above described property, to-wit:

BY *Bill Cox Jr.*  
Registered Land Surveyor

#### TREASURER CERTIFICATION

I, hereby certify that the 1976 and back taxes have been paid on the above described property according to the 1976 tax roll.

The Oklahoma State Department of Health certifies that this plat is approved for the construction of

Individual sewage disposal systems

(public or individual)

SIGNED *Roger J. Hudson*, P.S. Date 9-15-77  
Wagoner County Health Department

BY *Roger J. Hudson*  
Wagoner County, Treasurer

