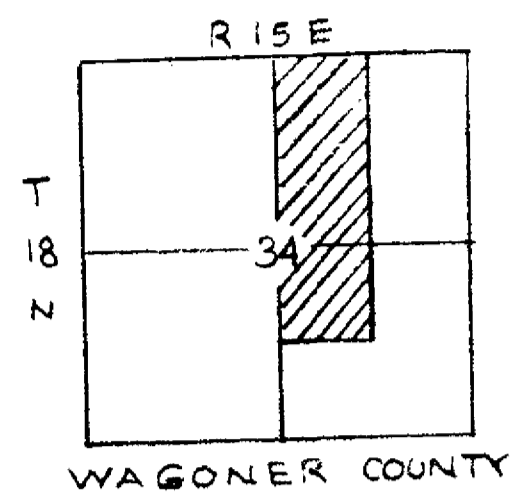
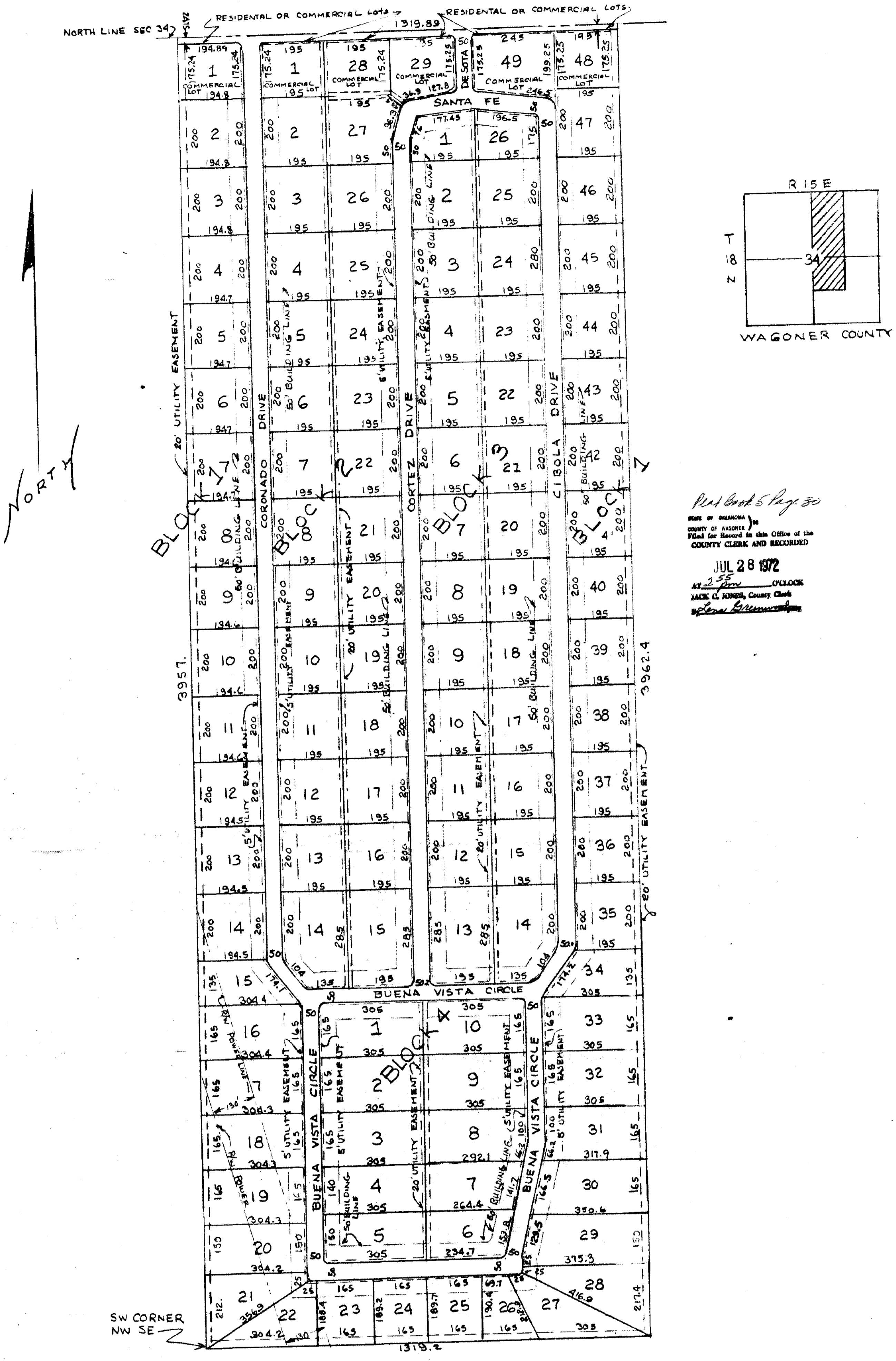


ONEETA ESTATES

W/2 NE/4 & NW/4 SE/4 SECTION 34
T18N R15E
WAGONER COUNTY



Plat Book 5 Page 30
STATE OF OKLAHOMA
COUNTY OF WAGONER
FILED for Record in this Office of the
COUNTY CLERK AND RECORDED
JUL 28 1972
AT 2:55 P.M.
JACK L. JONES, County Clerk
By _____

Known all Men by these Presents:
That Anna M. Scott and Howard W. Scott, Ava A. Easley and George W. Easley are
the owners of the following described property, to-wit:

The West Half (W/2) Northeast Quarter (NE/4) and the Northwest Quarter
(NW/4) Southeast Quarter (SE/4) of Section 34, Township 18 North, Range
15 East, Wagoner County, State of Oklahoma.

Whereas, the said Owners have caused the above described property to be surveyed,
platted and staked into lots and streets in conformity with the accompanying plat,
which they hereby adopt as the plat of the above described land and do name same
"ONEETA ESTATES", an addition to Wagoner County, Oklahoma.

And, the undersigned Owners hereby dedicate for the public use the streets as
shown and designated on the accompanying plat for the several purposes of con-
structing, maintaining, operating, repairing, removing and replacing any and all
public utilities, including storm and sanitary sewers, the Owners also dedicate
for utility use the utility easements as shown on said plat, and that these easement
may be used for the construction, maintaining, operating, repairing, removing
and replacing any and all utility services. The Owners also dedicate the
use of the streets and utility easements for use of telephone lines, electric
power lines and transformers, gas lines, and water lines together with all fittings,
pipes, valves, meters and any other appurtenances thereto, with the right of
ingress and egress upon said easement and all the streets shown on said plat. Also
the Owners hereby reserve the right of construction, maintaining and operation to
lay and relay water and sewer lines with the right of ingress and egress for such
construction, maintaining, operation, laying and relaying over across and along
all the public streets shown on said plat, and over and across and along all
strips of land included within 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 Owners for the 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 Owners, their successors and
assigns, and the adjacent tract owners, do hereby impose the following restrictions,
limitations and reservations which shall be binding upon all subsequent purchasers.

PROTECTIVE COVENANTS AND RESTRICTIONS

- Overhead pole lines may be installed along the South and West sides of said
addition; elsewhere, all supply of electric service shall be located under-
ground in the easement ways reserved for general utility services, shown on
attached plat. Service pedestals and transformers, as sources of supply at
secondary voltages may also be located in said easement ways.
- Underground services 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 said lot; provided that upon the installation of such
a 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 2.5 feet on each side of such service cable, extending
from the service pedestal or transformer to the service entrance of said house.
- The supplier of electric service, through its proper agents and employees,
shall at all times have the right of access to all such easements 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
facilities so installed by it.
- The Owner of each lot shall be responsible for the protection of the under-
ground facilities located on his property and shall prevent the alteration of
of grade on any construction activity which may interfere with said electric
facilities. Repairs or cost of relocation, required by violation of this
covenant, shall be paid for by the owner of the lots.
- The foregoing covenants shall be enforceable by the supplier of electric
service, and the owner of each lot agrees to be bound hereby.
- All homesites in the tract shall be known and described as single family
residential homesites, except those lots noted on plat as residential or commercial.
- Any detached structure to be built on the homesite, such as a storage build-
ing, covered entertainment area area, etc shall conform to the basic of the
dwelling thereon.

- 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 an annoyance or a nuisance
to the neighborhood.
- No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any
homesite, except dogs, cats or other household pets, provided that they are not kept,
bred or maintained for any commercial purpose.
- 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 one sign of not more than
five square feet advertising the property for sale, or for rent or five foot signs
advertising the property during the construction and sales period.
- 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.
- No fences of any kind shall be placed beyond the front building line of the
residence.
- All entrances from streets shall have drain tile of size approved by the developer
or County Commissioner of Wagoner County.
- All individual sewer systems to be constructed according to County and State Health
Department requirements.
- There will be no less than 1400 square feet of liveable floor area in the residence
exclusive of garage, porch and patio areas.
- All structures shall be located a minimum distance of 15 feet from any side lot
line.
- The exterior of all structures erected on any homesite will be constructed
of a minimum of 60% stone or brick.

In Witness Whereof, we have hereof set our hands this day July 28, 1972

Anna M. Scott Ava A. Easley
Anna M. Scott Ava A. Easley
Howard W. Scott George W. Easley
Howard W. Scott George W. Easley

State of Oklahoma)
County of Wagoner)
Before me the undersigned, a Notary Public in and for the County of Wagoner,
State of Oklahoma on this day of July 28, 1972, personally appeared
Anna M. Scott, Howard W. Scott, Ava A. Easley and George W. Easley to me known to be the
identical persons who subscribed and executed the within and foregoing instrument, and
acknowledged to me that they executed the same as their free and voluntary act for the
purpose set forth therein.
Witness my hand and seal the day and year above written.
My commission expires 1972 Commission Expires March 24, 1972

Quiller Shillbright
Notary Public

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 present knowledge.

John F. Sheridan
John F. Sheridan

TREASURER CERTIFICATION
I, hereby certify that the 1971 and back taxes have been paid on the above described
property.

Wagoner County Treasurer
Wagoner County Treasurer