

OAK GROVE ADDITION

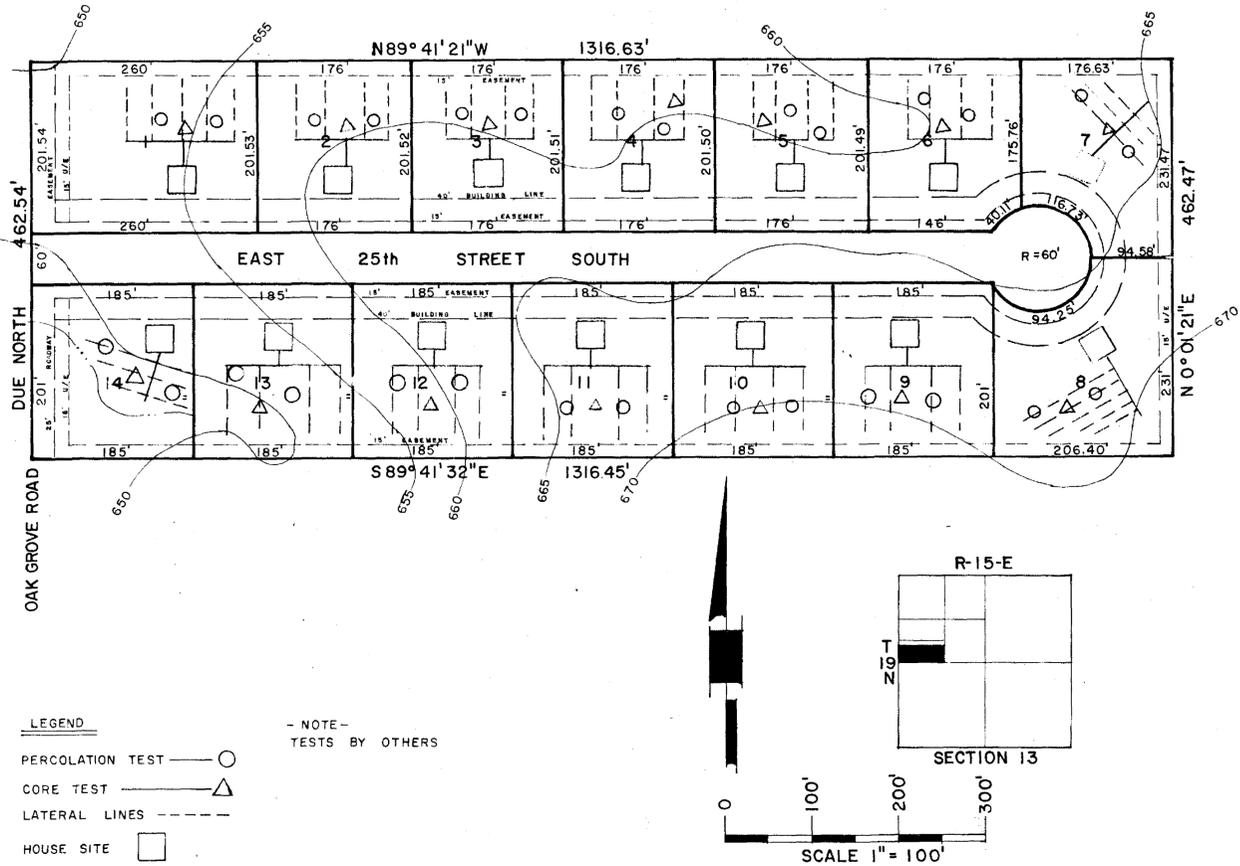
A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, T-19-N, R-15-E, WAGONER COUNTY, OKLAHOMA

Plat *Belmont 1 - 25A*
 STATE OF OKLAHOMA
 COUNTY OF WAGONER
 Filed for Record in the Office of the
 COUNTY CLERK AND RECORDED
 MAR 4 1980
 AT 10:12 O'CLOCK
 JACK G. HENDER, County Clerk
 My *Maria Boyd*

DEVELOPER

ALLEN D. & COZETTA RUTH FARLEY et ux
 ROUTE 4 BOX 619
 BROKEN ARROW, OKLAHOMA 74012
 918 258 6835

RAMSEY SURVEYING SERVICE
 BIXBY, OKLAHOMA 74008
 918 366 4520



LEGEND

- PERCOLATION TEST — ○
- CORE TEST — △
- LATERAL LINES — - - - -
- HOUSE SITE — □

- NOTE -
 TESTS BY OTHERS

OKLAHOMA STATE HEALTH DEPARTMENT CERTIFICATE

THE OKLAHOMA HEALTH DEPARTMENT HEREBY CERTIFIES THAT THIS PLAT IS APPROVED FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS,

March 4 1980 DATE

signed Oscar W. Sparks RPB
 WAGONER COUNTY HEALTH DEPARTMENT

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE 1979 AND ALL PRIOR TAXES HAVE BEEN PAID ON THE DESCRIBED PROPERTY,

DATE 1980

signed Ruby M. Roberts
 WAGONER COUNTY TREASURER

I, the undersigned, the duly qualified and acting County Treasurer, of Wagoner County, Wagoner, Oklahoma, hereby certify that according to the 1979 tax rolls the taxes on the above description is paid.

Ruby M. Roberts, County Treasurer

Bledy D. Hedberg Deputy

Dated 3-4-1980

CERTIFICATE OF DEDICATION FOR OAK GROVE ADDITION

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Allen D Farley and Cozetta Ruth Farley are the owners of the following described real property in Wagoner County, State of Oklahoma, to wit: The South 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 AND the South 1/2 of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4, of section 13, Township 19 North, Range 15 East, Wagoner County, Oklahoma according to the U.S. Government Survey thereof, LESS AND EXCEPT the North 33 feet thereof, with the West 25 feet being roadway easement. Containing 13.979 acres more or less.

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 as the plat of the above described land as Oak Grove Addition, an Addition to Wagoner County, Oklahoma:

NOW, THEREFORE, the undersigned owners 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 to and upon said easements for the use 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 of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along the public streets shown on said plat, and over, 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 on said plat.

AND, the undersigned owners, for the purpose of proving 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 owners and abutting the tract, their successors and assigns, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers.

PROTECTIVE COVENANTS AND RESTRICTIONS

1. All dwelling must be mobile homes not more than five (5) years old, new manufactured or site-built houses.
2. All homesites in the tract shall be known and described as single family residential homesites. Any detached structures to be built on the homesite, such as storage buildings, covered entertainment areas, etc., shall conform to the basic design, materials and appearance of the dwelling thereon. Any such structure must be placed to the rear of the dwelling unit. All vehicles must be parked to the rear of the front building of the dwelling unit. No junked or inoperable motor vehicles shall be stored on the premises.
3. No noxious or offensive trade or activity shall be carried on upon any homesite, nor shall anything be done thereon that may become an annoyance or a nuisance to the neighborhood.
4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any homesite, except a maximum of two (2) dogs or cats or other such household pets provided that they are not kept, bred or maintained for any commercial purpose.
5. 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 one sign of not more than five (5) 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.
6. No tent, shack, garage, barn or other outbuilding type structure shall be moved onto any homesite in this residential development, except new storage buildings placed on a concrete foundation. No temporary structures will be permitted.
7. No homesite will be used for the storage of materials for a period of greater than 30 days prior to the start of construction. Refuse containers and incinerators will be kept to the rear of all dwelling units. All homesites shall be maintained in a neat and orderly condition at all times.
8. No fences of any kind shall be placed beyond the front building line of the residence. No fencing shall be higher than six (6) feet.
9. All entrances from the street shall have drain tile, size approved by developer or County Commissioner of Wagoner County, Oklahoma.
10. All structures shall be located a minimum distance of fifteen (15) feet from any side lot line.
11. Overhead pole lines for the supply of electric service may be located along the North or South boundaries of this addition or along the street right of way in this addition. 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.
12. Except to houses described in paragraph eleven (11) above, which may be served from overhead electric service lines, underground service cables to houses which may be located on all lots in said addition may be run from the nearest services, pedestal or transformer to the point of usage determined by the location and construction of such houses 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 (5) 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.
13. 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.
14. 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 or 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.
15. 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.
16. All front entrances must be facing the street.

WITNESS OUR HANDS this Third day of March, 1980, at Tulsa, Tulsa County, State of Oklahoma.

Allen D. Farley
 Allen D. Farley

Cozetta Ruth Farley
 Cozetta Ruth Farley

STATE OF OKLAHOMA)
) ss.
 COUNTY OF TULSA)

Before me, the undersigned Notary Public in and for said County and State, on this Third day of March, 1980, personally appeared Allen D Farley and Cozetta Ruth Farley, 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 uses and purposes therein set forth.

Given under my hand and seal the day and year first written above.

My Commission expires : 4-6-1980

Rob. Kell
 NOTARY PUBLIC

(SEAL)

SURVEYORS CERTIFICATE

I, Jack D. Ramsey, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and staked into lots, blocks and streets, the real estate and premises dedicated as OAK GROVE ADDITION, Wagoner County, Oklahoma, and that the attached plat is a true and correct representation of said survey, showing the length, width and depth of all lots and blocks, and the names, widths, boundaries and extension of all streets.

In Witness Whereof, I hereunto set my hand and official seal this 1st day of March, 1980.

Jack D. Ramsey
 JACK D. RAMSEY REGISTERED LAND SURVEYOR NO. 387