

PARKLANE ESTATES

A SUBDIVISION OF THE EAST HALF (E/2) OF THE WEST HALF (W/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN IN WAGONER COUNTY, OKLAHOMA.

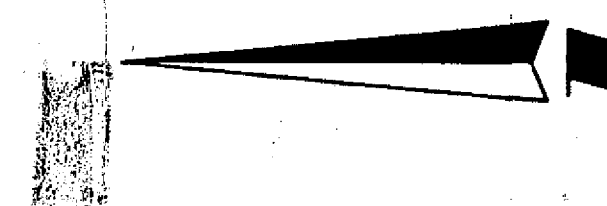
Engineer:
K.N. Cox & Associates
209 Resource Sciences Center
Tulsa, Oklahoma 74103

0 25 50 75 100 200
SCALE: 1"=100'

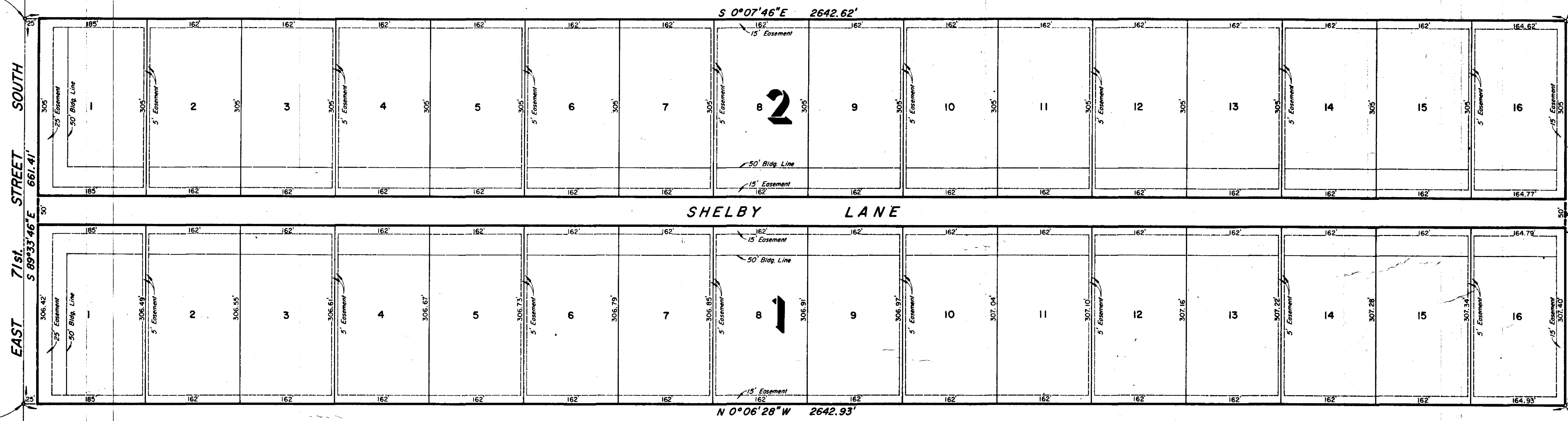
Plat Book 4 Page 44
STATE OF OKLAHOMA
COUNTY OF WAGONER
FILED FOR RECORD IN THE OFFICE OF THE
COUNTY CLERK AND RECORDED
APR 8 1971
AT 12:00 O'CLOCK
JACK C. JONES, County Clerk
By *[Signature]* Deputy

Owners:
Danny McCarty
Shelby McCarty
Haskell Jones
Ila Fae Jones
Route 3, Box 336-A
Broken Arrow, Oklahoma 74012

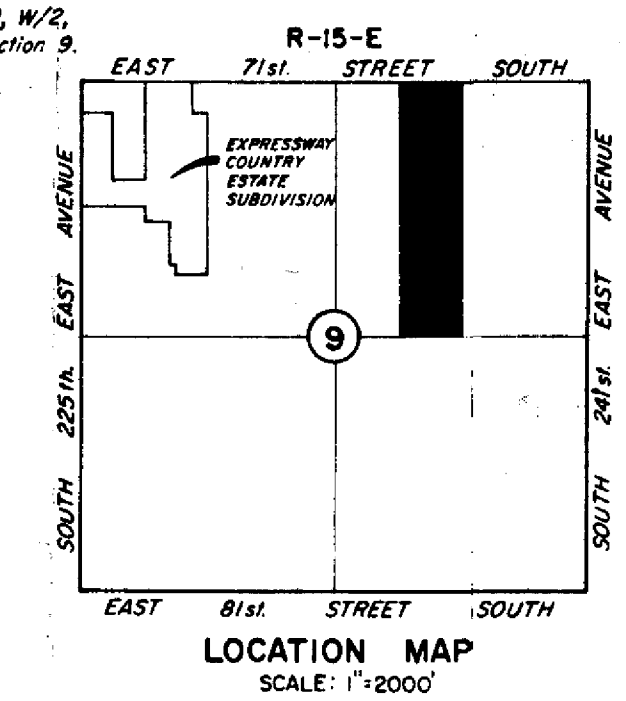
UNPLATTED



WE Cor. E/2, W/2, NE/4 of Section 9.



SE Cor. E/2, W/2, NE/4 of Section 9.



UNPLATTED

SW Cor. E/2, W/2, NE/4 of Section 9.

Amendment to Dedication Recorded
In Book 393 Page 447
CERTIFICATE OF DEDICATION

UNPLATTED

KNOW ALL MEN BY THESE PRESENTS:
THAT DANNY McCARTY and SHELBY McCARTY, husband and wife, AND HASKELL JONES and ILA FAE JONES, husband and wife, are OWNERS of the following described property:

The East Half (E/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of Section 9, Township 18 North, Range 15 East of the Indian Base and Meridian, according to the United States Government survey thereof, in Wagoner County, Oklahoma, more particularly described as follows:

Beginning at the Northwest corner of said East Half (E/2) of the West Half (W/2) of the Northeast Quarter (NE/4) of Section 9; thence South 89°33'46\"/>

WHEREAS, the said OWNERS have caused the above described property to be surveyed, platted and staked into lots, blocks and streets in conformity with the accompanying plat which they hereby adopt as the plat of the above described land as "PARKLANE ESTATES", an addition in Wagoner County, Oklahoma,

AND, the undersigned OWNERS hereby dedicate for the public use the streets shown on said plat, and do further dedicate for public use the easements 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 of 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 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 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 OWNERS, their successors and assigns, and the adjacent OWNERS 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. Overhead pole lines for the supply of electric service and telephone service may be located

- along the easements as required. Street light poles standards may be served by underground cable and elsewhere throughout said addition all supply lines may be located underground, in the easementways reserved for general utility purposes and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easementways.
- Underground service cables to all structures which may be located on all lots in said addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such structures as may be located upon each said lot; provided that upon the installation of such a service cable to a particular structure, the supplier of electric service or telephone 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 structure.
- The supplier of electric service or telephone service, through its proper agents and employees, shall at all times have right of access to all such easementways 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 underground electric facilities or telephone facilities located on his property and shall prevent the alteration or grade or any construction activity which may interfere with said facilities.
- All plans and specifications must be submitted to the developer or his duly authorized representative for written approval prior to start of construction. All permanent structures must be new construction.
- All homesites in the tract shall be known and described as single family residential homesites. No structure shall be erected, 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 the homesite such as storage building, covered entertainment areas, etc. shall conform to the basic of the zoning ordinance, and the plans for such structure must be submitted to the developer for approval prior to start of construction. Carports, in addition to a two-car garage will be permitted only if attached to the residence.
- The exterior of all structures erected on any homesite shall be constructed of a minimum of 6\"/>

- No fences of any kind shall be placed beyond the front building line of the residence. No fencing shall be higher than six feet.
- All entrances from streets shall have drain tile, size approved by 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 1200 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 25 feet from any side lot line and a minimum distance of 150 feet from the rear lot line.
- All residences in Block 1 shall face East and all residences in Block 2 shall face West.

[Signature]
DANNY McCARTY
[Signature]
SHELBY McCARTY
[Signature]
HASKELL JONES
[Signature]
ILA FAE JONES

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

Before me, the undersigned, a NOTARY PUBLIC, in and for said County and State, on this 8 day of April, 1971, personally appeared DANNY McCARTY and SHELBY McCARTY, husband and wife, AND HASKELL JONES and ILA FAE JONES, husband and wife, each to me known to be the identical person who executed the foregoing instrument as his or her free and voluntary act and deed for the uses and purposes therein set forth.

[Signature]
NOTARY PUBLIC

My Commission Expires: 4-22-71

CERTIFICATE OF SURVEY

We, K. N. COX & ASSOCIATES, ENGINEERS of Tulsa, Oklahoma, hereby certify that we have, at the instance of the Owners designated above, made the above described survey, and that the accompanying plat is a true and correct representation of said survey.

Signed and sealed this 7th day of April, 1971.

K. N. COX & ASSOCIATES, ENGINEERS

By *[Signature]*
K. N. Cox, Registered Professional Engineer

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

Before me, the undersigned, a NOTARY PUBLIC, in and for said County and State, on this 7th day of April, 1971, personally appeared K. N. COX, 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 and as the free and voluntary act and deed of K. N. COX & ASSOCIATES, ENGINEERS, for the uses and purposes therein set forth.

[Signature]
NOTARY PUBLIC

My Commission Expires: September 14, 1974

I hereby certify that according to our Summit Tax Roll, all taxes are paid in full on the above description.
April 2, 1971
[Signature] County Treasurer

