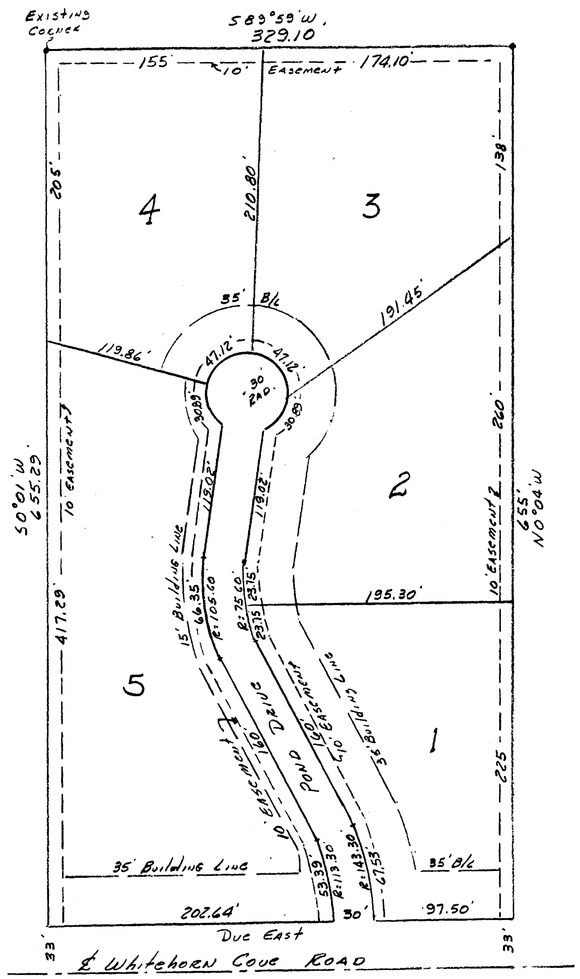
Plat Cabinet 1 - #14A.

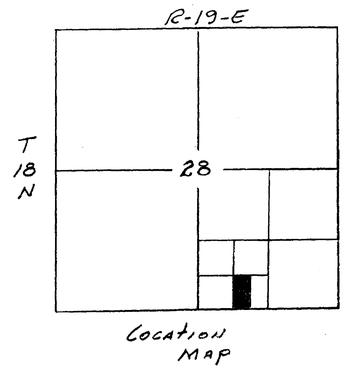
STATE OF OKLAHOMA } ss
COUNTY OF WAGONER }
Filed for Record in this Office of the COUNTY CLERK AND RECORDER

SEP 7 1979
AT 9 O'CLOCK
JACK G. JONES, County Clerk
By [illegible] Deputy

POND VIEW ACRES

A SUBDIVISION OF THE W 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 28, T-18-N, R-19-E, WAGONER COUNTY, OKLAHOMA.





Location Map

N

Scale 1" = 50'

I, the undersigned, the duly qualified and acting County Treasurer, of Wagoner County, hereby certify that according to the 1978 records the taxes on the above description are paid.

Ruby M. Roberts, County Treasurer

Ruby M. Roberts 9-2-79

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

SIGNED Oscar W. Sparks R.P.S. Date 9-7-1979
Wagoner County Health Department

SURVEYOR'S CERTIFICATE:

I, Bob J. Schermacher, the undersigned, do hereby certify that I am by profession a Registered Land Surveyor in the State of Oklahoma and that the annexed plat of "POND VIEW ACRES", 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 seal on this 30th day of August, 1979.

Bob J. Schermacher
Reg. Land Surveyor

STATE OF OKLAHOMA }
COUNTY OF ~~Wagoner~~ Tulsa } ss
Before me, the undersigned Notary Public in and for said County and State on this 30 day of August, 1979, personally appeared Bob J. Schermacher to me known to be the identical person who subscribed the name of the maker to the 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 official seal the day and year last above written.
My commission expires Mar 30, 1981.

Notary Public

DEED OF DEDICATION

FOR

POND VIEW ACRES

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Kenneth Wayne Hargrave and Patricia Ann Hargrave, (his wife), are the sole owners of the following described real estate

The West one-half (W½) of the Southeast one-quarter (SE¼) of the Southwest one-quarter (SW¼) of the Southeast one-quarter (SE¼) of Section 28, T-18-N, R-19-E, 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 "POND VIEW ACRES", 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 gaurantee 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, here-in-after referred to as Lots do hereby impose the following restrictions 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 judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. All Lots in this addition shall be known and described as single family residential homesites.
2. 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.
3. 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.
4. 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.
5. All individual sewer systems or septic systems shall meet the requirements of the Wagoner County Health Department and Health Department of the State of Oklahoma, constructed to their specifications.
6. All residences shall have a minimum of 1200 square feet of floor space exclusive of porches, garages and overhangs.
7. All building plans shall be approved by the developer before construction begings.
8. All buildings shall conform with the building lines shown on accompanying plat.
9. No lot shall be sub-divided.
10. No animals of any kind shall be kept or bred in said Addition for commercial purposes. At no time shall pigs or swine be allowed in this addition.
11. Existing Pond Area situated in Lot 5 shall be kept, maintained, mowed and unaltered by the Owner of said Lot 5, his assigns and heirs. Said Pond Area is to be available to any and all residents of said addition for recreational purposes (Fishing, picnicing, etc.) Provided that every person helps to keep the area clear of debris and litter. Any person violating this restriction shall be banned from the use of said area, but in no wise would this affect the other residents that are abiding by the rules of this restriction.
12. No junk or inoperative motor propelled vehicles shall be left on any lot or parked on any street in this addition.
13. No structure shall be built closer than 15 feet from any side Lot line.

WITNESS OUR HANDS on this 30th day of August, 1979.

Kenneth Wayne Hargrave — Kenneth Wayne Hargrave
Patricia Ann Hargrave — Patricia Ann Hargrave (his wife)

STATE OF OKLAHOMA }
COUNTY OF WAGONER } ss

Before me, the undersigned Notary Public in and said County and State on this 30th day of August, 1979, personally appeared Kenneth Wayne Hargrave and Patricia Ann Hargrave, his wife, 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.

Witness my hand and seal the day and year last above written.

My commission expires 8-16-80.

Notary Public

HEALTH DEPARTMENT APPROVAL:

I, _____, Director of the City County Health Department certify that the Lots shown on this plat meet requirements of the City County Health Department with the respect to lots that are not served by both municipal water and sewer systems.

Dated this ____ day of _____, 19___.

Director

CERTIFICATE OF COUNTY TREASURER:

I, _____, 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 _____.

Dated this ____ day of _____, 19___.

County Treasurer