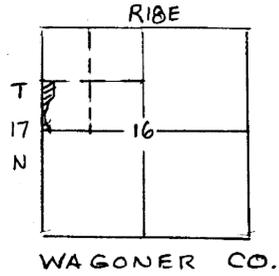
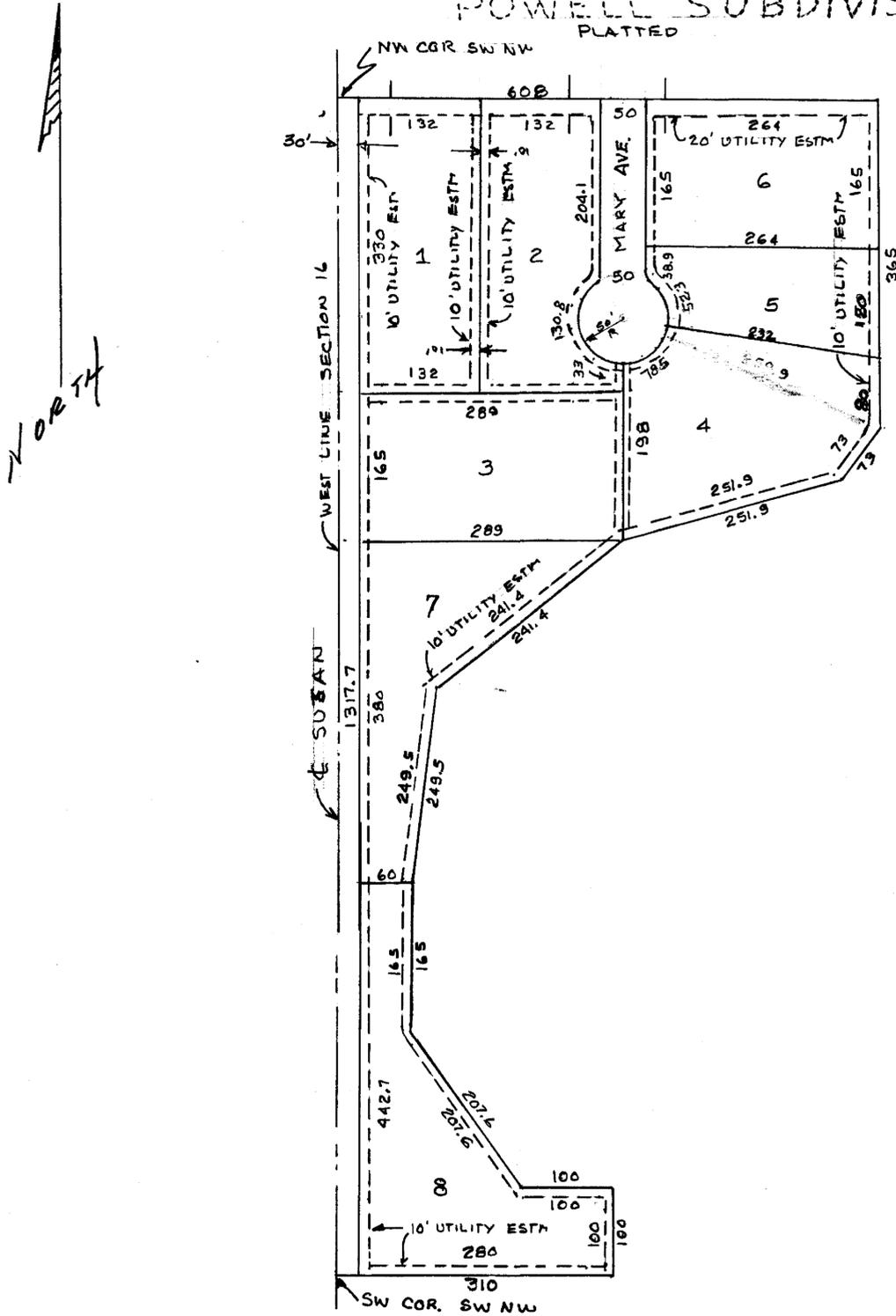


# POWELL ACRES

A SUB-DIVISION OF PART OF THE SW NW  
OF SECTION 16 T17N, R18E, WAGONER  
COUNTY, OKLAHOMA

Plat Book 7 Page 43  
STATE OF OKLAHOMA )  
COUNTY OF WAGONER )  
Filed for Record in this Office of the  
COUNTY CLERK AND RECORDED  
NOV 16 1977  
AT 10 O'CLOCK  
JACK C. KOSER, County Clerk  
By *Maria [unclear]* Deputy

## POWELL SUBDIVISION PLATTED



WAGONER COUNTY  
HEALTH DEPT.  
The Oklahoma State Department of Health certifies  
that this plat is approved for the construction of  
Individual sewage disposal systems.  
(public or ~~individual~~)  
SIGNED Wagoner R. P. S. Date 11-14-77  
Wagoner County Health Department

### Certificate of Dedication and Restrictive Covenants

Known all men by these presents  
That DANNY L. SPRIGGS AND PATTY A. SPRIGGS are the owners of the  
following described tracts:  
Beginning at the NW corner of SW NW of Section 16, T17N, R18E, Wagoner  
County, Oklahoma, thence East 608 feet, thence South 305 feet, thence  
Southwesterly 73 feet, thence Southwesterly 251.9 feet, thence South-  
westerly 241.4 feet, thence South Southwest 249.5 feet, thence South  
165 feet, thence Southeasterly 207.6 feet, thence East 100 feet, thence  
South 100 feet, thence West 310 feet, thence North 1317.7 feet to the  
point of beginning.

That we have caused the same to be surveyed, staked and platted into lots, streets  
and utility easements and have caused the same to be called "POWELL ACRES"  
a subdivision in Wagoner County, State of Oklahoma, according to the recorded plat  
thereof, and we dedicate for the Public use the streets and utility easements as  
shown on the above plat and do hereby guarantee clear title to all lands so dedicated  
and for the purpose of providing an orderly development of the entire tract and  
for the purpose of providing adequate restrictive covenants for the mutual benefit  
of ourselves and our successors in title now hereby impose the following restric-  
tions

These restrictions and covenants are to run with the land and shall be binding on  
all parties claiming right under them. These restrictions may be changed, altered  
by a two-thirds (2/3) vote of the individuals property owners in this addition.

I, the parties hereto, or any of them, or their heirs or assigns, shall violate  
or attempt to violate any of the covenants herein, it shall be lawful for any other  
person or persons owning any real estate situated in subdivision to proceed to  
prosecute at law or in equity against the person violating or attempting to violate  
any such covenant, and either to prevent him or them from so doing or to recover  
damages or other dues for such violation of any of these covenants by judgment or  
court order. Invalidation of any of these covenants by judgment or court order  
shall in no way affect any of the restrictions not in question and all other shall  
remain in full force and effect.

- All lots in the addition, unless designated otherwise on the approved plat shall be known and designated as residential.
- No structure shall be located nearer than twenty-five (25) feet from the front lot line and within and not less than fifteen (15) feet from side lot line.
- Out-buildings may be constructed provided their architecture is in conformity with the residence, thereon. No sheds or sheds may be constructed on any lot which would detract from the general appearance of the addition.
- No structure previously used shall be moved onto any lot in the addition.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except dogs and cats, or other household pets, provided they are not kept, bred or maintained for any commercial purposes.

- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may or may become an annoyance or nuisance to the neighborhood.
- No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All waste shall be kept in sanitary containers.
- No lot shall be maintained as a collection area for junk cars. No junk or non-operational car shall be maintained on any lot.
- The South halves of Lots 1 & Lot 2 MAY NOT BE USED FOR SEPTIC TANK SYSTEMS.

In Witness Whereof, said DANNY L. SPRIGGS AND PATTY A. SPRIGGS have hereto  
set our hands this day 16th day of November, 1977

Danny L. Spriggs  
DANNY L. SPRIGGS  
Patty A. Spriggs  
PATTY A. SPRIGGS

State of Oklahoma)  
County of Wagoner)ss

Before me the undersigned, a Notary Public in and for the County of  
Wagoner, State of Oklahoma on this 16th day of November, 1977, personally  
appeared DANNY L. SPRIGGS AND PATTY A. SPRIGGS to me known to be the  
identical persons who subscribed the names of the maker thereof to the foregoing  
instrument and as its owner, acknowledge to me that they executed the same as  
their free and voluntary act and deed for the uses and purposes set forth.

My Commission expires May 24, 1981

Stephen A. Morgan  
Notary Public

I, John F. Sheridan, 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 current knowledge.

John F. Sheridan LS 345  
PE 4678

All 1976 taxes have been paid on the above described property

Ruby M. Roberts  
Wagoner County Treasurer  
By Shirley Dobbins Rep.