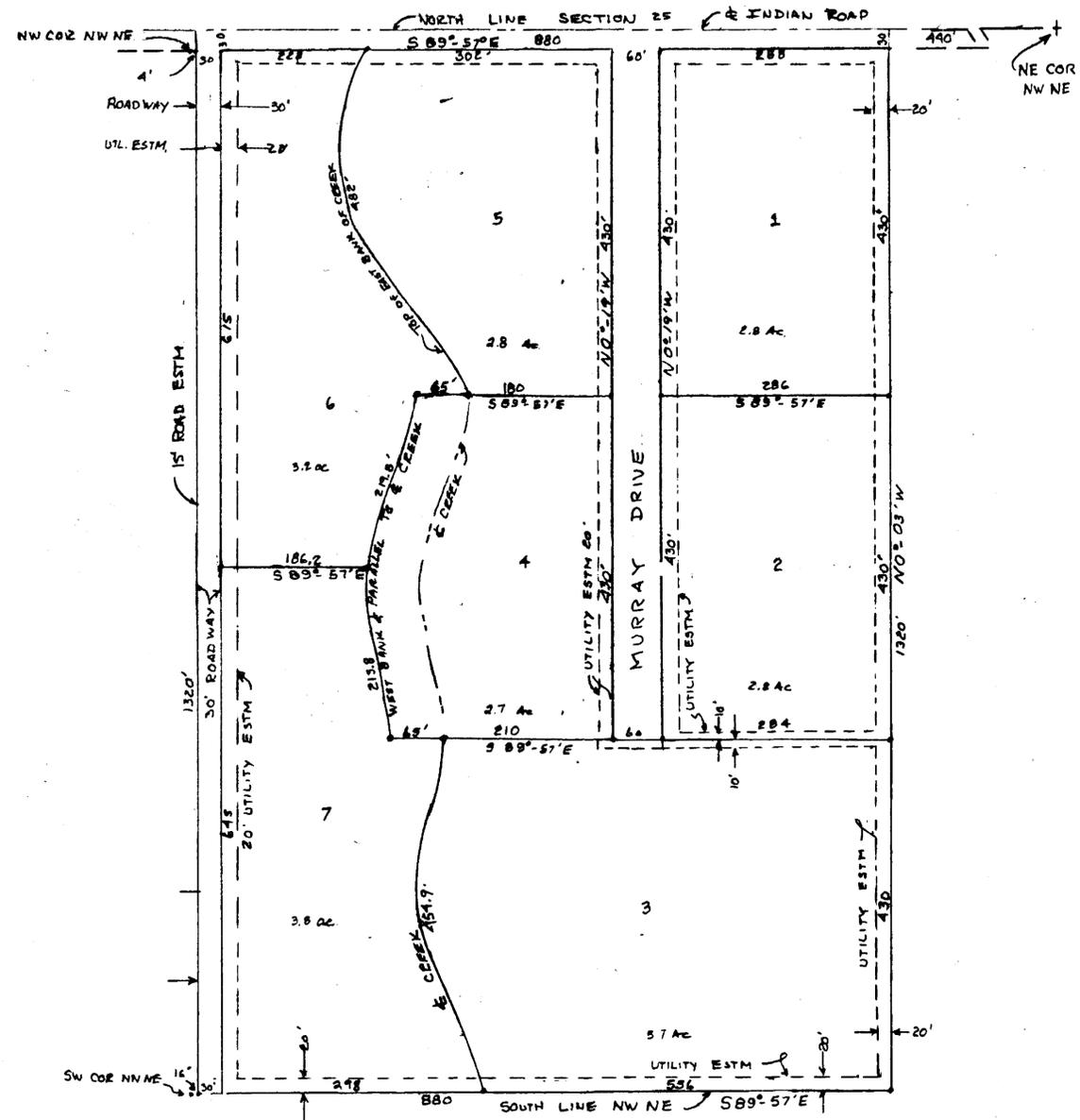
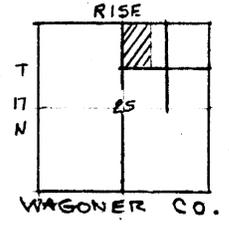


STATE OF OKLAHOMA
 RECORDS DEPARTMENT
 FILED
 1983 JUL 22 AM 10:45
 JEROME COUNTY

PLAT CABINET 3
 244-A

RIVER BEND ESTATES

A SUB-DIVISION OF THE WEST 880 FEET OF NW NE
 OF SECTION 25, T11N, R15E OF THE I.B.M., WAGONER CO.
 STATE OF OKLAHOMA



CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS

KNOWN BY ALL MEN BY THESE PRESENTS THAT: James D. & Katherine L. Murray are the OWNERS of the following described property:

The West 880' of the NW NE of Section 25, Township 25 North, Range 15 East of I.B.M., Wagoner County, Oklahoma.

That the OWNER of the above described property has caused the same to be surveyed, staked and platted into lots, streets and Utility easements and have caused the same to be named and designated as "RIVER BEND ESTATES" a subdivision in Wagoner County, State of Oklahoma, according to the recorded plat thereof, and hereby dedicate for the Public use, wherever the streets are shown on the attached plat, and do hereby guarantee clear title to all lands so dedicated, and for the purpose of providing adequate restrictive covenants for the mutual benefit to the successors in title, to the subdivision of said tract, herein 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.

THESE COVENANTS are to run with the land and shall be binding on parties and all persons claiming under them until March 31, 1999 at which time said covenants shall be automaticall extended for successive periods of ten years unless by a vote of the majority of the owners of the lots, then it is agreed to change said covenants in whole or in part. If 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 said development or subdivision to prosecute any proceedings at law or in equity against the person violating or attempting to violate any such covenant, and either to prevent him or them from doing so, to recover damages or other dues for such violations. Invalidation of any of these covenants by judgement or court order shall in no way effect any of the other provisions and they shall remain in full force and effect.

1. Each lot may be used for only one single family dwelling.
2. No building shall be located nearer than 35 feet from the front lot line, nor nearer than 7 1/2 feet of any side lot line.
3. No residence or structure shall be erected on any Building plot, which has an area less than one acre.
4. No noxious trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become an annoyance or a nuisance to the neighborhood.
5. Each tract shall be permitted to construct a small barn, not to exceed the height of the dwelling, and must be maintained and kept clean and in an orderly condition.
6. No trailer, basement, tent, shack, garage, barn or other out-building erected in this tract shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of temporary nature or charter be used as a residence.
7. No dwelling shall be erected on any single family residential lot in the tract, the living area of the main structure of which, exclusive of open porches and garages, is less than 1200 square feet in area, and the exterior surface of all single family dwellings shall be at least 40% masonry.
8. No structure previously used shall be moved onto any lot in this subdivision.
9. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, or for the storage of motor vehicles not in use by the occupant of the lot, or for repair of motor vehicles of any kind.
10. All individual sewage disposal systems shall be constructed, equipped and maintained in accordance with the standards of the Oklahoma State Health Department.

11. The under signed OWNER further dedicates to the public use forever the easements and rights-of-way as shown and designated on the accompanying plat for the several purposes of construction, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm sewers, sanitary sewers, telephone lines, electric lines and transformers, gas lines water lines, together with the rights-of-way, the right of ingress and egress upon said easements for the uses and purposes afore said. Provided however that the OWNER hereby reserves the right to construct, maintain and operate, lay and relay over, across and along all of the public streets shown in said plat and across and along all strips of land included within the plat 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 area.

In witness whereof:

James D. Murray
 James D. Murray
Katherine L. Murray
 Katherine L. Murray

State of Oklahoma)ss
 County of Wagoner)

Before me the undersigned, a Notary Public in and for the County of Wagoner, and the State of Oklahoma on this 22 day of July 1983 personally appeared James D. Murray and Katherine L. Murray to me be the identical persons who subscribed the name of the maker thereof to the foregoing instrument as owner and acknowledged to me that they executed the same as their free and voluntary act for the use and purposes therein set forth.

My commission expires 4-21-85
Deanna A. Hill
 Notary Public

I, John F. Sheridan, a Registered Land Surveyor in the State of Oklahoma and the County Surveyor of Wagoner County, 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
 John F. Sheridan LS 345
 Wagoner County Surveyor

I, *John F. Sheridan*, the Treasurer of Wagoner County, State of Oklahoma certify that the 1982 taxes have been paid.

John F. Sheridan
 Wagoner County Treasurer

WAGONER COUNTY HEALTH DEPARTMENT

APPROVED _____ BY _____

WAGONER METROPOLITAN AREA PLANNING COMMISSION

APPROVED 7-13-83 BY *Bill*

WAGONER COUNTY COMMISSION

APPROVED _____ BY *Wagoner*

The Oklahoma State Department of Health certifies that this plat is approved for the construction of
 Individual (Public/Individual) sewage disposal system
 SIGNED *James D. Murray* & P. E. Date 7-22-83
 Wagoner County Health Department