

ROBINS ACRES ADDITION

A Subdivision Located In The NE/4 Of Section 33, T18N, R19E, Wagoner County, Oklahoma.

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS,

WHEREAS, the said OWNERS have caused the above described property to be surveyed, platted and staked into lots and streets in conformity with the plat which it hereby adopts as the plat of the above described land as ROBINS ACRES ADDITION, an addition in Wagoner County, Oklahoma.

AND, the undersigned OWNERS hereby dedicates for the public use the streets as shown and all utility easements as shown on the plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities, including telephone lines, electrical power lines and transformers, gas lines and waterlines together with all fitting and equipment for each such facility, including the poles, wires conduits, pipes, valves, meters, and any other appurtenances thereto, with right of ingress and egress upon said easements for the use and purposes aforesaid, together with similar rights in each and all streets shown on said Plat; PROVIDED, HOWEVER, that the undersigned OWNERS hereby reserves the right to construct, maintain, operate, lay and relay water lines together with the right to ingress and egress for such construction, maintenance, operation, laying and relaying over, across, and along all strips of land included with the easements shown hereon, both for the purpose of furnishing water service to the areas 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 the further purpose of insuring adequate restrictions and covenants, and for the mutual benefit of the undersigned OWNERS, their successors and assigns, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers.

RESTRICTIVE COVENANTS
ROBINS ACRES ADDITION

- All lots will be known and designated as residential lots with only single family dwelling of not less than 1000 square feet of living area.
- No trailers, Mobile homes, tents, shacks will be allowed on said Lots at any time.
- No animals shall be kept or bred for commercial purposes and at no time shall pigs, cows, sheep, goats or horses be allowed on designated lots.
- All residences shall be constructed at least 20 feet from side and rear lot lines and at least 25 feet from front property lines.
- No noxious activities shall be carried on that may be or may become a nuisance to the neighborhood.
- No signs of any kind shall be allowed except signs used by the builders or developer before the start of construction.
- All plans shall be approved by the Developer before the start of construction.
- All septic systems shall be installed and approved to conform with State Health Department specifications.
- No structure previously used shall be moved on to any lot for re-use as a garage or boathouse or for any other purpose.
- No lot shall be resubdivided into smaller building lots.
- No cutting of trees except that necessary to clear building site and utilities until Mortgage Note is paid in full to developer.
- No inoperative vehicle or machinery shall be stored on any lot or designated roadway and each lot shall be maintained free of rubbish, trash or other debris and shall be cut trimmed moved to prevent growth of weeds or tall grasses.
- A perpetual easement is reserved over the rear 15 feet of each lot utility except for street lightings shall be installed therein except water lines as shown on plat within these easements, no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities.
- These covenants and restrictions are to run with the land and shall be binding on all owners, their successors or assigns or persons claiming through them.
- If the parties hereto or any of them, or their heirs or assigns, shall violate or attempt to violate the covenants or restrictions herein it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing and to recover damages or other dues for such violation.
- Invalidation of any 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 affect.

STATE OF OKLAHOMA)
COUNTY OF) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 6th day of September, 1983, personally appeared Arion Gene Peevyhouse and Phyllis Ann Peevyhouse, to me known to be the identical person who subscribed the name of the maker to the foregoing instrument, and acknowledged to me that they executed the same as free and voluntary act and deed, for the uses and purposes therein set forth.

WITNESS my hand and seal on the day and year last above written.

Sara Kelly 7-11-87
NOTARY PUBLIC My Commission Expires:

CERTIFICATE
OWNER OF REAL ESTATE

Arion Gene Peevyhouse and Phyllis Ann Peevyhouse, Owners of Real Estate, on the above described property, hereby certify and confirm the above Plat & Dedication.

Signed this 6 day of Sept, 1983.

Arion Gene Peevyhouse Phyllis Ann Peevyhouse
Arion Gene Peevyhouse Phyllis Ann Peevyhouse

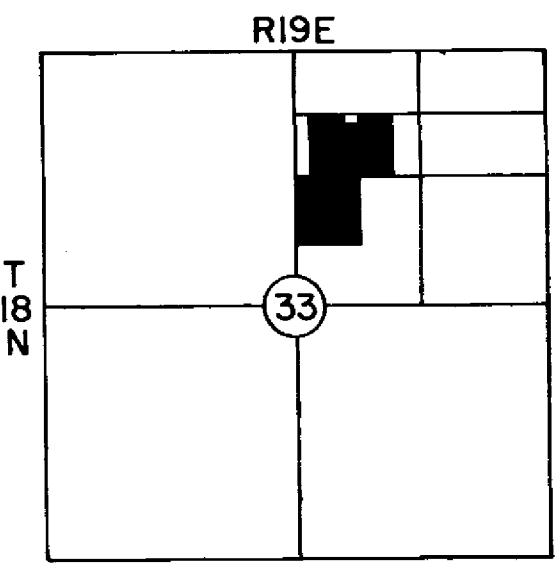
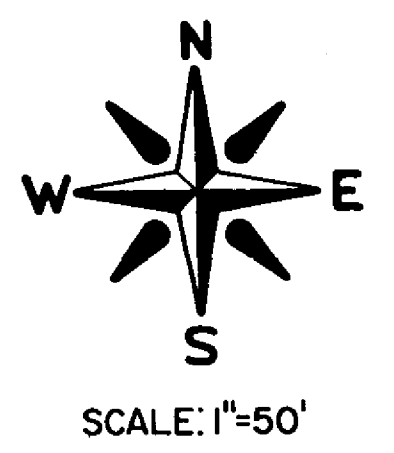
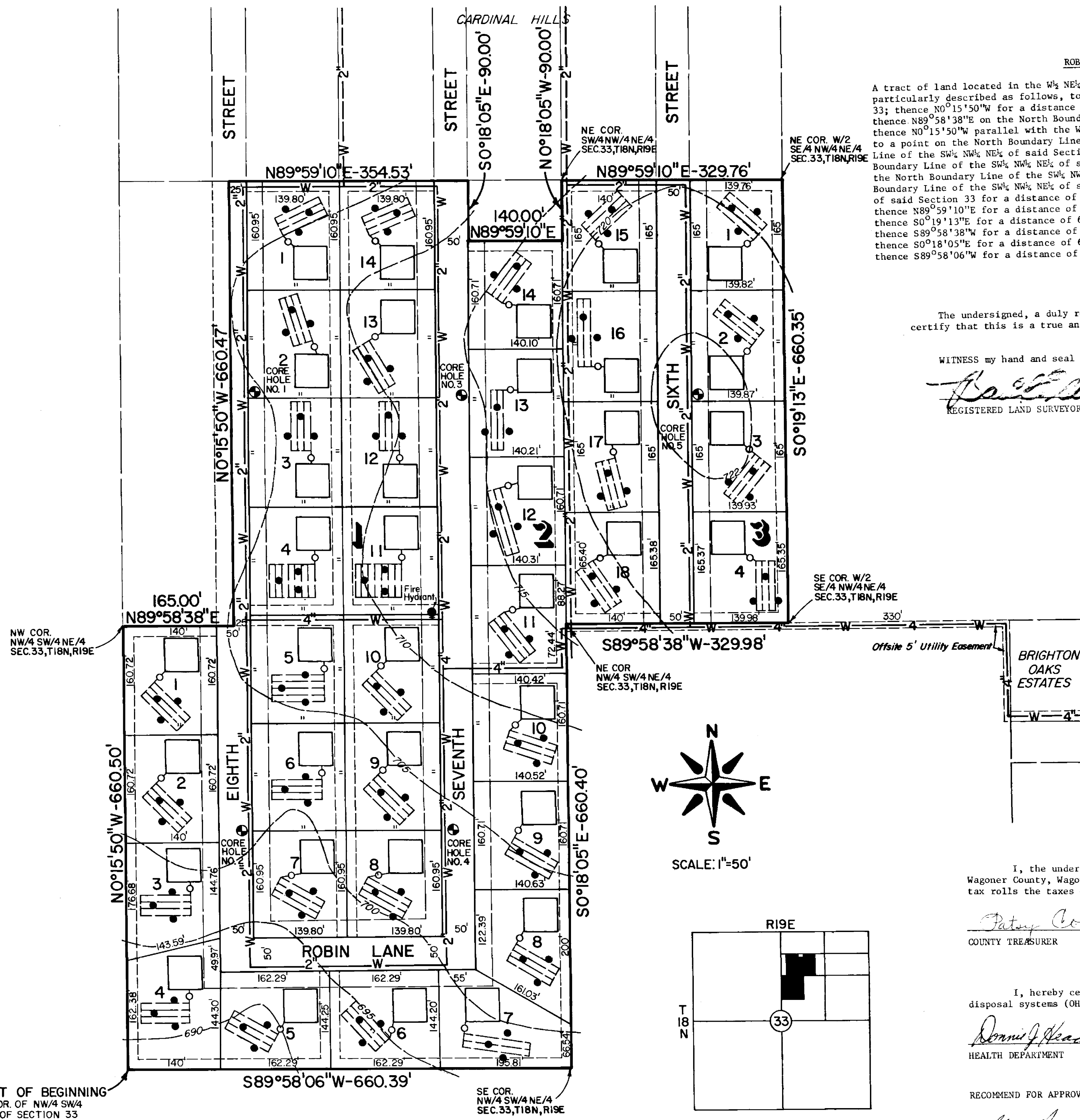
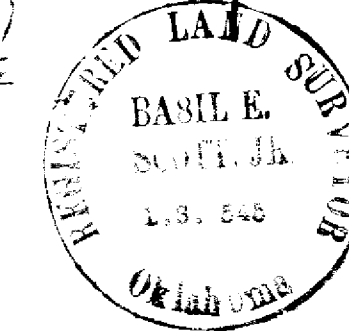
ROBINS ACRES ADDITION - PROPERTY DESCRIPTION

A tract of land located in the NE/4 of Section 33, T18N, R19E, I.B. & M., Wagoner County, Oklahoma, being more particularly described as follows, to-wit: BEGINNING at the Southwest corner of the NW/4 SW/4 NE/4 of said Section 33; thence N0°15'50"W for a distance of 660.50 feet to the Northwest corner of the NW/4 SW/4 NE/4 of said Section 33; thence N89°58'38"E on the North Boundary Line of the NW/4 SW/4 NE/4 of said Section 33 for a distance of 165.00 feet; thence N89°59'10"E parallel with the West Boundary Line of the NE/4 of said Section 33 for a distance of 660.47 feet to a point on the North Boundary Line of the SW/4 NW/4 NE/4 of said Section 33; thence N89°59'10"E on the North Boundary Line of the SW/4 NW/4 NE/4 of said Section 33 for a distance of 354.53 feet; thence S0°18'05"E parallel with the East Boundary Line of the SW/4 NW/4 NE/4 of said Section 33 for a distance of 140.00 feet to a point on the East Boundary Line of the SW/4 NW/4 NE/4 of said Section 33 for a distance of 90.00 feet; thence N89°59'10"E parallel with the North Boundary Line of the SW/4 NW/4 NE/4 of said Section 33 for a distance of 140.00 feet to the Northwest corner of the NW/4 SW/4 NE/4 of said Section 33; thence N89°59'10"E for a distance of 329.76 feet to the Northeast corner of the NW/4 SW/4 NE/4 of said Section 33; thence S0°19'13"E for a distance of 660.35 feet to the Southeast corner of the NW/4 SW/4 NE/4 of said Section 33; thence S89°58'38"W for a distance of 329.98 feet to the Southwest corner of the NW/4 SW/4 NE/4 of said Section 33; thence S0°18'05"E for a distance of 660.40 feet to the POINT OF BEGINNING, containing 22.22 Acres, more or less.

CERTIFICATE

The undersigned, a duly registered professional Land Surveyor in the State of Oklahoma, do hereby certify that this is a true and correct plat of the survey of the hereon described property to-wit:

WITNESS my hand and seal this 1st day of July, 1983.
[Signature]
REGISTERED LAND SURVEYOR NO. 545



I, the undersigned, the duly qualified and acting County Treasurer, of Wagoner County, Wagoner, Oklahoma, hereby certify that according to the 1982 tax rolls the taxes on the above description are paid.

Patricia Curtis
COUNTY TREASURER

I, hereby certify that this subdivision is approved for individual sewage disposal systems (OHD Bul. No. 600)

Donna J. Head, R.P.S. July 20, 1983
HEALTH DEPARTMENT DATE

RECOMMEND FOR APPROVAL BY: The Wagoner County Metropolitan Planning/Zoning Com.

[Signature] 8-30-83
CHAIRMAN DATE

APPROVED BY THE WAGONER CO. BOARD OF COUNTY COMMISSION:

[Signature] 9-6-83
CHAIRMAN DATE

NOTE: ALL UTILITY EASEMENTS ARE 15' WIDE.
ALL BUILDING SETBACK LINES ARE 25'.

PREPARED BY
SCOTT & ASSOCIATES, INC.
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Muskogee, Oklahoma
74401