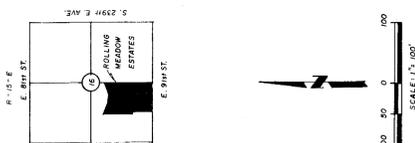


Rolling Meadow Estates
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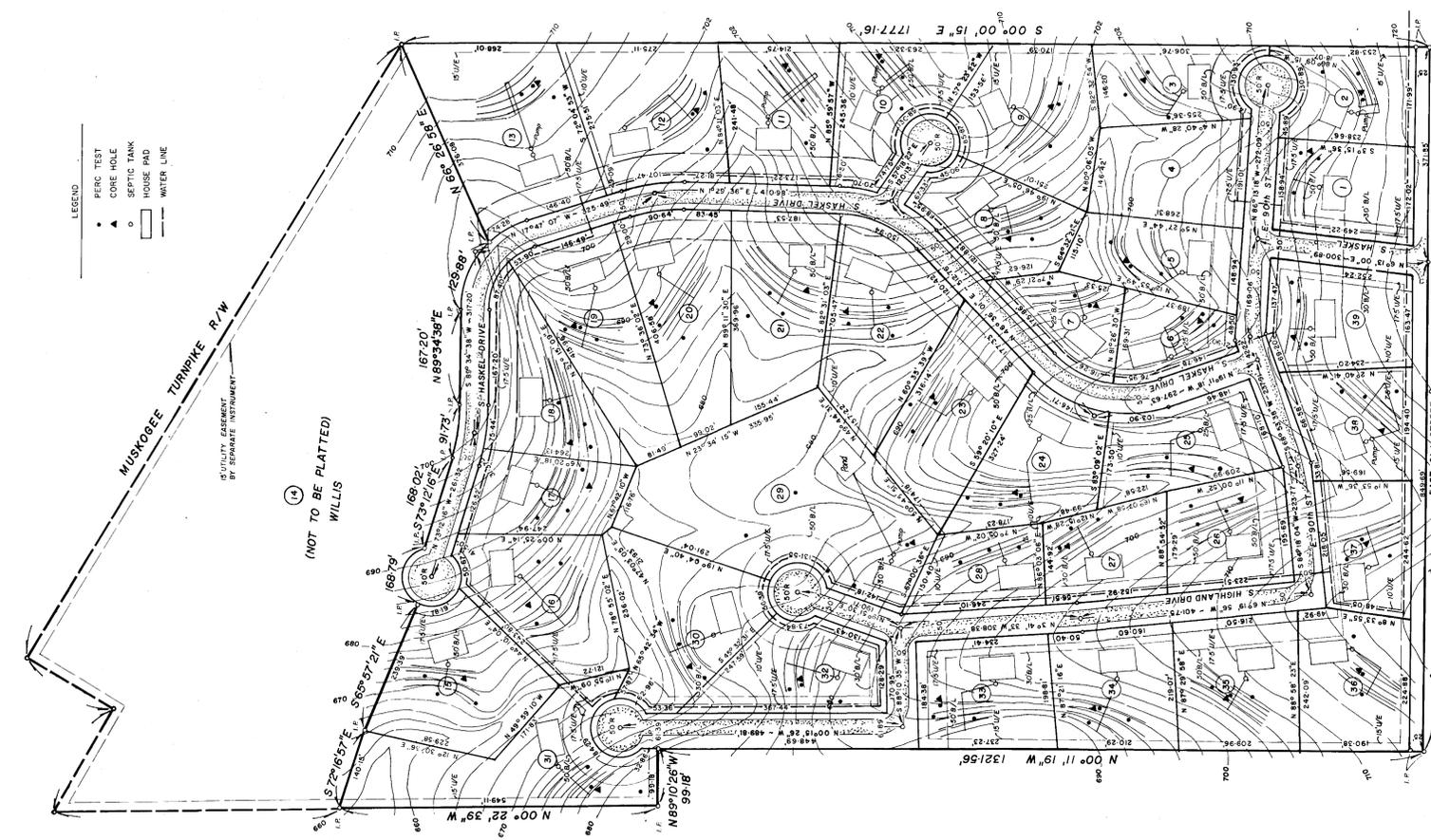


ROLLING MEADOW ESTATES

A SUBDIVISION OF LAND BEING A PART OF THE E/2 OF THE SW/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 15 EAST, WAGONER COUNTY, OKLAHOMA

OWNER: L. D. & CHARLOTTE WILLIS
 2220 S. C. ST.
 BROCKEN ARROW, OK. 74012
 (918) 251-9810

ENGINEER: R. DOUGLAS ALEXANDER
 CHESTNUT
 BROCKEN ARROW, OK. 74012
 (918) 258-6185



CLEARVIEW ACRES

The Oklahoma State Department of Health certifies that this plat is approved for the construction of INDIVIDUAL sewage disposal systems.
 SIGNED: *Charles W. Sparks*
 Wagoner County Health Department
 Date: Nov. 21, 1980

STATE OF OKLAHOMA)
 COUNTY OF WAGONER) SS.
 KNOW ALL MEN BY THESE PRESENTS:
 WILSON L. D. and Charlotte Willis, being the sole owner of the following described real property located in Wagoner County, State of Oklahoma, to wit:
 A portion of the East half of the Southwest Quarter of Section 16, Township 18 North, Range 15 East of the Indian Name and Meridian, Wagoner County, Oklahoma, being more particularly described as follows, to wit:
 Beginning at the South quarter corner of said Section 16, Township 18 North, Range 15 East, said point being the POINT OF BEGINNING; THENCE S 89°40'04" W a distance of 1221.54 feet to a point; THENCE S 0°11'19" W a distance of 1321.56 feet to a point; THENCE S 89°10'26" W a distance of 90.18 feet to a point; THENCE S 0°22'13" W a distance of 549.11 feet to a point; THENCE S 70°16'52" E a distance of 140.15 feet to a point; THENCE S 65°57'21" E a distance of 219.19 feet to a point; THENCE S 60°14'38" E a distance of 167.29 feet to a point; THENCE S 73°12'18" E a distance of 168.02 feet to a point; THENCE S 91°73'00" E a distance of 168.02 feet to a point; THENCE S 0°14'38" E a distance of 167.29 feet to a point; THENCE S 60°14'38" E a distance of 219.19 feet to a point; THENCE S 65°57'21" E a distance of 140.15 feet to a point; THENCE S 70°16'52" E a distance of 549.11 feet to a point; THENCE S 0°22'13" W a distance of 90.18 feet to a point; THENCE S 89°10'26" W a distance of 1221.54 feet to the POINT OF BEGINNING, containing 48.65 acres, more or less.
 hereby certifies that it has caused the same to be surveyed and platted into lots and street under the name of "ROLLING MEADOW ESTATES", an addition to Wagoner County, State of Oklahoma.
 The undersigned owners hereby dedicate for public use all streets as shown on said plat and does hereby guarantee clear title to all of the land that is so dedicated and hereby relinquishes any and all right of vehicular ingress and egress from any property or properties within the bounds as shown on the attached plat.
 CONDITIONS AND RESTRICTIONS
 For the purpose of promoting and orderly development of the above described real property and for the further purpose of providing adequate restrictive covenants for the mutual benefit of themselves and their successors in title to all lots situated within said addition, the undersigned owners hereby impose the following restrictive covenants and restrictions and do hereby create the following easements to which it shall be incumbent upon their successors in title to all of said lots and any interest therein to adhere, to wit:
 1. All lots in this addition shall be known, described and used as single family residential lots. No structure shall exceed two stories in height. All dwellings shall have a private garage attached to the residence, suitable in size to accommodate at least two standard size automobiles. All detached structures shall conform to the basic styling of the dwelling thereon.
 2. No buildings, nor parts thereof, except open porches and terraces shall be constructed and maintained on said lots nearer to the front property lines than the building lines shown on the plat. No building shall be constructed nearer than ten (10) feet to any interior property line, except that no dwelling shall be located closer than forty (40) feet to an existing dwelling.
 3. No trailer, basement, tent, shack, garage, barn or other outbuilding or temporary structure shall be used as a residence at any time. No mobile home, new or used, or any dwelling or outbuilding which has been previously used shall be moved into this addition.
 4. No single-story dwelling shall be erected in this addition which has a living space of less than 2,100 square feet, 8 1/2' level and two story dwellings shall have a minimum of 1,600 square feet on the lower level, and two square feet on the second level. Living space shall not include terraces, carports or porches.
 5. The exterior walls of all dwellings and porches shall be constructed of not less than fifty percent (50%) brick, stone or stone.
 6. All driveways and sidewalks shall be brick, asphalt or concrete.
 7. All roofs shall be constructed of cedar wood shingles or GAF 3408 "Weatherwood", or equal, shingles.
 8. No outside toilets shall be allowed in this addition and all sanitary arrangements must comply with local and state health requirements. Before a sewer disposal system is constructed on lot 29 the lot owner shall contact Mr. Oscar Sparks at the Wagoner Health Department and consider alternative methods of sewer disposal in addition to the following periods.
 9. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
 10. No outside storage of building materials, old cars or other articles shall be permitted. Building materials may be stored for a period of 30 days prior to start of construction. Construction shall be completed in nine (9) months.
 11. No sign of any kind shall be displayed to public view on any lot except one sign of not more than five (5) square feet advertising the sale of real property, or signs used by the builder to advertise the property during construction and sales period.
 12. No animals, livestock or poultry of any kind shall be raised, kept or bred on any lot except for dogs, cats and household pets. One (1) horse may be kept on any lot or combination of lots that have a minimum area of 2.0 acres. No horses, dogs, cats or household pets may be kept, bred or maintained for any commercial purposes.
 13. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other wastes. All wastes shall be kept in sanitary containers and all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and orderly manner.
 14. Boats, trailers, campers (mobile or otherwise) or like recreation equipment shall not be stored on any lot unless enclosed in a garage or screened from view from any public street. Only decorative wood fences will be allowed in front yards. No steel posts, bar or barbed wire fences shall be allowed anywhere. Chain link fences with steel posts and top rails not exceeding 5 feet in height will be allowed in side and back yards.
 15. All exterior building elevations shall be approved by the developer before a building permit is obtained.
 16. These covenants, conditions and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2001, at which time the same shall be automatically extended for successive periods of twenty (20) years. It shall be possible, by vote of two-thirds (2/3) of the property owners in ROLLING MEADOW ESTATES to change them in whole or in part at any time changes are deemed necessary.
 17. If the parties hereto, or any of them or their heirs or assigns shall violate any of the covenants, conditions and restrictions herein, it shall be lawful for any other person or persons that own real property in said addition to prosecute any proceedings at law or in equity against the person(s) violating the same, and either prevent him or them from doing so or to recover damages or other relief for such damage.
 18. Violation of any one of these covenants, restrictions or conditions shall in no wise effect any of the other provisions which shall remain in full force and effect.
 19. In connection with the installation of underground electric services, all lots in this addition are subject to the following provisions, which are enforceable by Public Service and General Telephone Company, to wit:
 a. Overhead pole lines for the supply of electric or telephone service may be located along the North, South, East and West boundaries of this addition. Recreators, also in the addition all utility lines shall be underground, in the easement ways shown on the plat. Service potentials and transformers, an sources of supply at same, shall not be located in said easement ways.
 b. Except to houses on lots described in paragraph (18.a.) which may be located on all lots in said addition may be run from the nearest service potential or transformer to the point of usage determined by the location and construction of such houses as may be located upon each said lot; provided that upon the installation of such a service cable to a particular house, the supplier of electric service shall thereafter be deemed to have a beneficial permanent, effective and exclusive right-of-way easement on said lot, covering a strip of strip extending 2 1/2 feet on each side of such service cable, extending from the service potential or transformer to the service entrance on said house.
 20. The supplier of electric or telephone service, through its proper agents and employees, shall at all times have right of access to and upon all such easements shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, repairing or replacing any portion of said underground electric facilities so installed by it.
 21. The owner of each lot shall be responsible for the protection of the underground electric or telephone facilities located on his property and shall protect the alteration of grade or any construction activity which may interfere with said electric facilities. The owner shall be responsible for necessary maintenance of underground and telephone facilities, but the owner will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.
 22. The foregoing documents concerning underground electric and telephone facilities shall be enforceable by the supplier of electric service, and the owner of each lot appears to be bound hereby.

10. KITH L. WILSON, L. D. and Charlotte Willis, being the owner of ROLLING MEADOW ESTATES addition, which is platted herewith, hereby approve the foregoing deed of dedication, conditions, restrictions and that this is a true and correct copy of the same.
 L. D. Willis
 Charlotte Willis

STATE OF OKLAHOMA)
 COUNTY OF WAGONER) SS.
 I, *L. D. Willis*
 and *Charlotte Willis*
 do hereby certify that the above and foregoing plat is a true and correct copy of the same as the same was approved on this 29th day of December, 1980.
 By Commission Expires
 March 23, 1983

SURVEYOR'S CERTIFICATE
 I, *Euel Dean Ward*, do hereby certify that I am by profession a Registered Land Surveyor in the State of Oklahoma, and that the plat herewith of ROLLING MEADOW ESTATES correctly represents a survey made under my supervision on the 29th day of December, 1980.
Euel Dean Ward

CERTIFICATE OF COUNTY TREASURER
 I, *Paul J. Pate*, County Treasurer of Wagoner County, Oklahoma, do hereby certify that I have examined the records pertaining to said values taxes on the tract described on the plat herewith and find that all ad valorem taxes have been paid to and including 1980 according to the 1980 tax roll.
 WITNESSED this 27th day of January, 1981.
Paul J. Pate

WAGONER METROPOLITAN AREA PLANNING COMMISSION AND MEMBERSHIP
 Recommended for approval by the Wagoner Metropolitan Area Planning Commission.
Alvin G. Robinson, Chairman

ACCEPTANCE OF DEDICATION BY THE COUNTY BOARD OF COMMISSIONERS
 Approved by the Wagoner County Board of County Commissioners.
Bel Matha
 BEL MATHA, Chairman