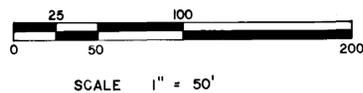
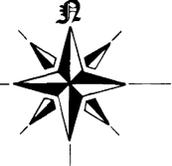
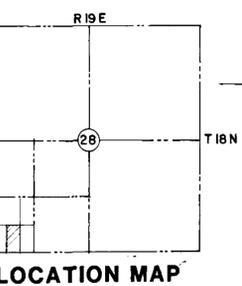
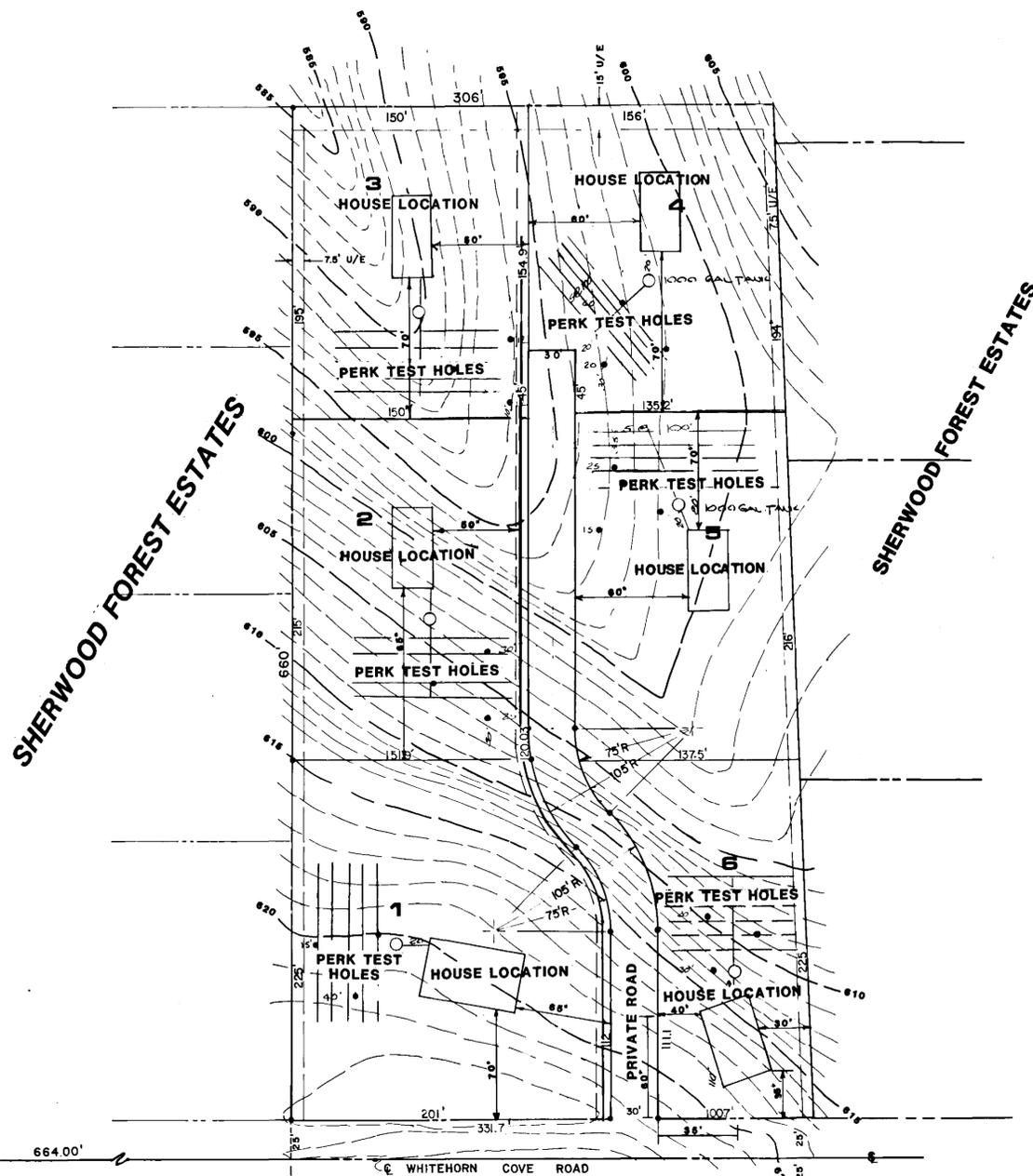


# SHERWOOD FOREST COVE ADDN.

AN ADDITION TO THE COUNTY OF WAGONER, STATE OF OKLAHOMA W1/2 SE1/4 SW1/4 SW1/4 SECTION 28, T18N, R19E



## COVENANTS

### RESTRICTIVE COVENANTS IN SHERWOOD FOREST COVE

1. ALL HOMES CONSTRUCTED SHALL HAVE A MINIMUM OF 1500 SQ. FT. LIVING AREA.
2. ALL HOMES SHALL BE 50% MASONRY EXTERIOR BRICK OR STONE.
3. FRONT YARDS MAY BE FENCED WITHIN 20 FEET OF FRONT PROPERTY LINE
4. ALL FRONT YARD FENCING SHALL BE OF DECORATIVE TYPE TO ADD TO THE APPEARANCE OF THE SUBDIVISION
5. NO MOBILE HOMES OR HOUSE TRAILORS SHALL BE PERMITTED EXCEPT FOR CONSTRUCTION PURPOSES... (4 MONTH LIMIT)
6. ANY STOCK OR ANIMALS SHALL BE FENCED AND RESTRICTED TO THE OWNERS PROPERTY
7. UTILITY EASEMENTS ARE AS SHOWN ON PLAT
8. NO OBNOXIOUS OR OFFENSIVE TRADE OR ENTERPRISE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE, OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD
9. NO BUILDING OF ANY DESCRIPTION SHALL BE MOVED FROM ANY OTHER LOCATION TO ANY LOT IN THE ADDITION
10. NO STRUCTURE OF A TEMPORARY CHARACTER SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE
11. ALL BUILDINGS SHALL BE LOCATED ON THE LOTS SO AS TO PROVIDE A MINIMUM OF A 40 FOOT FRONT YARD BUILDING SET BACK LINE AND A MINIMUM OF A 25 FOOT SIDE YARD BUILDING SET BACK LINE

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That W. Guy Osburn and Ruby M. Osburn, his wife, are the owners of the following described land in the County of Wagoner, State of Oklahoma, to wit:

A Subdivision in the W1/2 SE1/4 SW1/4 SW1/4 of Section 28, T-18-N, R-19-E Wagoner County, Oklahoma, said tract containing 4.72 acres more or less And have caused the above described land to be surveyed, staked, platted, and subdivided into lots and streets and have designated the same as "SHERWOOD FOREST COVE ADDITION"

Now, therefore, the undersigned owners do hereby dedicate for the use of lot owners all of the streets that are on said plat and do hereby guarantee the title to all of the land covered by said streets for the purpose of providing an orderly development of the above described Real Estate and in order to provide adequate restrictive covenants for the mutual benefit of themselves and their successors in title to the subdivisions of said land (hereafter referred to as lots) the undersigned do hereby impose the following restrictions and reservations and create the easements which shall be binding upon them, their successors and assigns, to wit:

These covenants are to run with the land and shall be binding on all parties and to all persons claiming under them until Jan. 5, 1994 at which time said covenants shall be automatically extended for successive periods of 10 years, unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

Any violation of covenants can be lawfully prosecuted by other owners of lots. "Covenants are posted on this Plat"

IN WITNESS THEREOF, we have hereto set our hands at Muskogee County, Oklahoma, this 17th day of July 1983

*W. Guy Osburn*  
W. Guy Osburn  
*Ruby M. Osburn*  
Ruby M. Osburn

State of Oklahoma  
County of Muskogee ss

Before me, the undersigned, a Notary Public, in and for said County and State, on this 17th day of July, 1983, personally appeared W. Guy Osburn and Ruby M. Osburn, his wife to me known to be the identical persons who subscribed the name of the makers thereof to 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, on this, the day and year last above written.

My commission expires:  
9-24-85

*Jackie Bell*  
Notary Public

STATE OF OKLAHOMA  
COUNTY OF WAGONER ss:

Before me, the undersigned, a Notary Public in and for the said County and State personally appeared Charles R. Settles to me as his free and voluntary act of deed for the uses and purposes therein set forth.

WITNESS my hand and seal this 17th day of July, 1983.  
My commission expires 9-24-85

*Jackie Bell*  
Notary Public

LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS: that I, Charles R. Settles, a Registered Land Surveyor in the State of Oklahoma, have carefully and accurately surveyed and platted the above described property known as SHERWOOD FOREST COVE ADDITION, Wagoner County, Oklahoma, and that this is an accurate plat of the same.

WITNESS my hand and seal this 17th day of July, 1983

*Charles R. Settles*  
Charles R. Settles L.S. 1019

STATE OF OKLAHOMA  
COUNTY OF WAGONER ss:

Before me, the undersigned, a Notary Public in and for the said County and State personally appeared \_\_\_\_\_ to me as his free and voluntary act of deed for the uses and purposes therein set forth.

WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 1983

Notary Public

APPROVED

The board of County Commissioners approves the plat and the roadways and easements as shown on this plat and that they become a part of Wagoner County, Oklahoma, to be maintained by the County. This 1 day of August, 1983.

Chairman of Board

CERTIFICATE

This is to certify that the tax records of the County Treasurer's Office of Wagoner County, Oklahoma show no delinquent taxes owed by the above described real estate, and that a sufficient surety bond has been deposited with the said County Treasurer to cover the 1983 ad valorem taxes in compliance with Title II, Section 514, O.S.A. 1941.

*P. J. Roates*  
Chairman of Board

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

SIGNED William J. Head, R.P.S. Date July 18, 1983

Wagoner County Health Department

Lot No.	Test Hole	Time in Minutes to Percolate 1"	Time in Minutes to Percolate 2"
1	A	5	10
1	B	1 1/2	4
1	C	1/4	1/4
2	A	1	2
2	B	1/4	1
2	C	1 1/2	4 1/2
3	A	1/4	1/4
3	B	8	18 1/2
3	C	1/4	1
4	A	1 1/2	3 1/2
4	B	1/4	1 1/2
4	C	1 1/2	4 1/2
5	A	1 1/2	3
5	B	4	9
5	C	3	6
6	A	2	4
6	B	1	2 1/2
6	C	2 1/2	5

APPROVED PLAN FOR PLAT DEVELOPMENT ON FILE AT WAGONER COUNTY HEALTH DEPARTMENT

Approved by  
*William J. Head*  
Planning Commission  
8-2-83  
*Charles R. Settles*  
L.S. 1019

*Ronald L. Brase*  
Ronald L. Brase