

DEED OF DEDICATION

SKYVIEW ADDITION

WAGONER COUNTY OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS;

That we, Charles R. Eitel and Ophie Belle Eitel, husband and wife, are the owners of the following described tract of land situated in the County of Wagoner, State of Oklahoma, described as follows; to-wit;

Beginning at a point 660.0 feet West of the Southeast corner of Section One (1), Township Seventeen (17) North, Range Fifteen (15) East, Wagoner County Oklahoma thence West along the South line of Section 1, a distance of 1,319.6 feet to the East Right of Way line of State Highway # 51, thence North 28 deg. 41 min. West along the East Right of way of State Highway # 51 a distance of 666.0 feet to a point, thence North 61 deg. 19 min. East a distance of 250.0 feet, thence North 28 deg. 41 min. West a distance of 300.0 feet, thence South 61 deg. 19 min. West a distance of 250.0 feet to a point on the East Right of Way line of State Highway # 51, thence North 28 deg. 41 min. West along said East Right of Way a distance of 421.42 feet to the West Line of the Southeast Quarter of Section 1, thence North along the West Line of the Southeast Quarter of Section 1, a distance of 621.34 feet, thence South 61 deg. 35 min. West a distance of 299.33 feet to the East Right of Way line of State Highway # 51, thence North 28 deg. 25 min West along said East Right of Way line a distance of 1009.08 feet to a point on the North line of the Southwest quarter of Section 1, thence East along the North line of said Southwest Quarter a distance of 766.8 feet to the Centerline of Section 1, thence North along the West line of the Southwest Quarter of the Northeast Quarter a distance of 1320.73 feet to the Northwest corner thereof, thence East along the North line of the Southwest Quarter, of the Northeast Quarter of Section 1, a distance of 1321.15 feet to the Northeast corner thereof; thence South along the East line of the Southwest Quarter of the Northeast quarter of Section 1 a distance of 1320.24 feet to the Southeast corner thereof; thence East along the North line of the Southeast Quarter of Section 1, a distance of 1322.21 feet to the Northeast corner thereof, thence South along the East line of Section 1 a distance of 1649.5 feet, thence West a distance of 660.0 feet, thence South 6 deg. 3 min. East a distance of 990.0 feet to the point of beginning.

That we have caused the same to be staked, platted and subdivided into lots, blocks and streets, and designate same as SKYVIEW ACRES, an Addition in Wagoner County, State of Oklahoma, and hereby dedicate the use of the streets, to the public forever and the easements for the installation and maintenance of public utilities.

PROTECTIVE COVENANTS

The undersigned being desirous of establishing a uniform system of development of said property and preserving the character thereof as a residential addition do hereby declare and establish the following restrictions, conditions and protective covenants which shall be and are hereby made for the use and benefits of each and every person accepting conveyance thereof either directly from us or remotely from any of our grantees, shall take the same subject to such conditions, restrictions, and protective covenants and by accepting such conveyance, shall be deemed to have assented thereto, and shall be entitled to all of the benefits, and to have assumed all the responsibilities.

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, 1985.

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, owning any real property situated in said Addition to prosecute any proceedings at law or in equity against the person, or persons violating the same and either or prevent him or them from so doing or to recover damages or other dues for such damages.

Invalidation of any of these covenants, restrictions or conditions shall in no wise affect the other provisions which shall remain in full force and effect.

- 1. All Lots in the tract shall be known and designated as residential Lots, except Lots 14 and 15, Block 3, which shall be designated as Commercial Lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot or building plots nearer than 150 feet to the front property line, other than family dwellings, and a private garage for not more than two cars.
2. No building shall be located nearer to the front line, or nearer to the side street line than the building line shown on the Recorded Plat. No building shall be located nearer than 5 feet to a lot line, and or property line.
3. No noxious trade or activity shall be carried upon any lot, residential or commercial, nor shall anything be done thereon which may be, or may become an annoyance or a nuisance to the neighborhood.
4. No tent, shack, basement or barn, erected in this tract shall be used as a permanent residence.
5. Easements affecting all lots as shown on the attached plat reserved for utilities installation and maintenance.
6. No dwelling shall be erected on any Residential Lot in the tract, the ground floor of the main structure of which, exclusive of one story porches and garage is less than 900 square feet.

WITNESS Our Hand this 27 Day of July 1960

Charles R. Eitel

Ophie Belle Eitel

STATE OF OKLAHOMA )
) SS
COUNTY OF TULSA. )

ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said State on this 27 day of July 1960, personally appeared Charles R. Eitel and Ophie Belle Eitel, Husband and Wife, to me known to be the identical persons who subscribed to the foregoing Instrument, and they acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes as therein stated.

IN WITNESS WHEREOF: I have hereunto set my hand and seal this day and year last written.

My Commission Expires March 20 1961

Notary Public.

CERTIFICATE

I, M. C. Shibley, the undersigned, a Registered Professional Engineer in the State of Oklahoma, and a Land Surveyor, do hereby certify that I have carefully and accurately surveyed and staked into Lots, Blocks and Streets, the property described above the same to be known and designated as SKYVIEW ACRES ADDITION a Subdivision in Wagoner County, Oklahoma, That iron pins have been placed on all Lot Corners, and that the above Plat is a true representation of said Survey.

WITNESS: my hand and seal this 27th day of July 1960

M. C. Shibley--Reg. Prof. Engineer

STATE OF OKLAHOMA )
) SS
COUNTY OF TULSA. )

ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for State on this 27 day of July 1960, personally appeared M. C. Shibley, to me known to be the identical person who executed subscribed to the foregoing Instrument, and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes as therein set forth.

IN WITNESS WHEREOF: I have hereunto set my hand and seal this day and year last written.

My Commission Expires: March 24, 1961

A. E. Lane--Notary Public

TAX CERTIFICATE

I, Eric P. Miller, the undersigned, County Treasurer, within and for the County of Wagoner, State of Oklahoma, do hereby certify that all taxes assessed against the above described real estate have been payed and that a sufficient amount of money has been escrowed in the office of the County Treasurer, of Wagoner County, State of Oklahoma, to cover taxes assessed or to be assessed for the year 1960.

WITNESS: my hand and seal this 27th day of July 1960

Eric P. Miller
County Treasurer--Wagoner County, Oklahoma