

SOMERSET SUBDIVISION  
RESIDENTIAL AREA COVENANTS

**LAND USE AND BUILDING TYPE.** No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than a one-family dwelling not to exceed two stories in height.

**DWELLING SIZE.** The floor area of the main structure, exclusive of open porches and garages, shall not be less than 1,300 sq. ft.

**RE-LOCATION OF BUILDINGS.** Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building on to a lot and re-modeling or converting same into a dwelling unit in this subdivision.

**LOT WIDTH.** No dwelling shall be erected or placed on any tract not comprising at least one lot as shown on the recorded plat.

**DRIVEWAYS.** Shall be concrete or hot mix asphalt.

**FENCES.** No fence shall be constructed or be allowed to project beyond the front corners of the dwelling.

**TRANSPORT VEHICLES.** No vehicle of any size which normally transports inflammatory or explosive cargo may be kept in this subdivision at any time.

**NUISANCES.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

**TEMPORARY STRUCTURES.** No structure of temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

**WATER SUPPLY.** No individual water-supply system shall be permitted on any lot.

**SIGNS.** No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or sign used by a builder to advertise the property during the construction and sales period.

**EASEMENTS.** All easements and alleys for the installations and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and it is further provided that no shrubbery, fence or other obstruction shall be placed in any easement or alleyway, and that full right of ingress and egress shall be had at all times over any dedicated easement for the installation, operation, maintenance, repair or removal of any utility together with the right to remove any obstruction that may be placed in such easement that would constitute interference with the use, maintenance, operation or installation of such utility.

**LIVESTOCK AND POULTRY.** No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purposes.

**GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

**SIGHT DISTANCE AT INTERSECTIONS.** No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

**SEWAGE DISPOSAL.** No individual sewage disposal system shall be permitted on any lot.

**EXTERIOR FINISH.** Exterior finish of all dwelling to be a minimum of 50% masonry construction.

**TERM:** The Covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded after which time said Covenants shall automatically be extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said Covenants in whole or in part.

OWNER'S CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: The Somerset Development Corporation does hereby certify that it is the Owner, holding all rights, title or interest in the land shown on the Plat hereon of Somerset Subdivision covering a part of the N $\frac{1}{2}$  NE $\frac{1}{4}$  of Section 17, Township 17 North, Range 18 East, of the Indian Base Meridian, Wagoner County, Oklahoma, more particularly described as follows: Beginning at a point 210.00 feet South of the Northeast corner of said N $\frac{1}{2}$  NE $\frac{1}{4}$ , thence S 0° 08' 41" E along the East line of said N $\frac{1}{2}$  NE $\frac{1}{4}$  a distance of 1,106.80 feet; thence S 89° 59' 24" W along the South line of said N $\frac{1}{2}$  NE $\frac{1}{4}$  a distance of 695.00 feet; thence N 13° 30' 49" W a distance of 613.47 feet; thence along a curve to the left having a radius of 872.21 feet a distance of 326.15 feet; thence N 34° 56' 18" W a distance of 436.78 feet to a point, said point being on the South Right-of-Way line of Oklahoma State Highway No. 51, thence East along said right-of-way a distance of 588.34 feet; thence S 0° 08' 41" E a distance of 143.31 feet; thence East a distance of 630.00 feet to point of beginning and that the plat represents a correct survey of said property, made with the consent of the Corporation, and that all streets, alleys and utility reserves shown on said plat are hereby dedicated to the public. A clear title to all land so dedicated is hereby guaranteed forever.

Signed in Wagoner, Oklahoma, this 19<sup>th</sup> day of Sept., 1980.

ATTEST: Walter C. Little  
Secretary

SOMERSET DEVELOPMENT CORPORATION  
BY: Eddie Little  
President

State of Oklahoma, County of Wagoner, SS.  
The foregoing was acknowledged before me  
this 19<sup>th</sup> day of September, 1980 by  
Eddie Little, President of Somerset  
Development Corporation.  
My Commission Expires:  
6-22-83  
Kenneth Hill  
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Ruby Roberts, do hereby certify that I am the duly elected, qualified and acting County Treasurer, Wagoner County, State of Oklahoma; that the taxes are paid for the year of 1979 and prior years on the land shown on the plat hereon of the Somerset Subdivision, to the City of Wagoner, Oklahoma.

Ruby Roberts  
County Treasurer

SURVEYOR'S CERTIFICATE

I, Jimmie D. Nickle, a registered land surveyor, do hereby certify that the Plat hereon correctly represents a Survey made under my supervision on the 17<sup>th</sup> day of Sept., 1980, and that all measurements shown hereon actually exist and their positions are correctly shown.

Jimmie D. Nickle  
Registered Land Surveyor, No. 78

WAGONER CITY-COUNTY  
PLANNING COMMISSION APPROVAL

I, Walter C. Little Chairman of the City Planning Commission, Wagoner, Oklahoma, do hereby certify that the said Commission duly approved the plat hereon of the Somerset Subdivision, an addition to the City of Wagoner, Oklahoma, on the 19<sup>th</sup> day of Sept., 1980.

ATTEST: Walter C. Little Secretary  
Walter C. Little Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED, by the Mayor and City Council of the City of Wagoner, Oklahoma that the dedications shown on the Plat hereon of the Somerset Subdivision, an addition to the City of Wagoner, Oklahoma, are hereby accepted. Adopted by the Mayor and City Council, City of Wagoner, Oklahoma, on this the 19<sup>th</sup> day of Sept., 1980.

(S E A L)

ATTEST: Jane Teel City Clerk  
Kenneth D. Peters Mayor

Approved: WAGONER COUNTY HEALTH DEPARTMENT

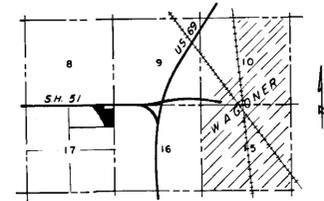
BY: Osca W. Sparks DATE: Sept. 19, 1980  
To be served by Municipal Water and Municipal Sewer.

Acknowledged in Statutory Form on this the 19 day of September, 1980, by Eddie Little before me, a Notary Public, Wagoner County, Oklahoma.

My Commission Expires:  
6-22-83  
Kenneth Hill  
Notary Public



NE Cor. Sec. 17, T17 N, R18 E  
Wagoner Co., Okla.



Plat Cabinet 1 - #35A  
SEP 23 1980  
ATTEST: Jack C. Jones County Clerk  
Walter C. Little Deputy

Scale: 1" = 100'

SOMERSET SUBDIVISION  
WAGONER COUNTY, OKLAHOMA  
OWNER: SOMERSET DEVELOPMENT CORPORATION

Prepared By  
CRAIG & KEITHLINE  
CONSULTING ENGINEERS  
Tulsa, Oklahoma