

# "SOUTHRIDGE ESTATES"

A SUBDIVISION OF PART OF THE  
EAST 1/2 OF THE NW 1/4 OF THE NW 1/4  
OF  
SECTION-17, T-17-N, R-18-E  
WAGONER COUNTY, OKLAHOMA



Plat Cabinet 1 - 8B.

NOTARY PUBLIC  
COUNTY OF WAGONER  
Tulsa, Oklahoma

MAR 23 1979

NOTARY PUBLIC  
COUNTY OF WAGONER  
Tulsa, Oklahoma

KNOW ALL MEN BY THESE PRESENTS:

THAT H. R. BROWN, A SINGLE MAN IS THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT IN PART OF THE E 1/2-NW 1/4-NW 1/4, SECTION-17, T-17-N, R-18-E, WAGONER COUNTY, OKLAHOMA, SAID TRACT BEING DESCRIBED AS FOLLOWS, TO-WIT: "BEGINNING AT A POINT" THAT IS THE SW CORNER OF SAID E 1/2-NW 1/4-NW 1/4; THENCE S 89°-56'-25" E ALONG THE SOUTHERLY LINE THEREOF FOR 230'; THENCE N 0°-04'-00" E AND PARALLEL TO THE EASTERLY LINE THEREOF FOR 250'; THENCE S 89°-56'-25" E AND PARALLEL TO SAID SOUTHERLY LINE FOR 433.21'; THENCE N 0°-04'-00" E ALONG SAID EASTERLY LINE FOR 1071.51' TO THE NE CORNER THEREOF; THENCE N 89°-57'-27" W ALONG THE NORTHERLY LINE THEREOF FOR 50'; THENCE S 0°-04'-00" W FOR 266.52' TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 89°-58'-00" AND A RADIUS OF 25', FOR 39.26'; THENCE N 89°-58'-00" W FOR 188.82' TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 36°-52'-12" AND A RADIUS OF 75', FOR 48.26' TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 143°-57'-40" AND A RADIUS OF 50', FOR 125.63'; THENCE N 89°-58'-00" W FOR 277.21'; THENCE S 0°-02'-00" W FOR 990' ALONG THE WESTERLY LINE OF SAID E 1/2-NW 1/4-NW 1/4 TO THE "POINT OF BEGINNING" OF SAID TRACT.

WHEREAS, THE SAID OWNER HAS CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED, PLATTED AND STAKED INTO LOTS, BLOCKS AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT WHICH IT HEREBY ADOPTS AS THE PLAT OF THE ABOVE DESCRIBED LAND AS "SOUTHRIDGE ESTATES", A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION-17, T-17-N, R-18-E, WAGONER COUNTY, OKLAHOMA.

AND, THE UNDERSIGNED OWNER HEREBY DEDICATES FOR THE PUBLIC USE THE STREETS SHOWN ON SAID PLAT, AND DOES FURTHER DEDICATE FOR PUBLIC USE THE EASEMENTS AS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REMOVING AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, TELEPHONE LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES AND WATER LINES TOGETHER WITH ALL APPURTENANCES THEREON, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES METERS AND ANY OTHER APPURTENANCES THEREON, WITH THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR RIGHTS IN EACH AND ALL THE STREETS SHOWN ON SAID PLAT; PROVIDED, HOWEVER, THAT THE UNDERSIGNED OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER AND SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS, AND ALONG ALL THE PUBLIC STREETS SHOWN ON SAID PLAT, AND OVER, ACROSS AND ALONG ALL STRIPS OF LAND INCLUDED WITHIN THE EASEMENTS SHOWN THEREON, BOTH FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICE TO THE AREA INCLUDED IN SAID PLAT, AND TO ANY OTHER AREAS.

AND, THE UNDERSIGNED OWNER, FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE ENTIRE TRACT, AND FOR THE FURTHER PURPOSE OF INSURING ADEQUATE RESTRICTIONS AND COVENANTS, AND FOR THE MUTUAL BENEFIT OF THE ALL SUBSEQUENT PURCHASERS,

### PROTECTIVE COVENANTS AND RESTRICTIONS

- ALL SUPPLY OF ELECTRIC SERVICE SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS RESERVED FOR GENERAL UTILITY SERVICES, SHOWN ON THE ATTACHED PLAT. SERVICE PEDIESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECOND-ARY VOLTAGES MAY ALSO BE LOCATED IN SAID EASEMENT WAYS. UNDERGROUND SERVICE CABLES TO ALL HOUSES WHICH MAY BE LOCATED ON ALL LOTS IN SAID ADDITION MAY RUN FROM THE HEAD OF SERVICE PEDIESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH HOUSE AS MAY BE LOCATED UPON SAID LOT; PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE TO A PARTICULAR HOUSE, THE SUPPLIER OF ELECTRIC SERVICE SHALL SERVICE PEDIESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE OF SAID HOUSE.
- THE SUPPLIER OF ELECTRIC SERVICE, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT TO ACCESS TO ALL SUCH EASEMENT WAYS SHOWN ON SAID PLAT, OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF SAID UNDERGROUND ELECTRIC FACILITIES SO INSTALLED BY IT.
- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID UNDERGROUND, IN THE EASEMENT WAYS RESERVED FOR GENERAL UTILITY PURPOSES AND STREETS, SHOWN ON THE ATTACHED PLAT.
- THE FOREGOING COVENANTS SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.
- ALL SUPPLY OF TELEPHONE SERVICE MAY BE LOCATED UNDERGROUND ALONG THE EASEMENTS AS REQUIRED. STREET LIGHT POLES STANDARD WILL BE SERVED BY UNDERGROUND CABLE THROUGHOUT SAID ADDITION ALL SUPPLY LINES WILL BE LOCATED UNDERGROUND, IN THE EASEMENT WAYS RESERVED FOR GENERAL UTILITY PURPOSES AND STREETS, SHOWN ON THE ATTACHED PLAT.
- ALL PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE DEVELOPER OR HIS DULY AUTHORIZED REPRESENTATIVE FOR WRITTEN APPROVAL PRIOR TO START OF CONSTRUCTION. ALL PERMANENT STRUCTURES MUST BE NEW CONSTRUCTION.
- NO RESIDENCE PREVIOUSLY USED SHALL BE MOVED ON TO ANY HOMESITE IN THIS RESIDENTIAL DEVELOPMENT.
- ALL HOMESITES IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS SINGLE FAMILY RESIDENTIAL HOMESITES. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY HOMESITE WHICH EXCEEDS TWO STORIES IN HEIGHT, AND ALL RESIDENCES MUST HAVE A PRIVATE GARAGE NOT LESS THAN TWO CARS ATTACHED TO THE RESIDENCE. ANY DETACHED STRUCTURES TO BE BUILT ON THE HOMESITE SUCH AS STORAGE BUILDING, COVERED ENTERTAINMENT AREAS, ETC. SHALL CONFORM TO THE BASIC OF THE DWELLING THEREON, AND THE PLANS FOR SUCH STRUCTURE MUST BE SUBMITTED TO THE DEVELOPER FOR APPROVAL PRIOR TO START OF CONSTRUCTION. CARPORTS, IN ADDITION TO A TWO-CAR GARAGE WILL BE PERMITTED ONLY IF ATTACHED TO THE RESIDENCE. ALL GARAGES MUST BE ENTERED FROM THE SIDE OR REAR OF RESIDENCE.
- THE EXTERIOR OF ALL STRUCTURES ERRECTED ON ANY HOMESITE SHALL BE CONSTRUCTED OF A MINIMUM OF 65% STONE OR BRICK.
- NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY HOMESITE NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD.
- NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY HOMESITE, EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
- NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ON 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 SIGNS, USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
- NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING TYPE STRUCTURE SHALL BE MOVED ON TO ANY HOME SITE IN THIS RESIDENTIAL DEVELOPMENT. NO TEMPORARY STRUCTURES WILL BE PERMITTED.
- NO HOMESITE WILL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN 30 DAYS PRIOR TO THE START OF CONSTRUCTION AND THEN THE CONSTRUCTION SHALL BE COMPLETED WITHIN 9 MONTHS. ALL HOMESITES SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.
- NO FENCES OF ANY KIND SHALL BE PLACED BEYOND THE FRONT BUILDING LINE OF THE RESIDENCE. NO FENCING SHALL BE HIGHER THAN SIX FEET.
- ALL ENTRANCES FROM STREETS MUST HAVE DRAIN TILE, SIZE APPROVED BY DEVELOPER OR COUNTY COMMISSIONER OF WAGONER COUNTY.
- ALL INDIVIDUAL SEWER SYSTEMS TO BE CONSTRUCTED ACCORDING TO COUNTY AND STATE HEALTH DEPARTMENT REQUIREMENTS.
- THERE WILL BE NO LESS THAN 2000 SQUARE FEET OF LIVABLE FLOOR AREA IN THE RESIDENCE, EXCLUSIVE OF GARAGE, PORCH AND PATIO AREAS.
- NO BUILDING SHALL BE ERRECTED NEARER TO THE FRONT PROPERTY LINE THAN THE BUILDING LINE OF 50 FEET AS SHOWN ON THE PLAT.

IN WITNESS WHEREOF, SAID H. R. BROWN, A SINGLE MAN, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 6<sup>th</sup> DAY OF February, 1979, AT TULSA, OKLAHOMA.

*H. R. Brown*  
H. R. BROWN

STATE OF OKLAHOMA } ss.  
COUNTY OF TULSA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 6<sup>th</sup> DAY OF February, 1979, PERSONALLY APPEARED H. R. BROWN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 6-17-82

*Lisa Fairmond*  
NOTARY PUBLIC

### CERTIFICATE OF SURVEY

I, JOHN F. SHERIDAN, WAGONER COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE, AT THE INSTANCE OF THE OWNER DESIGNATED ABOVE, MADE THE ABOVE DESCRIBED SURVEY, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY CURRENT KNOWLEDGE.

SIGNED AND SEALED THIS 6<sup>th</sup> DAY OF February, 1979

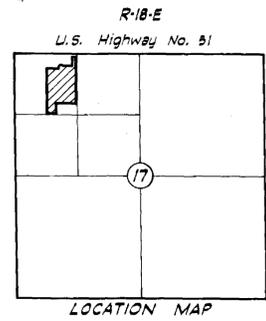
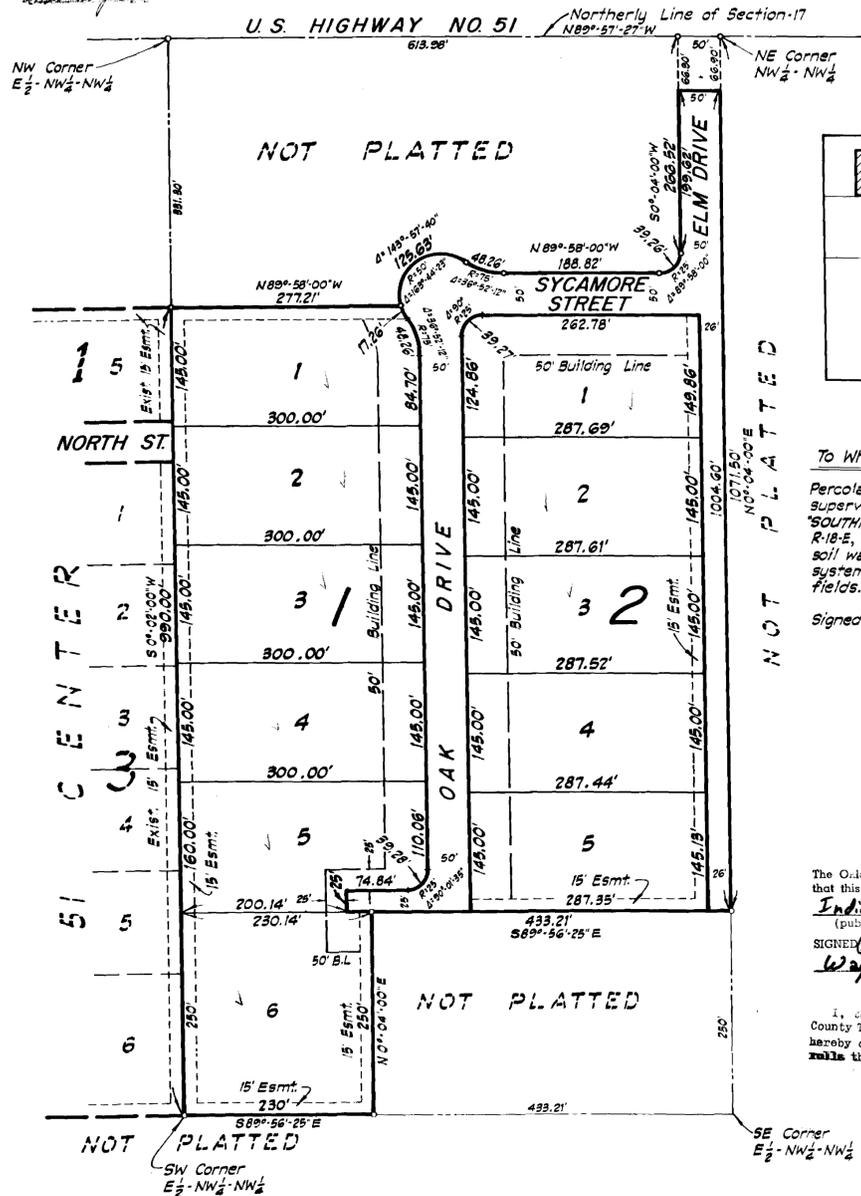
*John F. Sheridan*  
JOHN F. SHERIDAN, WAGONER COUNTY SURVEYOR

STATE OF OKLAHOMA } ss.  
TULSA COUNTY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 6<sup>th</sup> DAY OF February, 1979, PERSONALLY APPEARED JOHN F. SHERIDAN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES: 6-17-82

*Lisa Fairmond*  
NOTARY PUBLIC



To Whom It May Concern:  
Percolation tests were made under my supervision on the property being platted as "SOUTHRIDGE ESTATES" in Section-17, T-17-N, R-18-E, Wagoner County, Oklahoma and the soil was found to be suitable for seepage systems using septic tanks and lateral fields.

Signed and sealed this \_\_\_ day of \_\_\_ 1979.

The Oklahoma State Department of Health certifies that this plat is approved for the construction of Individual sewage disposal systems.  
SIGNED *Cecilia Sparks* R. P. S. Date 3-19-1979  
Wagoner County Health Department

I, the undersigned do hereby certify that I am the County Treasurer of Wagoner County, Oklahoma and hereby certify that according to the 1978 tax rolls the taxes on the above description are paid.  
Ruby M. Roberts, County Treasurer

