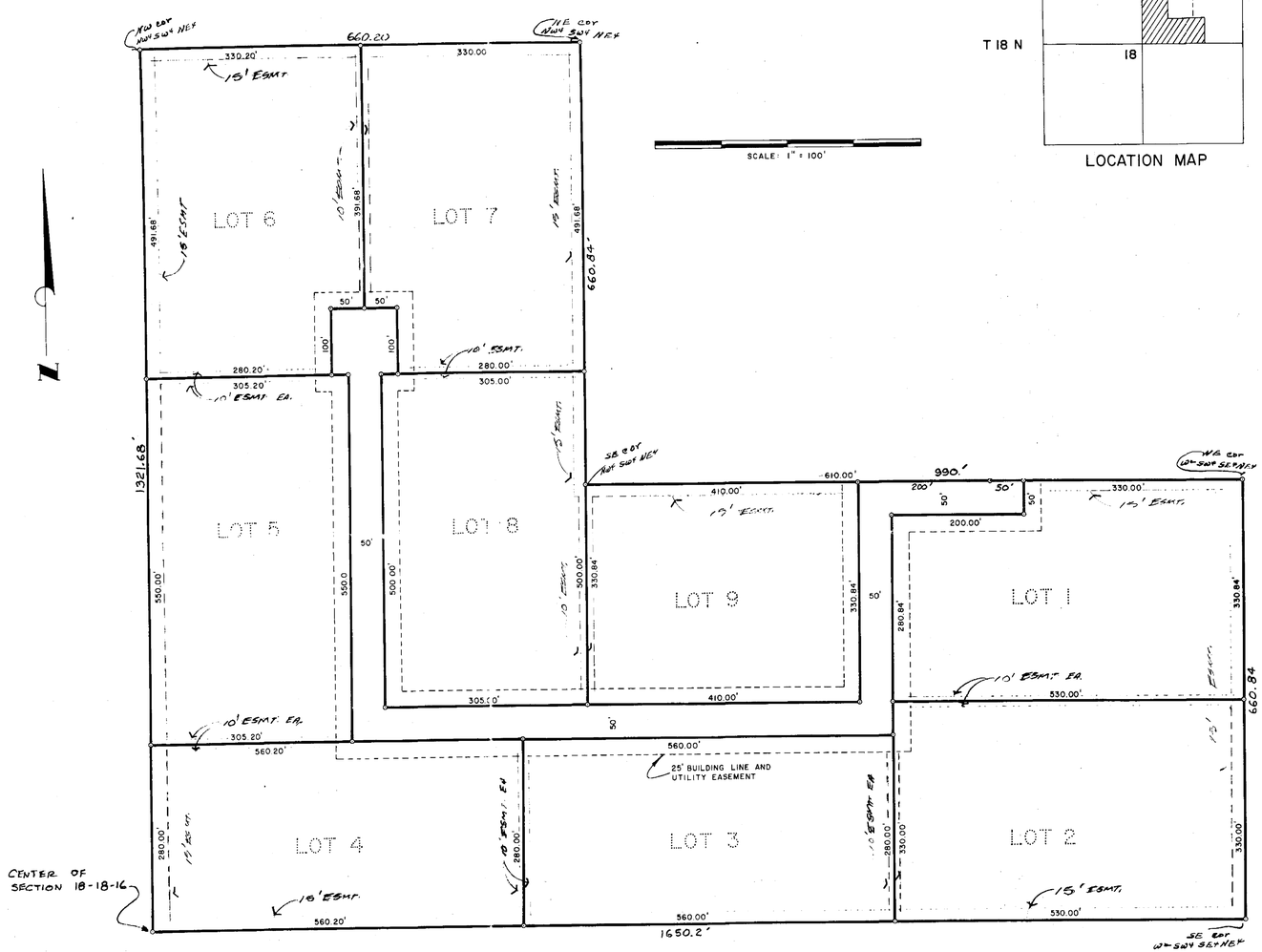
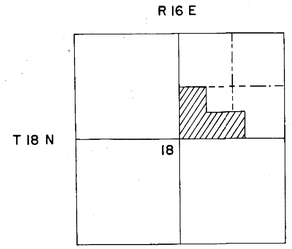
SUNNYSIDE ESTATES SECOND ADDITION



SCALE: 1" = 100'



LOCATION MAP

STATE OF OKLAHOMA
COUNTY OF WAGONER
Filed for Record in the Office of the COUNTY CLERK AND RECORDER
Mar. MAR 3 1980 Book 1-248
AT 4 pm O'CLOCK
JACK D. ROSER, County Clerk
Jane Bilimoria

CERTIFICATE OF DEDICATION
FOR
SUNNYSIDE ESTATES SECOND ADDITION

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Plantation Properties, Inc. is the owner of the following described real property in Wagoner County, State of Oklahoma, to-wit:

The Northwest Quarter (NW¼) of the The Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) and the South Half (S½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) and the West Half (W½) of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) all of Section 18, Township 18 North, Range 16 East, Wagoner County, State of Oklahoma

WHEREAS, the said owner has caused the above described property to be surveyed, platted and staked into lots and streets in conformity with the accompanying plat which it hereby adopts as the plat of the above described land as SUNNYSIDE ESTATES SECOND ADDITION, an Addition to Wagoner County, Oklahoma;

NOW, THEREFORE, the undersigned owner hereby dedicates for the public use the streets 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 fittings and equipment for each such facility, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto, with the right of ingress and egress to and upon said easements for the use 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 relay 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 easement shown thereon, both for the purpose of furnishing water and/or sewer service to the area included on said plat.

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 undersigned owner, its successors and assigns, and the adjacent owners abutting the tract, their successors and assigns, does hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers.

PROTECTIVE COVENANTS AND RESTRICTIONS

1. All dwelling structures must be mobile homes, new manufactured homes or site-built homes.

2. All homesites in the tract shall be known and described as single-family residential homesites. Any detached structures to be built on the homesite, such as storage building, covered entertainment areas, etc., shall conform to the basic design and appearance of the dwelling thereon. Any such structure must be placed to the rear of the dwelling unit.

3. No noxious or offensive trade or activity shall be carried on upon any homesite nor shall anything be done thereon that may become an annoyance or a nuisance to the neighborhood.

4. 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 signs used by a builder to advertise the property during the construction and sales period.

5. No tent, shack, garage, barn or other outbuilding-type structure shall be moved onto any homesite in this residential development. A new storage building may be moved on the lot.

6. No homesite will be used for the storage of materials for a period of greater than 30 days prior to the start of construction. All homesites shall be maintained in a neat and orderly condition at all times.

I, the undersigned, the duly qualified and acting County Treasurer, of Wagoner County, Oklahoma, hereby certify that according to the 1979 tax rolls the taxes on the above described land are paid.

Ruby M. Roberts, County Treasurer
Ruby M. Roberts
Deputy
3-3-80

7. All entrances from the street shall have drain tile, size approved by developer or County Commissioner of Wagoner County, Oklahoma.

8. All structures shall be located a minimum distance of 15 feet from any side lot line.

WITNESS OUR HANDS this 3rd day of March, 1980, at Tulsa, Tulsa County, State of Oklahoma.

PLANTATION PROPERTIES, INC.

By Wilton W. Works
Wilton W. Works, President

ATTEST:

Mary L. Smith
Mary L. Smith, Secretary

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, the undersigned Notary Public in and for said County and State, on this 3rd day of March, 1980, personally appeared Wilton W. Works, to me known to be the identical persons who subscribed the name of the maker hereof as President of Plantation Properties, Inc., and who acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year first above written.

Sandi Ellerman
Notary Public

My Commission Expires:
March 1, 1981
(SEAL)

SURVEYOR'S CERTIFICATE

I, John F. Sheridan, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and staked into lots, blocks and streets, the real estate and premises dedicated as SUNNYSIDE ESTATES SECOND ADDITION, Wagoner County, Oklahoma, and that the attached plat is a true and correct representation of said survey, showing the length, width and depth of all lots and blocks, and the names, widths, boundaries and extension of all streets.

In Witness Whereof, I hereunto set my hand and official seal this 29th day of February, 1980.

John F. Sheridan, Registered
Land Surveyor No. 345

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the 1979 and all prior years' taxes have been paid on the above described property.

Wagoner County Treasurer

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

SIGNED Roger W. Sparks R. P. S. Date 3-3-1980
Wagoner County Health Department