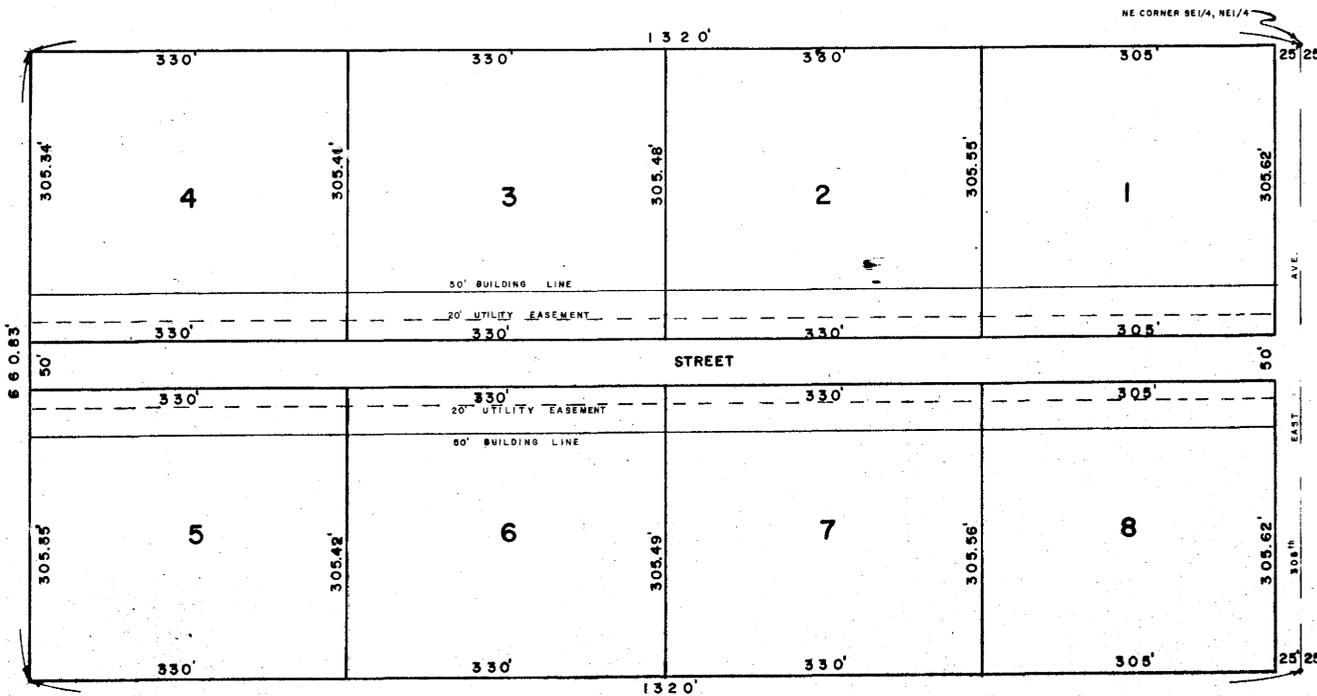
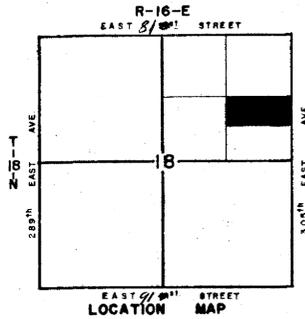


SUNNYSIDE ESTATES ADDITION

THE NORTH 1/2, OF THE SE1/4, OF THE NE1/4, SECTION 18, T-18-N, R-16-E,
WAGONER COUNTY, OKLAHOMA



STATE OF OKLAHOMA
COUNTY OF WAGONER)
Filed for Record in this Office of the
COUNTY CLERK AND RECORDED
Plat Book 6 Page 11
AUG 7 1973
AT 1:55 O'CLOCK
JACK C. FORBES, County Clerk
By *[Signature]*

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY

THESE PRESENTS,

That PLANTATION PROPERTIES INC., a corporation is the owner of the following described property situated in Wagoner County, State of Oklahoma, The North Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4), Section 18, Township 18 North, Range 16 East, Wagoner County, 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 they hereby adopt as the plat of the above described land as SUNNYSIDE ESTATES ADDITION, an addition to Wagoner County, Oklahoma.

AND, the undersigned OWNER hereby dedicate 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 upon said easements for the uses and purposes aforesaid, together with similar rights in each and all streets shown on said plat; PROVIDED, HOWEVER, that the undersigned OWNERS hereby reserve the right to construct, maintain, operate, lay and relay water and sewer lines together with the right to 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 with 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 undersigned OWNER, its successors and assigns, and the adjacent OWNERS abutting the tract, their successors and assigns, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers

PROTECTIVE COVENANTS AND RESTRICTIONS

- All permanent structures must be new construction.
- All homesites in the tract shall be known and described as single family residential homesites. No structure shall be created, altered, placed or permitted to remain on any homesite which exceeds two stories in height and all residences must have a private garage for 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. Carports, in addition to a two-car garage will be permitted only if attached to the residence.
- The exterior of all structures erected 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 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.
- No swine or poultry of any kind shall be raised, bred or kept on any homesite.
- No trailer, basement, tent shack, garage, barn or other outbuildings type structure shall be moved onto any homesite 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 120 days prior to the start of construction. All homesites shall be maintained in a neat and orderly condition at all times. If not, Developer may perform work necessary and charge owner.
- No fences of any kind shall be placed beyond the front building lines of the residence. No fencing shall be higher than six feet.
- All entrances from streets shall 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 1200 square feet of liveable floor area in the residence, exclusive of garage, porch and patio areas.
- All structures shall be located a minimum distances of 25 feet from any side lot line.

PLANTATION PROPERTIES INC.

By *[Signature]*
Wilton W. Works, President

ATTEST:

[Signature]
Fred H. Johnson, Secretary

STATE OF OKLAHOMA)
COUNTY OF TULSA)

Before me the undersigned, a Notary Public, in and for said County and State, on this 6 Day of Aug, 1973, personally appeared Milton W. Works to be known to be identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed as such corporation for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

My Commission expires

11-12-95

[Signature]
Notary Public

CERTIFICATE OF SURVEY

I, Bill Cox, Jr. of Tulsa County, State of Oklahoma, and a Professional Surveyor, do hereby certify that I have made a survey of the above described property.

[Signature]
Bill Cox Jr. #6251
Registered Land Surveyor

TREASURER CERTIFICATION

I, hereby certify that the 1972 and back taxes have been paid on the above described property.

[Signature]
Wagoner County Treasurer
[Signature]