

OWNER'S CERTIFICATE OF DEED OF DEDICATION AND BILL OF ASSURANCE

KNOW ALL MEN BY THESE PRESENTS:

That, SUNRISE ESTATES, INC. being a Corporation of the State of Oklahoma, and the owner of the fee simple title in and to a certain tract of land known and described as: The Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) AND the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Twenty (20), Township Nineteen (19) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, Oklahoma, according to the U. S. Government Survey thereof, containing Eighty (80) Acres, more or less, and have caused the same to be surveyed, staked, and platted into Lots, Blocks, and Streets, designating the same as SUNRISE ESTATES, an Addition in Wagoner County, Oklahoma.

Whereas, the above named owner being desirous of maintaining conformity to the improvements and providing protection for the future owners in the above named Addition, and further to provide the necessary streets and other conveniences, does hereby dedicate easements as shown on said Plat, and impose the following restrictive covenants for the mutual benefits of themselves and their successors in title to all or any portion of said tract, hereinafter referred to as Lots, and to create easements as hereinafter described to which it shall be incumbent upon them or their successors to adhere and observe as follows, to-wit:

- (1.) These lots shall be used only for residential purposes.
- (2.) Structures on these lots are limited to single family dwellings not to exceed one and one-half stories in height. A private garage for not more than two pleasure cars may be placed on a lot.
- (3.) No dwelling shall be constructed on these lots nor shall any dwelling be maintained thereon with less than 1250 square feet of floor space on the ground floor exclusive of open porches and garages. No dwelling shall be constructed with less than fifteen percent (15%) of said structure, constructed of brick, stone, masonry, or other masonry materials, as outside walls.
- (4.) The dwelling houses as distinguished from garages and servants' quarters, shall face the street upon which the lots front and no part thereof shall be nearer than twenty-five (25) feet from the front lot line, fifteen (15) feet from the rear lot line, nor five (5) feet from the side lot line. All other structures shall be in the rear of the dwelling houses and shall be slightly, of neat construction, and of a character to enhance the value of the property.
- (5.) Lots must be kept mowed.
- (6.) No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or similar structure shall be permitted on these lots at any time as a residence, either temporarily or permanently. Only new construction will be allowed.
- (7.) No animals, livestock, or poultry of any kind shall be raised, bred, or kept on these lots, except that dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose.
- (8.) No fence, or other obstruction, exceeding two (2) feet in height shall be erected in front of the building set-back line.
- (9.) No nuisance or noxious, offensive, odorous, or unusually noisy or annoying activity shall be carried on upon said premises.
- (10.) Easement for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded Plats.
- (11.) 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.

These 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 (25) years from this date, at which time, said Covenants shall be automatically extended for successive periods of the (20) years unless by vote of a majority of the then owners of the lots in this Addition, it is agreed to change said Covenants in whole or in part.

EASEMENT GRANT

The undersigned owner further dedicates the public use as easement and right-of-way as shown and designated on the accompanying plat for the purpose of construction and maintaining, operating, streets, repairing or removing sanitary sewers and other necessary facilities, telephone lines, electric power lines, gas lines and water lines, either by erecting poles, wires, conduits and pipes and/or any and all facilities with right of ingress and egress upon said right-of-way, for the uses and purposes aforesaid, so long as in the foregoing easements are used for public use.

Dated this 6th day of APRIL, 1971.

Attest: Hadley Myers
Secretary

Hadley Myers
President
SUNRISE ESTATES, INC.

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

Before me, the undersigned, a Notary Public in and for said County and State on this 6th day of APRIL, 1971, personally appeared Hadley Myers, 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.

WITNESS my hand and seal this 6th day of APRIL, 1971.

My Commission Expires February 21, 1972

George W. Underwood
Notary Public

SURVEYOR'S CERTIFICATE

I, DAVID C. WHITE, of Tulsa County, Oklahoma, a partner to White Surveying Company, and a Registered Land Surveyor, do hereby certify that I have platted into Lots, Blocks, and Streets, SUNRISE ESTATES, an Addition in Wagoner County, Oklahoma, and that the above plat is a true and correct representation of said survey.

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David C. White, to me known to be the identical person who entered the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes therein set forth.

WITNESS my hand and seal this 24 day of March, 1971.

My Commission Expires September 16, 1972.

Mrs. H. Kirk White
Notary Public

According to the current Tax Roll all taxes including the 1970 are paid in full.
P. Miller, County Treasurer

