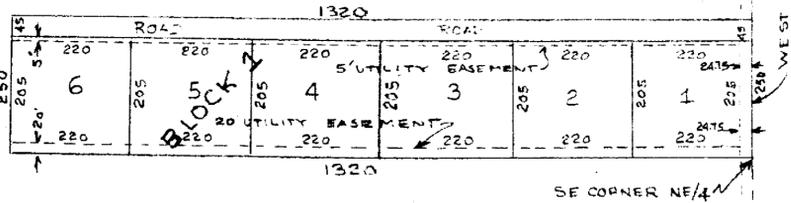
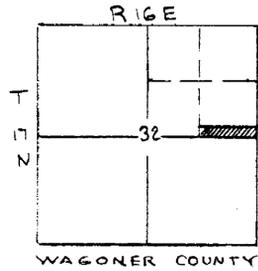
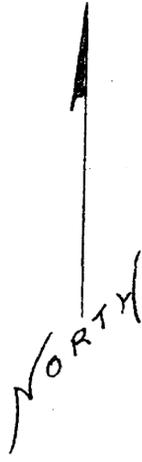


# SUCAMORE ACRES

A SUBDIVISION  
OF  
THE SE NE SECTION 32 T17N R16E  
WAGONER CO.

THE SOUTH 250 FEET OF THE SE NE OF SECTION 32, T17N R16E  
WAGONER COUNTY, OKLAHOMA



STATE OF OKLAHOMA )  
COUNTY OF WAGONER )  
Filed for Record in this Office of the  
County Clerk and Recorded  
Plat Book 5 Page 32  
7/24/1972  
AT 11:15 O'CLOCK  
JACK G. JONES, County Clerk  
By *[Signature]*

KNOW all Men by these Presents:  
That Robert C. Taylor and Shirley B. Taylor are the owners of the following  
described property, To-wit:

The South 250 feet of the SE NE of Section 32,  
Township 17 North, Range 16 East, Wagoner Co.

Whereas, the said Owners has caused the above property to be surveyed,  
platted and staked into lots and street in conformity with the accompanying  
plat, which they hereby adopt as the plat of the above described land and do  
name, same "SUCAMORE ACRES", an addition (Sub-division) to Wagoner Co.,  
Oklahoma.

And, the undersigned Owners hereby dedicate for the public use the streets as  
shown and designated on the accompanying plat for the several purposes of con-  
structing, maintaining, operating, repairing, removing and replacing any and all  
public utilities, including storm and sanitary sewers, the Owners also dedicate  
for utility use the utility easements as shown on said plat, and that these ease-  
ments may be used for the construction, maintaining, operating, repairing, re-  
moving and replacing any and all utility services. The Owners also dedicate the  
use of the streets and utility easements for use of telephone lines, electric  
power lines and transformers, gas lines, and water lines together with all fitt-  
ings 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 easement and all the streets shown on said plat. Also  
the Owners hereby reserve the right of construction, maintaining and operation to  
lay and relay water and sewer lines with the right of ingress and egress for such  
construction, maintaining, operation, laying and relaying over across and along  
all the public streets shown on said plat, and over and 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 Owners for the providing an orderly development of the entire  
tract, and for the further purpose of insuring adequate restrictions and cove-  
nants, and for the mutual benefit of the undersigned Owners, their successors and  
assigns, and the adjacent tract owners, do hereby impose the following restrictions,  
limitations and reservations which shall be binding upon all subsequent purchases.

### PROTECTIVE COVENANTS AND RESTRICTIONS

- Overhead pole lines may be installed along the South and West sides of said  
addition; elsewhere, all supply of electric service shall be located under-  
ground in the easement ways reserved for general utility services, shown on  
attached plat. Service pedestals and transformers, as sources of supply at  
secondary voltages may also be located in said easement ways.
- Underground services cables to all houses which may be located on all lots  
in said addition may run from the nearest service pedestal 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  
thereafter be deemed to have a definitive, permanent, effective, and exclusive  
right of way easement 2.5 feet on each side of such service cable, extending  
from the service pedestal 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 the right of 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  
facilities so installed by it.
- The Owner of each lot shall be responsible for the protection of the under-  
ground facilities located on his property and shall prevent the alteration of  
of grade or any construction activity which may interfere with said electric  
facilities. Repairs or cost of relocation, required by violation of this  
covenant, shall be paid for by the owner of the lots.
- The foregoing covenants shall be enforceable by the supplier of electric  
service, and the owner of each lot agrees to be bound hereby.
- All homesites in the tract shall be known and described as single family  
residential homesites, except those lots noted on plat as residential or commercial.
- Any detached structure to be built on the homesite, such as a storage build-  
ing, covered entertainment area area, etc shall conform to the basic of the  
dwelling thereon.

- 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, 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 one  
professional sign of not more than one square foot, or one sign of not more than  
five square feet advertising the property for sale, or for rent or five foot signs  
advertize the property during the construction and sales period.
- No trailer, basement, tent, shack, garage, barn or other outbuilding type structure  
shall be moved onto any homesite in this residential development. No temporary  
structures will be permitted.
- No fences of any kind shall be placed beyond the front building line of the  
residence.
- All entrances from streets shall have drain tile of size approved by the 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 1400 square feet of liveable floor area in the residence  
exclusive or garage, porch and patio areas.
- All structures shall be located a minimum distance of 15 feet from any side lot  
line.
- The exterior of all structures erected on any homesite will be constructed  
of a minimum of 60% stone or brick.

In witness, Whereof, we have hereof set our hands this day 22 Day of August 1972

*Shirley B. Taylor*      *Robert C. Taylor*  
SHIRLEY B. TAYLOR      ROBERT C. TAYLOR

State of Oklahoma )  
County of Wagoner )  
Before me the undersigned, a Notary Public in and for the County of Wagoner  
State of Oklahoma on this day of August 22, 1972, personally appeared  
*Shirley B. Taylor and Robert C. Taylor* who are known to be the identical persons who  
subscribed and executed the within and foregoing instrument, and acknowledged to me  
that they executed the same as their free and voluntary act for the purpose set forth  
therein.

Witness my hand and seal the day and the year above written. *Luella Shilbight*  
My commission expires March 24, 1973      Notary Public

CERTIFICATE OF SURVEY  
I, John F. Sheridan, the duly elected Surveyor of Wagoner County, State of Oklahoma and  
a Registered Land Surveyor in the State of Oklahoma have surveyed the above noted property  
and do here state that said survey is correct to the best of my present knowledge.

*John F. Sheridan*  
John F. Sheridan  
TREASURER CERTIFICATION  
I, hereby certify that the 1971 and back taxes have been paid on the above described  
property.

*Robert C. Taylor*  
Wagoner County Treasurer