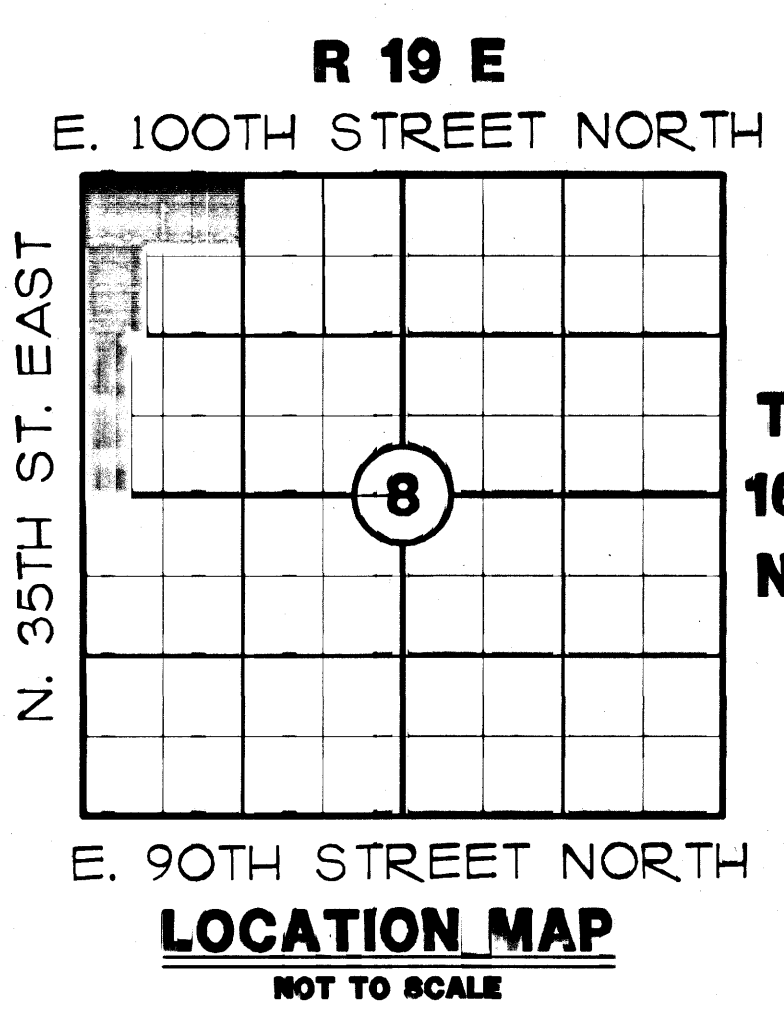


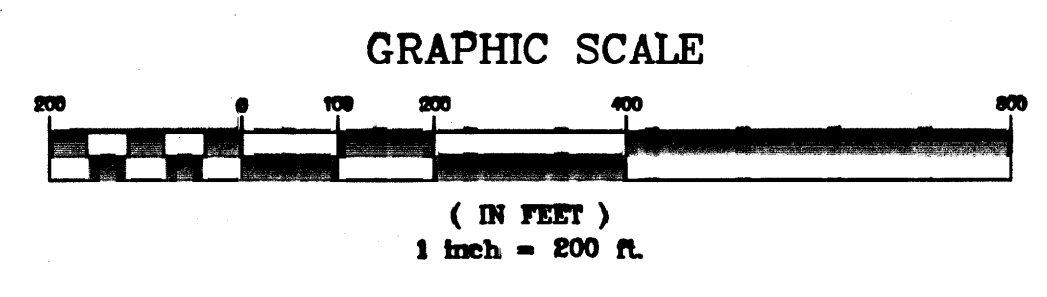
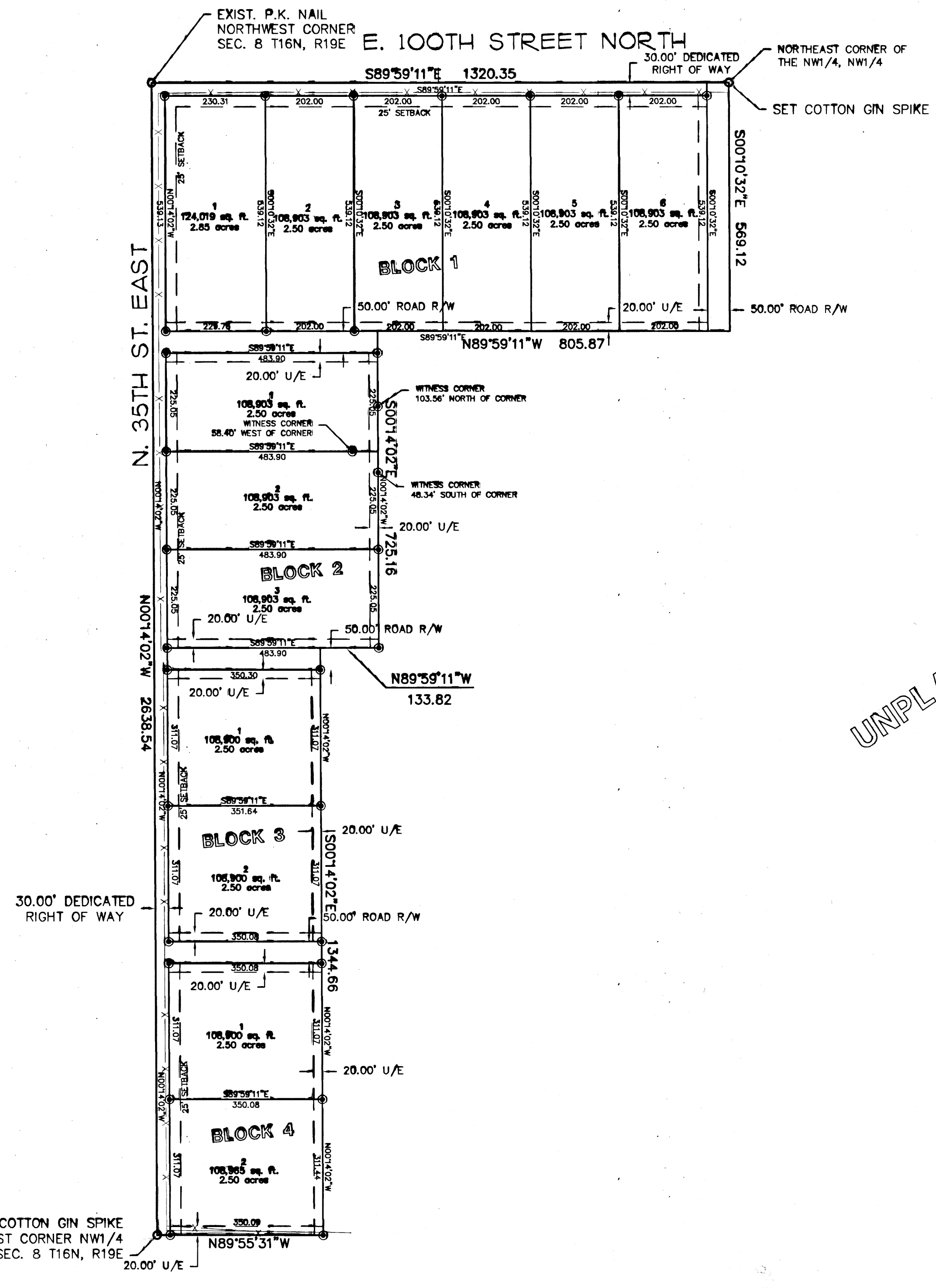
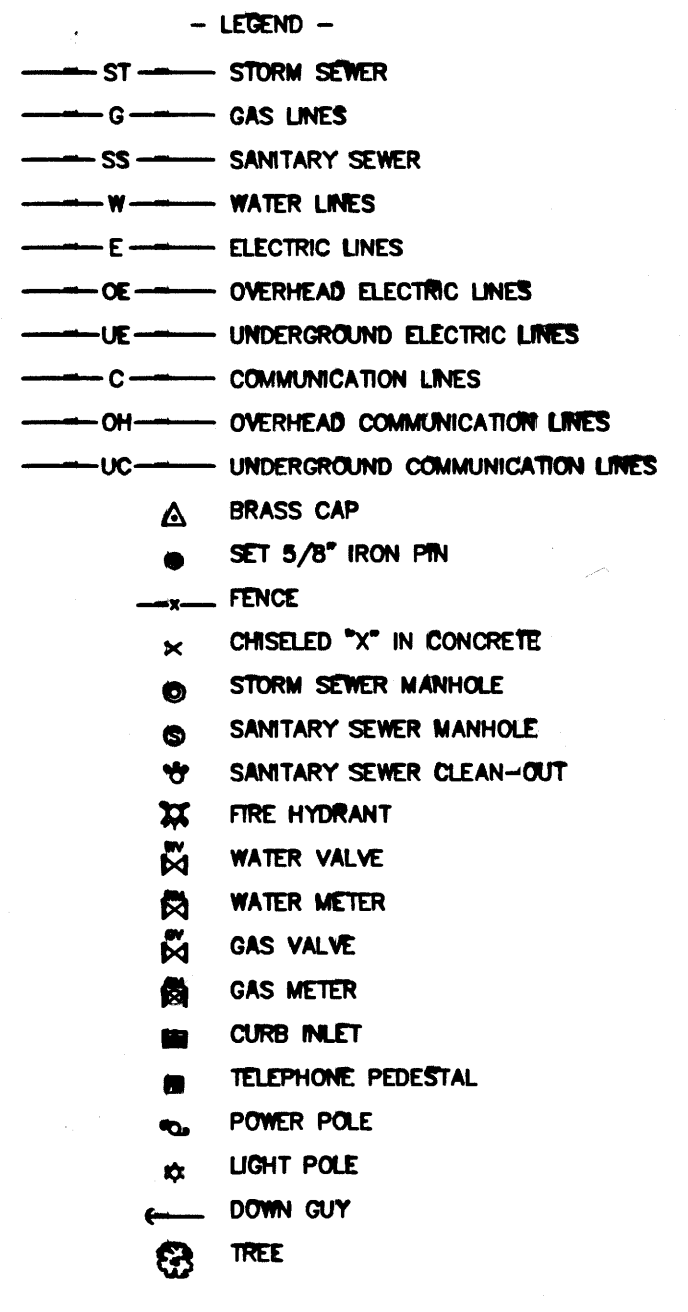
FINAL PLAT OF SADDLEBACK RIDGE ESTATES PHASE I

A SUBDIVISION IN THE W1/2 OF THE NW1/4 OF SECTION 8, T16N, R19E, OF THE I.B. & M., WAGONER COUNTY, STATE OF OKLAHOMA



Protective Covenants and Restrictions

- No building material of any kind or character shall be placed or stored upon any lot for a period greater than thirty days prior to the start of any construction, and at no time shall such material be placed outside the boundaries of the lot owners' ownership. The construction period of any residence, garage, or accessory building shall be completed within nine months. During the construction period, each building site shall be kept orderly and the refuse properly disposed.
- No prefabricated, pre-assembled or modular dwelling or structure previously erected or used shall be moved onto any lot. No trailer, basement, tent, shack, garage, barn or other out building type of structures will be permitted, no mobile trailer, bus, tent, shack, garage, barn or other out building shall ever be used as temporary or permanent dwelling or living space or residence; this includes trailers and mobile homes.
- No noxious or offensive trade or activity shall be carried on upon any lot in the development. Nor, shall anything be done thereon that may be or may become a nuisance to the neighborhood.
- No prefabricated or assembled outbuildings. The color of the outbuilding shall complement the house.
- No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five square feet advertising the property for sale or advertising the property during the construction period.
- No business for the sale of products or services shall be conducted on property other than the sale of the property of its self at anytime.
- All residences must meet the requirements of the Oklahoma Department of Environmental Quality for sewage disposal.
- No more than one residence shall be erected on any lot now shown on the plat.
- No lot may be subdivided or split to a lesser size than already shown on plat.
- All houseplans and building plans must be approved by the developers.
- No lot shall ever be used as a storage yard or rebuilding area for salvages, or used for race car, or stock cars.
- Trucks with tonage in excess of 1-1/2 ton shall not be permitted to park in the streets and no vehicle of any size which normally transports inflammatory, explosive, or health hazardous cargo may be kept in this development at anytime. No vehicle shall be permitted to be parked or repaired in a front yard and no longer than five days in a backyard unless inside of a building, then only for personal use and not for business or resale. No campers or other recreational vehicles shall be parked on the street or in the front yard for more than forty eight hours. All inoperative vehicles shall be kept in an inclosed garage and shall not be parked in the front yard or in the street.
- No trash or any other refuse shall be placed in the open on the lot or along any street therein or adjacent thereof, nor shall any trash or refuse container be constructed or placed in such a manner that it can be seen from the street or adjacent properties. Any such receptacle shall be covered by such a manner to prevent the escape of noxious odors and prevent entrance and or exit of insects or animal life. Grass, weed, and vegetation on each lot sold shall be kept mowed at regular intervals so as to maintain the same in a neat and attractive manner. Dead trees, shrubs, vines or plants shall be removed from the property.
- All single family residences of one story in height shall have a minimum of 1500 square feet of living area. All single family residences of one and one-half story or two story shall have a minimum of 800 square feet on the first, with a minimum of 1500 square feet on both floors. All residences shall have a minimum of a two car garage.
- No building or part thereof, except open porches and terraces, shall be constructed on any lot nearer the front property line than the building line shown on the recorded plat of said addition, nearer than 10 feet to any side lot line on either side of the lot. Where side lot easements are shown greater than the foregoing, no encroachments shall be allowed on the easements.
- All exposed foundations shall be of brick or stone. No concrete blocks, concrete, or any other foundation will be exposed. A minimum of 30% of the exterior walls shall be of brick or stone construction.
- No fence, whether ornamental or otherwise shall be constructed or allowed to remain in front of the minimum building set back line.
- No poultry shall be permitted. A maximum number of one head of livestock per acre or part thereof, and/or a maximum number of three household pets shall be permitted, provided they are not bred or kept for commercial purposes.
- All utilities shall be run underground from utility pole to structures.



BEARINGS ARE ASSUMED BASED ON THE WEST LINE OF SECTION 8, BEING N0014'02\"/>

ROADS WILL BE MAINTAINED BY WAGONER COUNTY

OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA)
COUNTY OF WAGONER)
KNOW ALL MEN BY THESE PRESENTS, that we, Ron D. and Joyce E. Lawson husband and wife, hereby certify that we the Owners of the and the person having any right, title or interests to the following described tract of land, to-wit:

A part of the W1/2 of the NW1/4 of Section 8, T16N, R19E, I.B. & M., Wagoner County, State of Oklahoma, being more particularly described by metes and bounds as follows: Beginning at the Northwest corner of said Section 8; thence S89°59'11\"/>

We further certify that we have caused said tract of land to be platted into lots and blocks and have caused this plat to be made of said tract showing accurate dimension of lots and streets, we hereby designate said tract of land as Saddleback Ridge Estates Phase I and dedicate to public use all streets and utility easements as shown hereon.

Ron D. Lawson
Ron D. Lawson
Joyce E. Lawson
Joyce E. Lawson

STATE OF OKLAHOMA
COUNTY OF WAGONER
Before me, the undersigned, a notary public in and for the County of Wagoner, State of Oklahoma, personally appeared D. & Joyce E. Lawson, to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this 25th day of January, 2005.

Donna K. Kitch
Notary Public #00000000

My Commission expires: 4-13-06
CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, that I, Roy Entz, a resident of Muskogee County, State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and plotted into lot and block the above described property and that this is a true and correct representation thereof, I further certify that this plat meets the minimum standards for the profession of land surveying.

WITNESS my hand and seal this 17th day of January, 2005.

Roy Entz
Roy Entz, Land Surveyor #19
C.A. #535 expires 6/30/2006

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE
Before me, the undersigned, a notary public in and for the County of Muskogee, State of Oklahoma, personally appeared Roy Entz to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose therein set forth.

WITNESS my hand and seal this 17th day of January, 2005.

Paula Smith
Notary Public

My Commission expires: 4-14-06
TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2004 as shown on the current tax roll and that there are no taxes due for prior years, and security has been provided for the taxes to be paid certified to me.

Shirley Marshall
County Treasurer

CERTIFICATE OF COUNTY CLERK
This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 31st day of January, 2005. Book 4664 Page 523

Carlton M. Kuder
County Clerk

The Wagoner Office of the Department of Environmental Quality has approved this plat for the use of Public water systems and on site sewer systems on the 28th day of January, 2005.

Shelley B. Brien
Environmental Program Specialist
Department of Environmental Quality

APPROVED: *Sam Larson* County Commissioner
Paula B. Bhatnagar Approved: Wagoner County Planning Commission

1-31-05 Date
1-31-05 Date

PREPARED BY:
Entz Engineering and Associates, CA
600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74444
(918) 682-3832