WAGONER COUNTY, OKLAHOMA
CAROLYN M KUSLER, COUNTY CLERK PLC4- 383-B
08/22/2005 #2005-13186
11:03:05AM B-1516 P-225

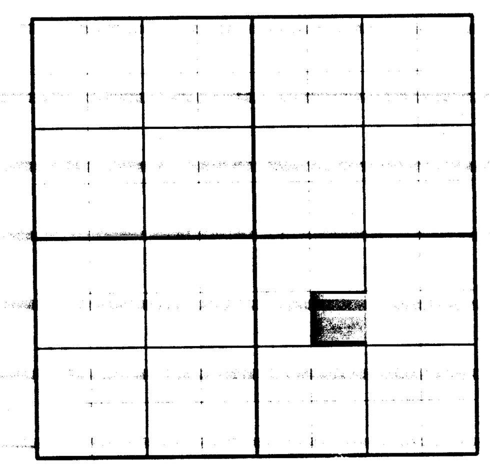
DRAWN BY:	B. BREWER	DATE:	5/12/03
CHECKED BY:	R. ENTZ	FILE NAME:	WO4478E

REVISED: JULY 29, 2005
REVISED: JULY 2, 2004
REVISED: OCTOBER 25, 2004

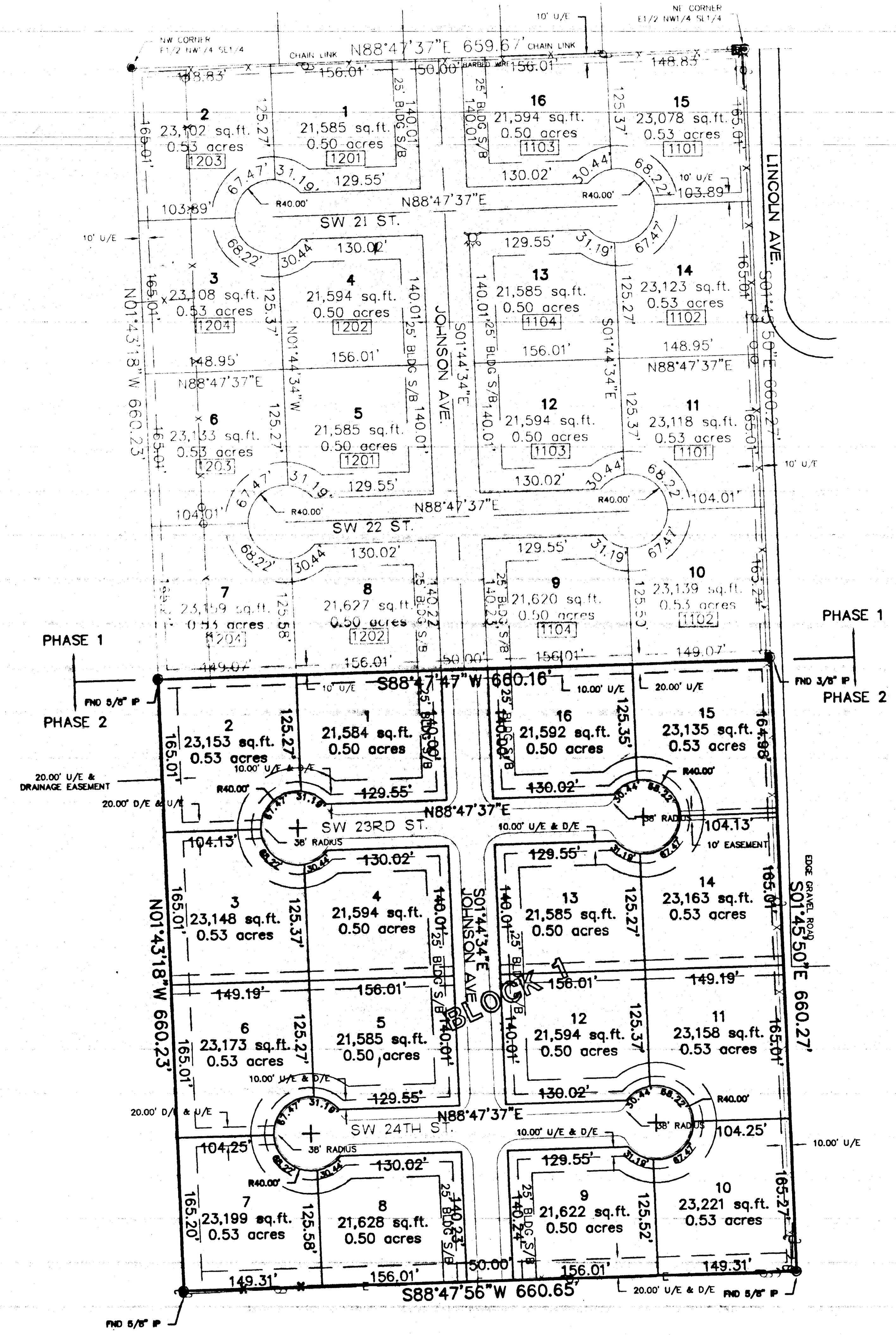
FINAL PLAT OF SOUTHFORK ACRES II

THE S1/2 OF THE E1/2 OF THE NW1/4 OF THE SE1/4 OF SECTION 21, T17N, R18E, OF THE I.B.& M., WAGONER COUNTY, STATE OF OKLAHOMA

LOCATION MAP



NORTH



RESTRICTIVE COVENANTS

LAND USE AND BUILDING TYPE: No Lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than a one-family dwelling not to exceed two stories in height.

DWELLING SIZE. The floor area of the main structure, exclusive of open porches and garages, shall not be less than 1700 square feet.

RE-LOCATION OF BUILDINGS. Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building on to a lot and re-modeling or converting same into a dwelling unit in this subdivision.

LOT WIDTH. No dwelling shall be erected or placed on any tract not comprising at least one lot as shown on the recorded plat.

DRIVEWAYS. Shall be concrete or hot mix asphalt.

FENCES. No fence shall be constructed or be allowed to project beyond the front corners of the dwelling.

TRANSPORT VEHICLES. No vehicle of any size which normally transports inflamatory or explosive cargo may be kept in this subdivision at any time.

NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

TEMPORARY STRUCTURES. No structure of temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residents either temporarily or permanently.

WATER SUPPLY. No individual water supply system shall be permitted on any lot.

SIGNS. 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 sign used by a builder to advertise the property during the construction and sales period.

EASEMENTS. All easements and alleys for the installations and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and it is further provided that no shrubbery, fence or other obstruction shall be placed in any easement or alleyway, and that full right of ingress and egress shall be had at all times over any dedicated easement for the installation, operation, maintenance, repair or removal of any utility together with the right to remove any obstruction that may be placed in such easement that would constitute interference with the use, maintenance, operation or installation of such utility.

LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purposes.

GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other wastes 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.

SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot.

EXTERIOR FINISH. Exterior finish of all dwellings to be a minimum of 50% masonary construction.

TERM. The 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 years from the date these covenants are recorded after which time said Covenants shall automatically be extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said Covenants in whole or in part.

\- LEGEND -

- STM — STORM SEWER
- G — GAS LINES
- SS — SANITARY SEWER
- W — WATER LINES
- E — ELECTRIC LINES
- T — TELEPHONE LINES
- BRASS CAP
- IRON PIN(SET 5/8" WITH CAP)
- FENCE
- CHISELED "X" IN CONCRETE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- CURB INLET
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- DOWN GUY
- TREE
- 1203 STREET ADDRESS

OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA)
)ss
COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS, that we, Steveson Development Co., hereby certify that we are the Owners of the and the persons having any right, title or interests to the following described tract of land, to-Wit:

The S1/2 OF THE E1/2 of the NW1/4 of the SE1/4 of Section 21, T17N, R18E, of the I.B.& M., Wagoner County, State of Oklahoma. containing 10.00 acres, more or less.

We further certify that we have caused said tract of land to be platted into lots and block 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 SOUTHFORK ACRES II and dedicate to public use all streets and utility easements as shown hereon.

David Steveson
David Steveson, Owner

BRENDA ROBERTSON NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA WAGONER COUNTY
COMM. 02015298
EXP. 09-09-2006

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 David Steveson, to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this 10th day of August, 2005.

Brenda Robertson
Notary Public

My Commission expires: 9-9-06

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 platted into lot and block the above described property and that this plat meets the minimum standards for the practice of land surveying and is a true and correct representation thereof.

WITNESS my hand and seal this 3RD day of August, 2005.

Roy Entz
Roy Entz, Land Surveyor 319
C.A. #535 expires 6/30/06

Registered Professional Land Surveyor Roy W. Entz L.S. 319 Oklahoma

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 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 3rd day of August, 2005.

Paula Smith
Notary Public

PAULA SMITH NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA #02004405 MUSKOGEE

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 reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2005 taxes not as yet certified to me.

Gloria Marshall 8-22-05
County Treasurer

COUNTY TREASURER 46 SEAL WAGONER COUNTY, OKLA.

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 22nd day of August, 2005. Book 1516, Page 225.

Carolyn M. Kusler
County Clerk

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY OKLAHOMA

APPROVED: City of Wagoner
Date 8/16/05
John P. Hughes
Mayor
ATTEST: Linda K. Gaylor
City Clerk

CITY OF WAGONER, OKLA. OFFICIAL SEAL

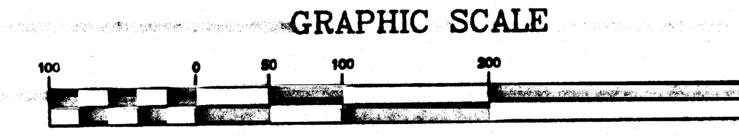
APPROVED: Planning Commission
Date: July 5, 2005
Brenda Robertson

PREPARED BY:
ENTZ ENGINEERING & ASSOC.
600 EMPORIA STE. "C"
MUSKOGEE, OK 74401
(918) 682-3832

ALL LOTS TO HAVE CORNER MONUMENTS SET AFTER CONSTRUCTION OF STREETS AND UTILITIES.

BEARINGS ARE BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
By Sharon K. Fleeman DEPUTY