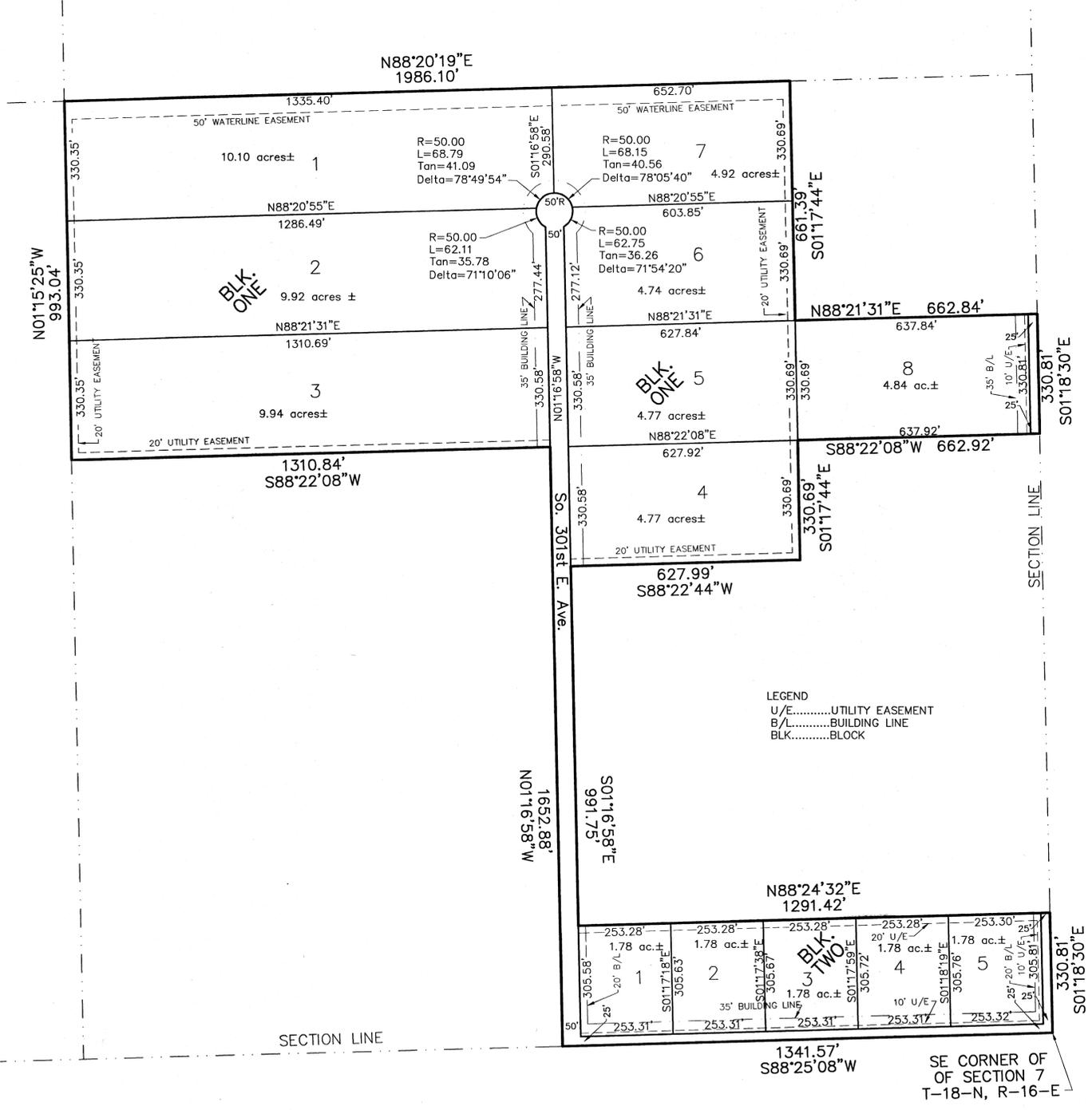
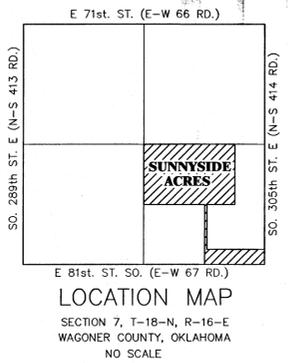
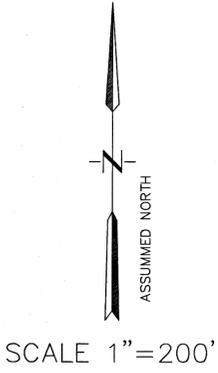


SUNNYSIDE ACRES

A Tract of land located in the SE/4 of
 of Section 7, T-18-N, R-16-E of the Indian Base and Meridian,
 Wagoner County, State of Oklahoma

OWNER/DEVELOPER:
 Winona O'Reilly Family Trust
 P.O. Box 306
 Coweta, Oklahoma - 74429

SURVEYOR:
 Howard Consulting
 9800 West 128th Street South
 Oktaha, Oklahoma - 74450
 Phone: (918) 686-0564
 CA #3545 EXP. 6-30-2007



KNOW ALL MEN BY THESE PRESENTS:

That, Winona O'Reilly Family Trust, is the owner of the following described real estate in Wagoner County, State of Oklahoma:

A tract of land located in the SE/4 of Section 7, T-18-N, R-16-E, Wagoner County, Oklahoma, more particularly described as follows:
 Beginning at the SE corner of said Section 7; thence S-88°25'08"-W along the south line of said Section 7, a distance of 1341.57 feet; thence N-01°16'58"-W a distance of 1652.88 feet; thence S-88°22'08"-W a distance of 1310.84 feet to a point on the west line of said SE/4; thence N-01°15'25"-W along said west line a distance of 993.04 feet to the NW corner of said SE/4; thence N-88°20'19"-E a distance of 1986.10 feet; thence S-01°17'44"-E a distance of 661.39 feet; thence N-88°21'31"-E a distance of 662.84 ft. to the east line of said Section 7; thence S-1°18'30"-E along said section line a distance of 330.81 ft.; thence S-88°22'08"-W a distance of 662.92 ft.; thence S-1°17'44"-E a distance of 330.69 ft.; thence S-88°22'44"-W a distance of 627.99 feet; thence S-01°16'58"-E a distance of 991.75 feet; thence N-88°24'32"-E a distance of 1291.42 feet to a point on the east line of said Section 7; thence S-01°18'30"-E along said east line a distance of 330.81 feet to the point of beginning. This described tract of land contains 66.76 acres more or less.

NOW, THEREFORE, the undersigned owners do hereby dedicate for public use the streets shown on the plat, and do further dedicate the easements shown on the plat for the purposes of constructing, maintaining, operating, repairing, removing and replacing any and all telephones, electric lines and transformers, cable television lines, gas and water lines, together with all fittings and equipment with the right of ingress and egress to and upon said easements and rights of way, for the uses and purposes aforesaid. No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easements or rights of way as shown.

THE UNDERSIGNED OWNERS 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 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 PURCHASERS.

PROTECTIVE COVENANTS AND RESTRICTIONS:

1. Except to houses on lots which may be served from overhead electric lines, the underground service 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 construction of such house as may be located on each lot at the cost of the lot owner; 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 ft. on each side of the service cable, extending from the service pedestal or transformer to the service entrance of said house.
2. 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 it shall be the responsibility of the lot owner to ensure that all rubbish and construction litter be contained and properly disposed of.
3. 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 outbuilding type of structure shall be moved onto any lot in this development, no temporary structures will be permitted, no mobile trailer, bus tent, shack, garage, barn or other outbuilding shall ever be used as temporary or permanent dwelling or living space, or residence, this includes, trailer and mobile homes.
4. All residences must meet the requirements of the Oklahoma Department of Environmental Quality for sewage disposal.
5. No lot may be sub-divided or split to a lesser size than already shown on the plat.
6. No lot shall ever be used as a storage yard or re-building area for salvage, used or race cars, or stock cars.
7. 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 in such a manner to prevent the escape of noxious odors and prevent entrance and or exit of insect or animal life. Grass, weeds, and vegetation on each lot shall be kept mowed at regular intervals so as to maintain the same in a neat and attractive manner. Trees, shrubs, vines or plants which die shall be removed from the property.
8. No building or part thereof, except open porches and terraces, shall be constructed on any lot nearer to the front property line than the building line shown on the recorded plat of said addition nearer than fifty feet to any side lot line on either side lot line. Where side lot easements are shown greater than the foregoing, no encroachments shall be allowed on the easements.

ROADS WILL BE MAINTAINED BY WAGONER COUNTY

In Witness Whereof, The Undersigned being the sole owners of Sunnyside Acres plotted hereof, hereby approves the foregoing deed of dedication, covenants and restrictions this 6th day of April, 2006

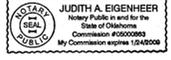
Winona O'Reilly
 Winona O'Reilly
 Family Trust

STATE OF OKLAHOMA }
 COUNTY OF WAGONER }

Before me, the undersigned, a notary public in and for said County and State, on this 3rd day of April, 2006, personally appeared to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as the owners and acknowledged to me that they executed the same as their free voluntary act and deed for the uses and purposes therein set forth.

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

12/13/09
 My Commission Expires



Judith A. Eichenheer
 Notary Public

CERTIFICATE OF COUNTY TREASURER

I, Glenn Marshall, County Treasurer of Wagoner County, Oklahoma do hereby certify that I have examined the records pertaining to Ad Valorem taxes on the tract described on this Plat and find that all Ad Valorem taxes have been paid to and including March.

Dated this 6th day of April, 2006



Glenn Marshall
 County Treasurer

WAGONER METROPOLITAN AREA PLANNING COMMISSION

I, Debra Galt, director of the Wagoner Metropolitan Area Planning Commission, do hereby certify that said Commission duly approved the plat SUNNYSIDE ACRES on this 27th day of March, 2006.

Debra Galt
 Chairman

ACCEPTANCE OF DEDICATION OF BOARD OF COMMISSIONERS

Be it resolved by the Board of Commissioners of Wagoner County, Oklahoma, that the dedication shown on the attached Plat is hereby accepted.

Adopted by the Board of County Commissioners of Wagoner County, Oklahoma, this 31st day of March, 2006.

Carolyn M. Kusler
 County Clerk

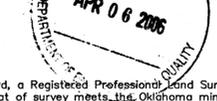


Debra Galt
 County Commission

DEPARTMENT OF ENVIRONMENTAL QUALITY

I certify that I have approved the application and plan for a plat of a residential development which is on file at the Wagoner office of the Department of Environmental Quality, and hereby approve this plat for the use of a public water system and individual private sewage systems.

Date: 4-06-06
Markell King, E.S.



I, Charles K. Howard, a Registered Professional Land Surveyor in the State of Oklahoma, certify that this plat of survey meets the Oklahoma minimum standards for the practice of land surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors and is a true representation of the survey made on the ground.



Charles K. Howard
 CHARLES K. HOWARD L.S. 297
 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF OKLAHOMA }
 COUNTY OF MUSKOGEE }

The foregoing certificate of survey was acknowledged before me on this 1st day of March, 2006.

My Commission Expires
 7/21/07



Sue McCracken
 Notary Public

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