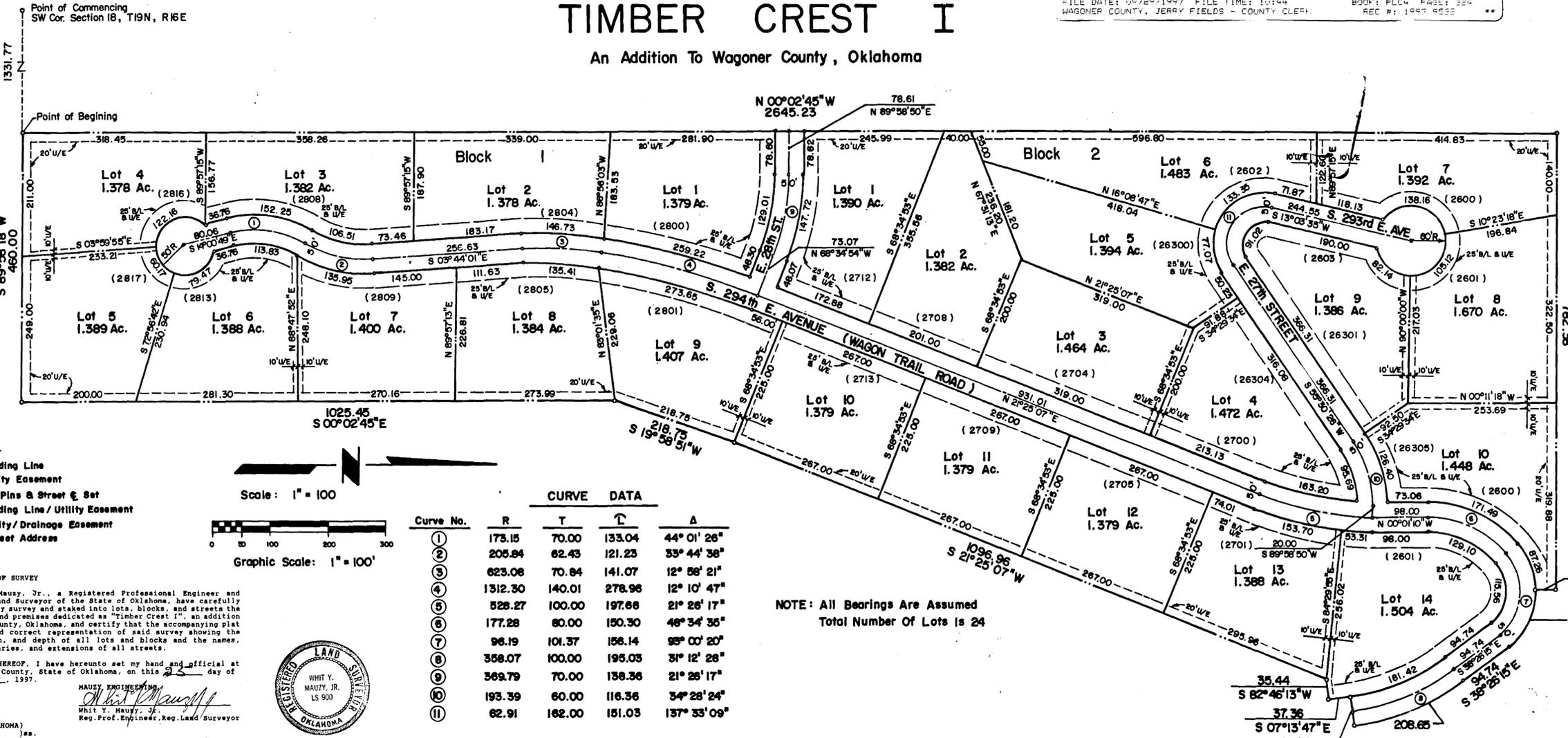


# TIMBER CREST I

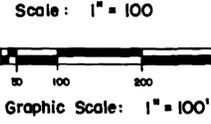
An Addition To Wagoner County, Oklahoma

FILE DATE: 09/29/1997 FILE TIME: 10:44 BOOK: PLC4 PAGE: 324  
WAGONER COUNTY, JERRY FIELDS - COUNTY CLERK REC #: 1997 9532



### LEGEND

- B/L Building Line
- U/E Utility Easement
- Lot Pins & Street & Set
- Building Line / Utility Easement
- - - - Utility / Drainage Easement
- (---) Street Address



CURVE DATA	Curve No.	R	T	Δ
1	173.15	70.00	133.04	44° 01' 26"
2	205.84	62.43	121.23	33° 44' 36"
3	623.08	70.84	141.07	12° 58' 21"
4	1312.30	140.01	278.96	12° 10' 47"
5	928.27	100.00	197.68	21° 26' 17"
6	177.28	80.00	150.30	46° 34' 35"
7	96.19	101.37	156.14	95° 00' 20"
8	358.07	100.00	195.05	31° 12' 28"
9	369.79	70.00	138.36	21° 26' 17"
10	193.39	60.00	116.36	34° 28' 24"
11	62.91	162.00	151.03	137° 33' 09"

NOTE: All Bearings Are Assumed  
Total Number Of Lots Is 24

**CERTIFICATE OF SURVEY**  
I, Whit Y. Maury, Jr., a Registered Professional Engineer and Registered Land Surveyor of the State of Oklahoma, have carefully and accurately surveyed and staked into lots, blocks, and streets the real estate and premises dedicated as "Timber Crest I", an addition in Wagoner County, Oklahoma, and certify that the accompanying plat is a true and correct representation of said survey showing the length, width, and depth of all lots and blocks and the names, width, boundaries, and extensions of all streets.

IN WITNESS WHEREOF, I have hereunto set my hand and official at Tulsa, Tulsa County, State of Oklahoma, on this 25th day of September, 1997.

WHIT Y. MAURY, JR.  
REGISTERED PROFESSIONAL ENGINEER  
REGISTERED LAND SURVEYOR



STATE OF OKLAHOMA)  
COUNTY OF TULSA ) ss.  
Before me the undersigned Notary Public in and for said County and State on this 25th day of September, 1997, personally appeared Whit Y. Maury, Jr., to me known to be the identical person who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same as a free and voluntary act for the uses and purposes therein set forth.

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

Notary Public

**OWNER'S CERTIFICATE AND DEDICATION**  
I, the undersigned, Valorey Hartley, Managing Partner of Timber Crest L.L.C., do hereby certify that Timber Crest L.L.C. is the owner of and the only entity having any right, title, or interest in the land shown on the plat of Timber Crest I described as follows to-wit:  
A tract of land lying in the SW/4 of Section 18, T-19-N, R-16-E of the I.B.M. Wagoner County, State of Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Section 18; Thence N 89°-48'-13" E along the South line of said Section 18, a distance of 1331.77 feet to the Point of Beginning; Thence N 00°-02'-45" W a distance of 2645.23 feet; Thence N 89°-48'-42" E a distance of 782.38 feet; Thence S 00°-11'-18" E a distance of 37.54 feet; Thence on a curve to the right having a radius of 121.13 feet a distance of 109.46 feet; Thence S 38°-26'-15" E a distance of 94.74 feet; Thence on a curve to the right having a radius of 383.07 feet a distance of 208.65 feet; Thence S 82°-46'-13" W a distance of 50.00 feet; Thence S 07°-13'-47" E a distance of 37.36 feet; Thence S 82°-46'-13" W a distance of 35.44 feet; Thence S 21°-25'-07" W a distance of 1096.96 feet; Thence S 19°-58'-51" W a distance of 218.75 feet; Thence S 00°-02'-45" E a distance of 1025.45 feet to a point in the South line of said Section 18; Thence S 89°-58'-18" W along the South boundary of said Section 18, a distance of 4160.00 feet to the Point of Beginning containing 38.8814 acres more or less.

And that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all the streets as shown on said plat; that the easements as shown on the plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs, or assigns forever and have caused the same to be released from all encumbrances so the title is clear, except as shown in the abstractor's certificate.

**RESTRICTIONS:**  
1. These restrictive covenants shall run with the land and be binding on all parties and all persons claiming by, through and under them until January 1, 2022, at which time the same shall be automatically extended for successive periods of twenty (20) years. It shall be possible, by vote of two-thirds (2/3) of the property owners in Timber Crest I, to change them in whole or in part at any time changes are deemed necessary.  
2. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants, conditions and restrictions herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating the same and either prevent him or them from so doing, or to recover damages or other relief for such damage.

3. Easements for the installation and maintenance of public and private utilities as shown on said plat, and are for that use forever for the purpose of constructing, maintaining, operating, repairing, removing, and replacing any and all public and private utility lines (i.e., common natural gas, electric, cable television, and sewage disposal systems) and all the appurtenances therefor, including the right of ingress and egress to and upon said easements.  
4. The existing drainage areas, and/or channels, shall be maintained in their present location and no construction shall be made to interfere with the natural flow of water within these channels.  
5. All lots in this subdivision shall be restricted to residential single-family dwellings. No lot may be subdivided to accommodate two or more separate owners and/or dwellings.  
6. No dwelling shall be started in this subdivision without prior approval of the plans and specifications by the Architectural Control Committee. Two working sets of drawings and specifications shall be submitted, one for approval and one for file. Should plans and specifications be submitted and no action taken within thirty (30) days of submission of same, said plans will be deemed approved. The Architectural Control Committee shall be comprised of the owners of Timber Crest L.L.C.  
7. No single story dwelling shall be erected in this subdivision which has less than 3,000 square feet including the garage. Two-story dwellings, including split level dwellings shall have a minimum of 2,200 square feet at the lower level with a minimum of 3,000 square feet total including the garage.  
8. The exterior walls of all dwellings and garages shall be of brick, natural rock, or stucco, for a minimum of 35% of their exterior areas excluding windows and doors. All finish shall not be used on metal windows and doors. All exposed foundations shall be of brick, natural rock, or stucco to conform with other exterior building materials of the house.  
9. A garage providing space for a minimum of two automobiles shall be provided on each lot. Garages shall be enclosed and attached either by breezeway or part of the main structure. Detached garages will be allowed by written permission upon review of plans by the Architectural Control Committee, if the house and garage are similar in style and structure.  
10. Primary roof pitch shall be a minimum of six vertical to twelve horizontal. All roofing shall be wood shingles, slate, tiles or heavy duty architectural composition singles with a minimum weight of 300 pounds per square simulating a weathered wood appearance.  
11. No boats, trailers, campers (mobile or otherwise), or like recreational equipment or inoperative vehicles of any kind shall be stored on any lot for more than 24 hours unless enclosed in a garage or screened from view from any street or adjacent lot.  
12. No solid view obscuring privacy fence shall be erected, except around patios and pool areas. Fences other than wood, brick, or natural stone must be approved by the Architectural Control Committee. Privacy fencing of any type must not block the adjacent

and neighboring lot's view of the Verdigris River Valley. Barbed wire chain link and other metal fencing shall not be permitted unless approved in writing by the Architectural Control Committee.  
13. Lots may be cleared in the following manner: A. Any tree that endangers the home or swimming pool. B. Any tree that is in the drip line of another tree, except redbud, dogwood, and flowering trees except with the Architectural Control Committee approval. C. Trees more than 4" in circumference shall be cut without the consent of the Architectural Control Committee. The intent is to preserve the natural beauty of the wooded areas and to not clear-cut any of the lots during construction. D. All redbud, dogwood, and flowering trees of any size will be preserved unless removal is approved by the Architectural Control Committee.  
14. No mobile home, new or used, nor any dwelling or out-building which has been previously used shall be moved into this subdivision. This specifically prohibits "moved in" buildings.  
15. No trailer, basement, tent, shack, garage, barn, or other out-building erected in this subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.  
16. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.  
17. No outside storage of building materials, old cars, or other salvage shall be permitted. Building materials may be stored for a period of thirty days prior to the start of construction. Construction shall be completed in nine months.  
18. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the sale or rent of said property, or signs used by the builder to advertise the property during construction and sales period, unless approved in writing by the Architectural Control Committee.  
19. No animals, livestock, or poultry of any kind shall be raised, bred, kept, or maintained on any lot except for dogs, cats, and other household pets, provided that they are not kept, bred, or maintained for any commercial purpose. All household pets must be fenced in or kept on a leash.  
20. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other wastes. All waste shall be kept in a sanitary container and all lots shall be kept in a clean and orderly manner. No open fires shall be lighted or permitted on any property.  
21. Outside electronic reception devices shall be confined to the minimum yard, and sufficient privacy fencing to shield its view from adjacent lot owners shall be required.  
22. Only mailboxes meeting the design standards of the Architectural Control Committee shall be permitted. No clothes drying apparatus shall be permitted on any lot. Garbage and trash cans shall be concealed from view.  
23. No exposed clothes line poles or outdoor clothes drying apparatus shall be permitted on any lot. Garbage and trash cans shall be concealed from view.  
24. Driveways and walkways shall be either brick, concrete, or asphalt. No white chat walks or driveways shall be permitted.

25. No discharge of firearms within the limits of the Timber Crest I addition shall be allowed. (See Continuation On Sheet 2)  
Signed and dated this 29th day of August, 1997.

TIMBER CREST L.L.C.  
Valorey Hartley  
VALOREY HARTLEY, Managing Partner

STATE OF OKLAHOMA, COUNTY OF WAGONER, SS:  
Before me, the undersigned, a Notary Public in and for said County and State, on this 29th day of August, 1997, personally appeared Valorey Hartley in her capacity of Managing Partner of Timber Crest L.L.C., to me known to be the identical person who executed the within and foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of such partnership, for the uses and purposes therein set forth.

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

Notary Public

My commission expires 4-23-99

OKLAHOMA STATE 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 RWD #4 water systems and individual sewage systems.  
NOTE: Once the plat has been approved by the Department, soil modification may occur in an area designated for the sewage disposal systems.

9-23-97  
RICK AUSTIN  
Environmental Specialist Supervisor  
OK Dept. of Environmental Quality

**PLANNING COMMISSION APPROVAL**  
I, Leo Scott, Chairman of the Wagoner Metropolitan Area Planning Commission, hereby certify that the said Commission duly approved the annexed map of Timber Crest I on the 24th day of September, 1997.

Wagoner Metropolitan Area Planning Commission  
Leo Scott, Chairman

**ACCEPTANCE BY BOARD OF COMMISSIONERS OF WAGONER COUNTY**  
Be it Recolved by the Board of Commissioners of Wagoner County that the dedications shown on the attached plat of Timber Crest I are hereby accepted.

Adopted by the Board of Commissioners of Wagoner County this 24th day of September, 1997.  
Approved by the Chairman of the Board of Commissioners of Wagoner County this 24th day of September, 1997.

Chairman

**ATTEST:**  
County Clerk

**COUNTY TREASURER'S CERTIFICATE**  
I, Mary Sue Tedder, do hereby certify that I am the duly elected, qualified, acting County Treasurer of Wagoner County, State of Oklahoma; that the tax records of said county show all taxes are paid for the year 1996 and prior years on the land shown on the annexed plat of Timber Crest I in Wagoner County, Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.  
IN WITNESS WHEREOF, said County Treasurer has caused the instrument to be executed at Wagoner, Oklahoma, on this 24th day of September, 1997.

County Treasurer  
WAGONER COUNTY, OKLAHOMA