

ACRES TOWER VIEW / II

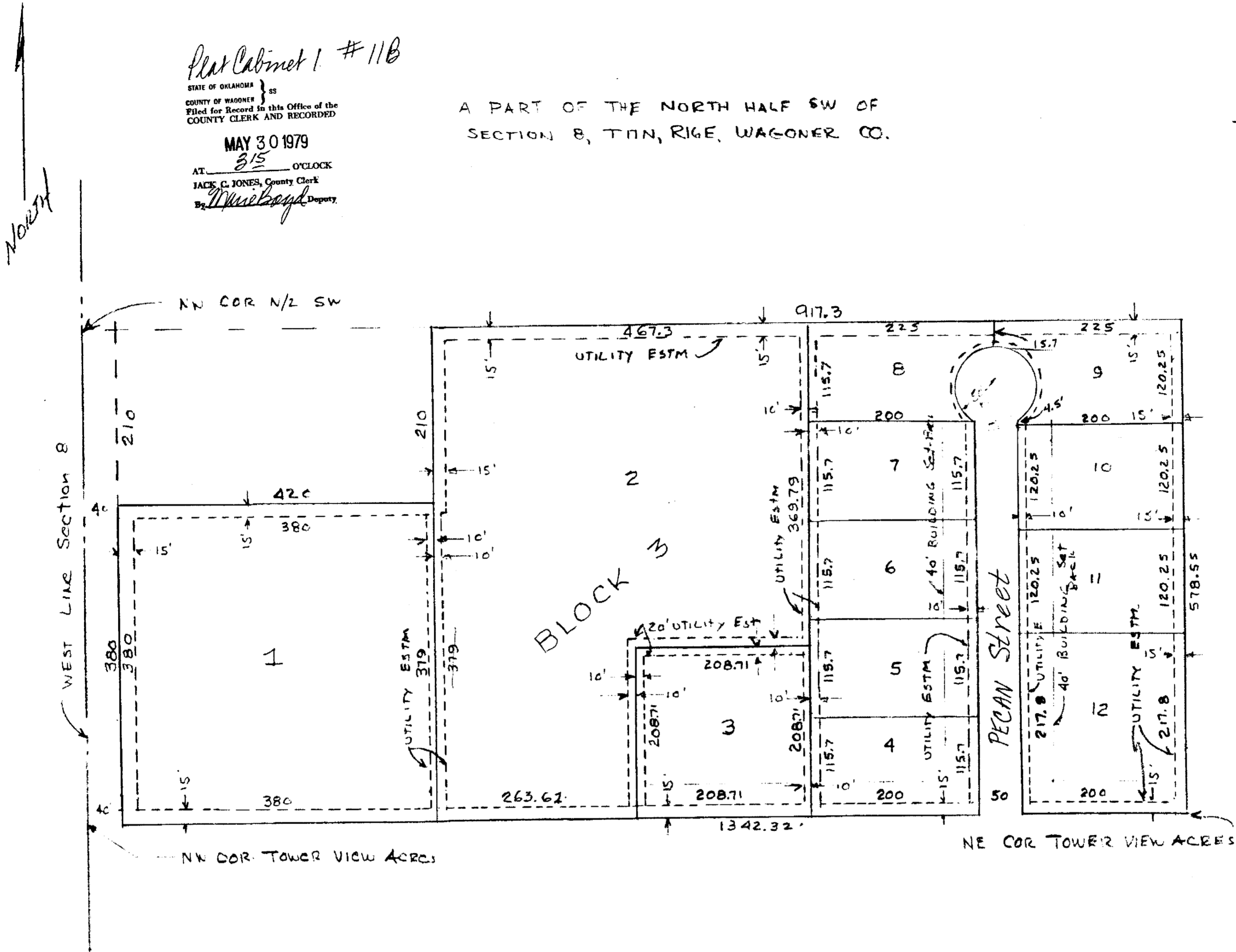
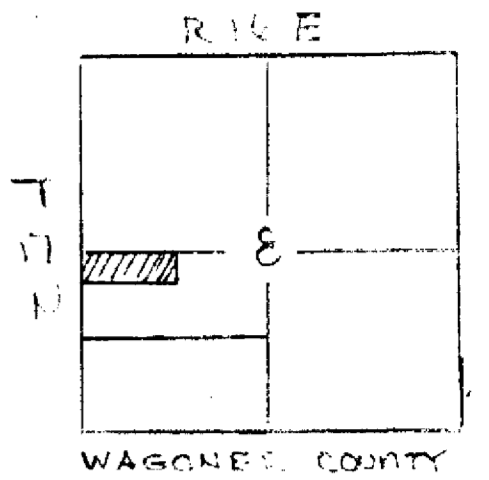
Plat Cabinet 1 #11B

STATE OF OKLAHOMA }
COUNTY OF WAGONER }
Filed for Record in this Office of the
COUNTY CLERK AND RECORDED

MAY 30 1979

AT 2:15 O'CLOCK
JACK C. JONES, County Clerk
By W. M. [Signature] Deputy

A PART OF THE NORTH HALF SW OF
SECTION 8, T17N, R16E, WAGONER CO.



CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS

KNOWN ALL MEN BY THESE PRESENTS THAT: L. M. FLESHER AND LENA FLESHER
THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

The West 1342.32 of the North Half Southwest Quarter of Section 8,
Township 17 North, Range 16 East, Wagoner County, Oklahoma LESS AND
EXCEPT the South 726.16 feet of said N 1/2 SW AND LESS NORTH 210
feet of WEST 420 feet of NW 1/4 of SW 1/4.

That the OWNER of the above described property has caused the same to be surveyed
staked and platted into lots, streets and utility easements and have caused the
same to be named and designated as "TOWER VIEW / II", a subdivision in Wagoner
County, State of Oklahoma according to the recorded plat thereof, and hereby dedicate
for the Public use, wherever the streets are shown on the attached plat, and do
hereby guarantee clear title to all lands so dedicated, and for the mutual benefit
to the successors in title, to the subdivision of said tract, herein after referred
to as lots, do hereby impose the following restrictions and create the following
easements to which it shall be incumbent to our successors to adhere, and that
the so said restrictions are for the purpose of providing adequate restrictive
covenants for the mutual benefit of all title owners.

THESE COVENANTS are to run with the land and shall be binding on all parties and
all persons claiming rights under them until May 31, 1999 at which time said cov-
enants shall be automatically extended for successive periods of ten years unless
by a vote of the majority of the owners of the lots, then it is agreed to change
said covenants in whole or in part. If the parties hereto, or any of them, or their
heirs or assigns shall violate, or attempt to violate any of the covenants herein
it shall be lawful for any other person or persons owning any real estate situated
in said development or subdivision to prosecute any proceedings at law or in
equity against the person violating or attempting to violate any such covenant, and
to either prevent him or them from doing so, to recover damages or other dues for
such violations. Invalidation of any of these covenants by judgement or court
order shall in no way affect any of the other provisions and they shall remain in
full force and effect. The following covenants apply only to Lots 3 through 12 of
Block 3.

1. All Lots in the subdivision shall be known and designed as residential.
2. All Lots shall be restricted to single residence, the ground floor shall be at least 1,200 square feet or enclosed living space, excluding basement, open porches, or garages.
3. All residences shall be restricted to sixty (60%) percent masonry construction.
4. All plans and specifications must be submitted to Owner for approval, prior to construction.
5. No structure shall be located nearer than fifteen feet of any lot line.
6. No structure of a temporary character, mobile home, trailer, basement, tent, shack, barn or other out-building shall be moved onto or be used on any lot at any time as a residence, either temporarily, or permanently.
7. Out-building may be constructed provided their architecture is in conformity with the residence thereon. No shacks or shed may be constructed on any lot which would detract from the general appearance of the subdivision.
8. No structure previously used shall be moved onto any lot in the subdivision.
9. No animals, livestock or poultry or any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.
10. No noxious or offensive activity shall be carried on, upon any lot, nor shall anything be done therein which may be or may become an annoyance or nuisance to the neighborhood.
11. All individual water supply systems and individual sewer systems must be approved by the County of Wagoner and State of Oklahoma health departments.

12. The undersigned OWNER further dedicates to the public use forever, the easements and right-of-way as shown and designated on the accompanying plat for the several purposes of construction, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm drains, storm sewers, sanitary sewers, telephone lines, electric lines and transformers, gas lines, water lines, together with the right of ingress and egress upon said easements for the uses and purposes aforesaid. Provided also the OWNER hereby reserves the right to construct, maintain and operate, lay and relay over, across and along all of the public streets shown in said plat and across and along all strips of land included within the plat easement shown thereon, both for the purpose of furnishing water and or sewer service to the area included in said plat and to any other area.

In Witness whereof:

L. M. Fleisher
L. M. FLESHER

Lena Fleisher
LENA FLEISHER

State of Oklahoma)
County of Wagoner)

Before me the undersigned, a Notary Public in and for the County of Wagoner and the State of Oklahoma on this 29 day of May 1979 personally appeared L. M. Fleisher and Lena Fleisher to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act for the use and the purposes therein set forth.

My commission expires 9-21-82

Barbara Dodson
Notary Public

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 current knowledge.

John F. Sheridan
John F. Sheridan LS 315

I, Ruby Roberts, the Treasurer of Wagoner County, State of Oklahoma certify that the 1978 taxes have been paid.

Ruby Roberts
Ruby Roberts

The Oklahoma State Department of Health certifies that this plat is approved for the construction of individual sewage disposal systems.

Signed Carson W. Sparks R.P.S. 5/29/1979
Wagoner County Health Department