

TURKEY SPRINGS THIRD

A SUBDIVISION OF A PART OF THE E 1/2 SE 1/4 OF SECTION 36,
TOWNSHIP 19 NORTH, RANGE 15 EAST, WAGONER COUNTY,
OKLAHOMA.

Plat Cabinet 1-24A
STATE OF OKLAHOMA
COUNTY OF WAGONER
Filed for Record in the Office of the
COUNTY CLERK AND RECORDED
FEB 13 1980
AT 1:30 O'CLOCK
JACK D. RAMSEY, County Clerk
Wagoner County, Oklahoma

CERTIFICATE OF DEDICATION
FOR
TURKEY SPRINGS THIRD

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PLANTATION PROPERTIES INC, An Oklahoma Corporation is the owner of the following described real property in Wagoner County, State of Oklahoma, to wit:

Atract of land in the East 1/2 of the Southeast 1/4 of section 36, Township 19 North, Range 15 East, Wagoner County, Oklahoma according to the U.S. Government Survey thereof, being more particularly described as follows, to wit: Beginning at the Northwest corner of the East 1/2 of the Southeast 1/4, of the said section 36, thence S 0° 13' 29" E for 717.49', thence Due East for 38' thence S 1° 46' 48" W for 400.12', thence Due East for 181.85', thence Due South for 200.00', thence S 89° 58' 50" E for 220.00' thence Due South for 177.39', thence Due East for 400.00', thence Due North for 557.39', thence Due West for 190', thence Due North for 937.14' to a point on the North line of the East 1/2 of the Southeast 1/4 of the said section 36, thence N 89° 57' 40" W for 640.23' to the point of beginning. Containing 21.341 acres more or less.

WHEREAS, the said owner has caused the above described property to be Surveyed, platted and staked into lots and streets in conformity with the accompanying plat which they hereby adopt as the plat of the above described land as TURKEY SPRINGS THIRD, an addition in Wagoner County, Oklahoma.

AND, the undersigned OWNER hereby dedicates for the public use, the streets as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm and sanitary sewers, telephone lines, electric power lines and transformers, gas lines and water lines together with all fittings and equipment for each such facility, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto, with the right of ingress and egress to and upon said easements for the use and purposes aforesaid, together with similar rights in each and all the streets shown on said plat; PROVIDED HOWEVER, that the undersigned OWNER hereby reserves the right to construct, maintain, operate, lay and relay water and sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all the public streets shown on said plat, and over, across and along all strips of land included with the easements shown thereon, both for the purposes of furnishing water and/or sewer service to the area included on said plat.

AND, the undersigned OWNER 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 OWNER, it's successors and assigns, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers.

PROTECTIVE COVENANTS AND RESTRICTIONS

- Overhead poles for the supply of electric service may be located along the South and East boundaries of this Addition. Street light poles or standards may be served by underground cable and elsewhere throughout said addition all supply lines shall be located underground, in the easement-ways reserved for general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.
- Except to houses on lots described in paragraph (1) above, which may be served from overhead electric service lines, underground service cables to all houses which may be located on all lots in said addition may be run from the nearest services, pedestal or transformer to the point of usage determined by the location and construction of such houses as may be located upon each said lot, provided that upon the installation of such 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 on said lot, covering a five foot strip extending 2.5' on each side of such service cable, extending from the service pedestal or transformer to the service entrance on said house.
- The supplier of electric service, through it's proper agents and employees shall at all times have right of access to all such easement-ways shown on said plat, or provided for in this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of said underground electric facilities so installed by it.
- The owner of each lot shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric facilities. The company will be responsible for ordinary maintenance of electric facilities, but the owner will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.
- The foregoing covenants concerning underground electric facilities shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.
- All structures shall be new construction.
- All homesites in the tract shall be known and described as single family residential homesites with the exception that lot one (1) block two (2) and Lot four (4) Block one (1) may have one (1) duplex unit each, erected on them. No structures shall be erected, altered, placed or permitted to remain on any homesite which exceeds two stories in height and all residences must have a private garage for not less than two cars attached to the residence, any detached structures to be built on the homesite such as storage buildings, covered entertainment areas, etc., shall conform to the basic design of the dwelling thereon. Carports in addition to a two car garage will be permitted only if attached to the residence.
- The exterior walls of the structures erected on any homesite shall be constructed of a minimum of 30 % stone, brick or masonry.
- No noxious or offensive trade or activity shall be carried on upon any homesite, nor shall anything be done thereon that may become an annoyance or a nuisance to the neighborhood.
- No animals, livestock, or poultry of any kind shall be raised, bred or kept on any homesite, except dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- 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 signs used by a builder to advertise the property during the construction and sales period.
- No trailer, basement, tent, shack, metal storage building, garage, barn or other outbuilding type structure shall be moved onto any homesite in this residential development. No temporary structure will be permitted.
- No homesite will be used for the storage of materials for a period of greater than 30 days prior to the start of construction. All homesites shall be maintained in a neat and orderly condition at all times.
- No fences of any kind shall be placed beyond the front building line of the residence. No fencing shall be higher than six feet.
- All entrances from the street shall have drain tile size approved by the developer or county Commissioner of Wagoner County.
- There will be no less than 1500 square feet of liveable floor area in the residence, exclusive of garage, porch and patio areas.
- All structures shall be located a minimum distance of 15 feet from any side lot line.
- Lot two (2) Block one (1) may be used for amenities such as pool, Tennis court, Clubhouse or playground.

Witness our hands this 7th day of February 1980, at Wagoner County, State of Oklahoma

Wilton W. Works WILTON W. WORKS PRESIDENT
Mary L. Smith MARY L. SMITH SECRETARY

STATE OF OKLAHOMA)
COUNTY OF WAGONER) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 7th day of February 1980, personally appeared Wilton W. Works, President, and Mary L. Smith, Secretary of PLANTATION PROPERTIES INC, to me known to be the identical persons who subscribed their name to the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth, and that they executed the same as the free and voluntary act and deed of such Corporation, for the uses and purposes therein set forth.

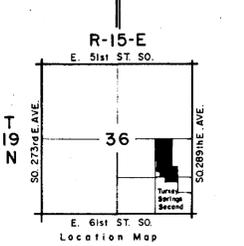
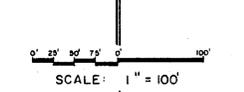
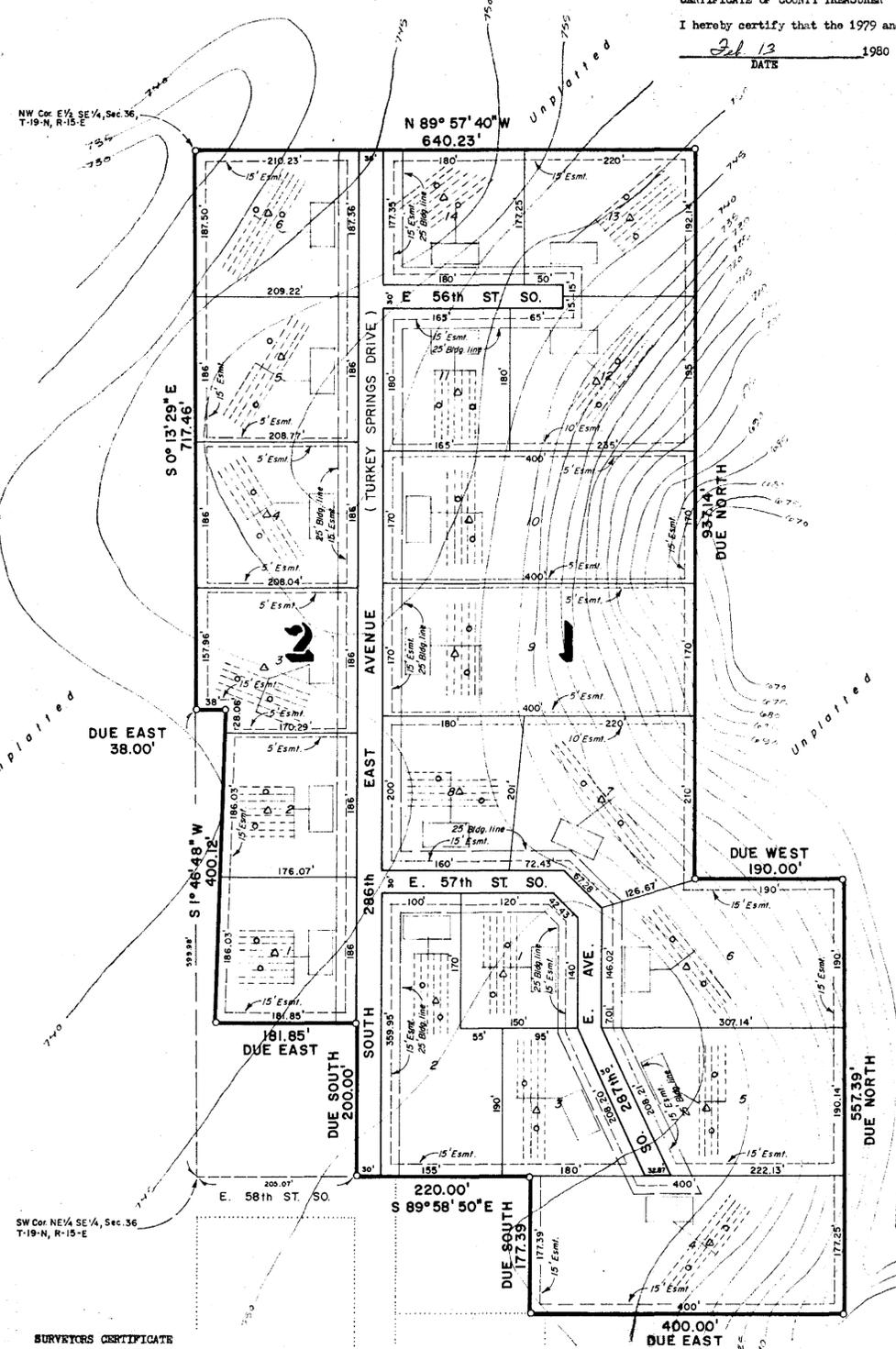
My Commission Expires 1-18-84

Donna Johnson
NOTARY PUBLIC

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the 1979 and all prior taxes have been paid on this described property.

Feb 13 1980 signed *Lucy M. R. [Signature]* WAGONER COUNTY TREASURER



RAMSEY SURVEYING SERVICE
BIXBY, OKLAHOMA 74008
1-918-366-4520

LEGEND:
○ = PERCOLATION TEST
△ = CORE TEST
--- = 5' CONTOURS
□ = HOUSE LOCATION
--- = LATERAL LINES

SURVEYORS CERTIFICATE

I Jack D. Ramsey, a Registered Land Surveyor in the State of Oklahoma do hereby certify that I have carefully and accurately surveyed and staked into Lots, Blocks and streets, the Real Estate and premises dedicated as "TURKEY SPRINGS THIRD ADDITION" in Wagoner County, Oklahoma, and that the attached plat is a true and correct representation of said survey showing the length, width and depth of all lots and blocks, and the names, widths, boundaries, and extensions of all the streets.

IN WITNESS WHEREOF, I set my hand and official seal this 6th day of February, 1980

Jack D. Ramsey
JACK D. RAMSEY REGISTERED LAND SURVEYOR

OKLAHOMA STATE HEALTH DEPARTMENT CERTIFICATE

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

Feb 13 1980 signed *David W. Sparks* WAGONER COUNTY HEALTH DEPARTMENT