

Plat Cabnet 3-263-B

CERTIFICATE OF DEDICATION FOR TURKEY SPRINGS FIFTH

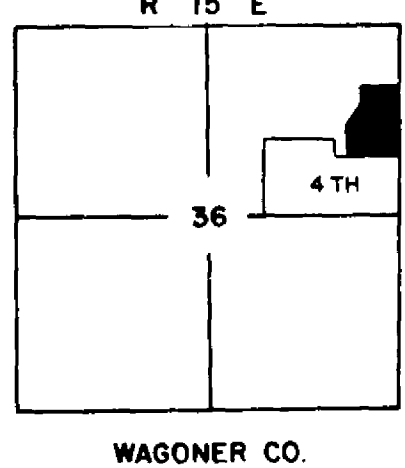
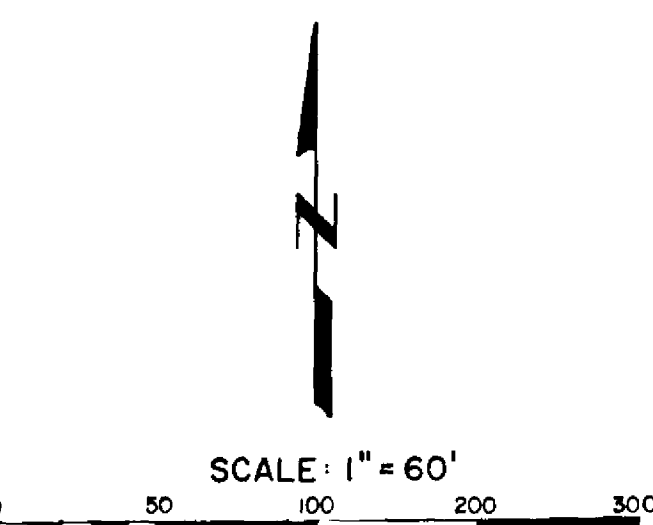
STATE OF OKLAHOMA
WAGONER COUNTY
FILED & RECORDED
1984 OCT 31 AM 10:04
JERRY POLDS
COUNTY CLERK

TURKEY SPRINGS FIFTH

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

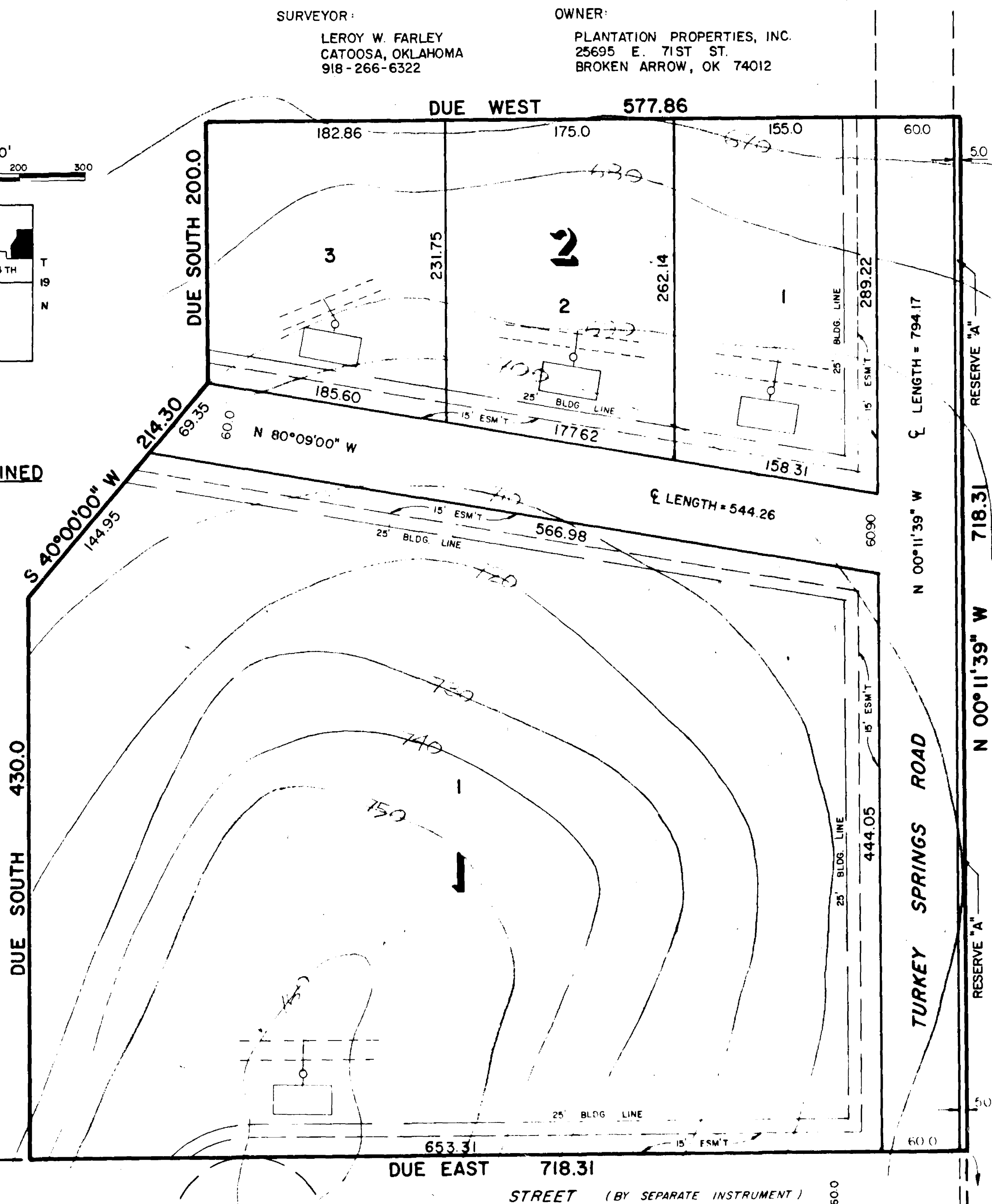
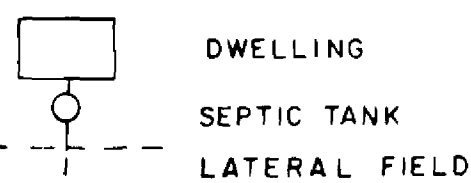
SURVEYOR:
LEROY W. FARLEY
CATOOSA, OKLAHOMA
918-266-6322

OWNER:
PLANTATION PROPERTIES, INC.
25695 E. 71ST ST.
BROKEN ARROW, OK 74012



ACREAGE CONTAINED
12.18 ACRES ±

CONTAINS:
2 BLOCKS
4 LOTS



TURKEY SPRINGS FOURTH

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:

A tract of land in the South Half of the Northeast Quarter (S/2 NE/4) Section 36, Township 19 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U. S. Government Survey thereof, being more particularly described as follows: to-wit: BEGINNING at a point on the East line of Section 36, 686.35 Feet North of the Southeast Corner of the Northeast Quarter (NE/4) of Section 36; thence North 00° 11' 39" West a distance of 718.31 Feet; thence due West a distance of 577.86 Feet; thence due South a distance of 200.0 Feet; thence South 40° 00' 00" West a distance of 214.30 Feet; thence due South 430.0 Feet; thence due East and along the North line of TURKEY SPRINGS FOURTH a distance of 718.31 Feet to the point of beginning.

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 FIFTH, 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 construction, 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 Owners, its 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 streets and utility easements of this Addition. Street light poles or standards may be served by underground cable and elsewhere throughout said Addition all supply lines may be located above ground or 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.
- Underground service cables to all houses which may be located on all lots in said Addition may be run from the nearest services, pedestal of 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, effect and exclusive right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet 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 its 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. 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 residence.
- The exterior walls of the structures erected on any homesite shall be constructed of a minimum of Thirty Per Cent (30%) stone, brick, or masonry, except all cedar homes are permitted without brick, stone 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.
- Dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. No horses or livestock shall be kept on any lot.
- 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, tents, 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 Thirty (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 (6) 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 2,000 Square Feet of livable floor area in the residence, exclusive of garage, porch and patio area.
- All structures shall be located a minimum distance of Fifteen (15) Feet from any side lot line.

WITNESS our hands this 30th day of July, 1984, at Wagoner County, State of Oklahoma.

PLANTATION PROPERTIES, INC.
Wilton W. Works
WILTON W. WORKS, President

Mary L. Smith
MARY L. SMITH, Secretary

STATE OF OKLAHOMA)
COUNTY OF WAGONER)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30th day of July, 1984, 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:
3-7-86

Sharon L. Miller
Notary Public

CERTIFICATE OF COUNTY TREASURER
I hereby certify that the taxes and all prior taxes have been paid on this described property,
dated Oct. 29, 1984

SIGNED: *Patsy Coates*
Wagoner County Treasurer

OFFICIAL STATE HEALTH DEPARTMENT CERTIFICATE
The Oklahoma State Health Department hereby certifies that this Plat is approved for the construction of individual sewage disposal systems and community water.
DATED 26 Oct. 1984

SIGNED: *Robert J. Phillips*
Wagoner County Health Department

SURVEYOR'S CERTIFICATE
I, LEROY FARLEY, a Registered Land Surveyor in Wagoner County, 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 FIFTH, 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 30th day of July, 1984.

APPROVED:
This 29th Day of October, 1984.

APPROVED:
This 31st Day of July, 1984.

W.C. Jones
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

Leroy W. Farley
Registered Land Surveyor #1075
Larry K. Allen
CHAIRMAN
WAGONER COUNTY METROPOLITAN AREA PLANNING COMMISSION/Zoning

686.35 TO SE CORNER
NE/4, SEC. 36