

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOWN ALL MEN BY THESE PRESENTS:

That, ADAMS CREEK CORPORATION, a Corporation is the owner of the following described property, situated in Wagoner County, State of Oklahoma. DESCRIBED AS: The North 1/2 of Lot (4), and the North 1/2 of the South 1/2 of Lot (4), of Section 6, Township 18 North, Range 16 East, of the Indian and Meridian, Wagoner County, State of Oklahoma.

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

AND, the undersigned OWNER hereby dedicate to the public use the streets as shown and designated as 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 other appurtenances thereto with the right of ingress and egress upon said easements for the uses and purposes aforesaid, together with similar rights in each and all the streets shown on said plat; PROVIDED HOWEVER, that the undersigned OWNERS hereby reserve the right to construct, maintain, operate, lay and relay water and sewer lines together with the right to 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 within the easements, shown thereon, both for the purpose of furnishing water and/or sewer service to the area included in said plat, and to any other areas.

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, its successors and assigns, and the adjacent OWNERS abutting the tract, their successors and assigns, do hereby impose the following restrictions, limitations and reservations which shall be binding upon all subsequent purchasers.

PROTECTIVE COVENANTS AND RESTRICTIONS

- All supply of electric service shall be located overhead in the easement ways reserved for general utility services, shown on the attached plat.
- Underground service cables to all houses which may be located on all lots in said addition may run from the nearest service pole to the point of usage determined by the location and construction of such house as may be located upon said lot; 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 on said lot, covering a five foot strip extending 2.5 feet on each side of such service cable, extending from the service pole, to the service entrance of 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 electric facilities so installed by it.
- The owner of each lot shall be responsible for the protection of the underground facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric facilities. Repairs or cost of relocation, required by violation of this covenant, shall be paid for by the owner of the lots. The foregoing covenants shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.
- All permanent structures must be new construction.
- All homesites in the tract shall be known and described as single family residential homesites. No structure shall be created, 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 homesite such as storage building, covered entertainment areas, etc, shall conform to the basic design and appearance of the dwelling thereon. Carports, in addition to a two-car garage will be permitted only if attached to the residence.
- The exterior of all structure erected on any homesite shall be constructed of a minimum of 50% stone or brick.
- No noxious or offensive trade or activity shall be carried on upon any homesite nor shall anything be done thereon that may be or 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, garage, barn or other outbuildings type structure shall be moved onto any homesite in this residential development. No temporary structures 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 entrance from streets shall have drain tile, size approved by developer or County Commissioner of Wagoner County.
- All individual sewer systems to be constructed according to County and State Health Department requirements.
- 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 10 feet from any side lot line, and 25 feet from front lot line, except that structures on Lots 1,2,3, and 4, Block 1 may be located a minimum distance of 15 feet from the front lot line

ADAMS CREEK CORPORATION  
BY Wilton W. Works  
Wilton W. Works, President

ATTEST:

BY George N. Underwood  
George N. Underwood, Secretary

STATE OF OKLAHOMA  
COUNTY OF Tulsa

Before me, the undersigned, a Notary public in and for said County and State, on the 5th day of May 1976 personally appeared Wilton W. Works, to be known to be identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such Corporation for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.  
My Commission Expires 8/2/76 Maud Smith  
Notary Public

CERTIFICATE OF SURVEY

I Bill Cox Jr, of Tulsa County, State of Oklahoma, and a Professional Surveyor, do hereby certify that I have made a survey of the above described property, to-wit;

Bill Cox Jr.  
Bill Cox Jr. #625  
Registered Land Surveyor

TREASURER CERTIFICATION

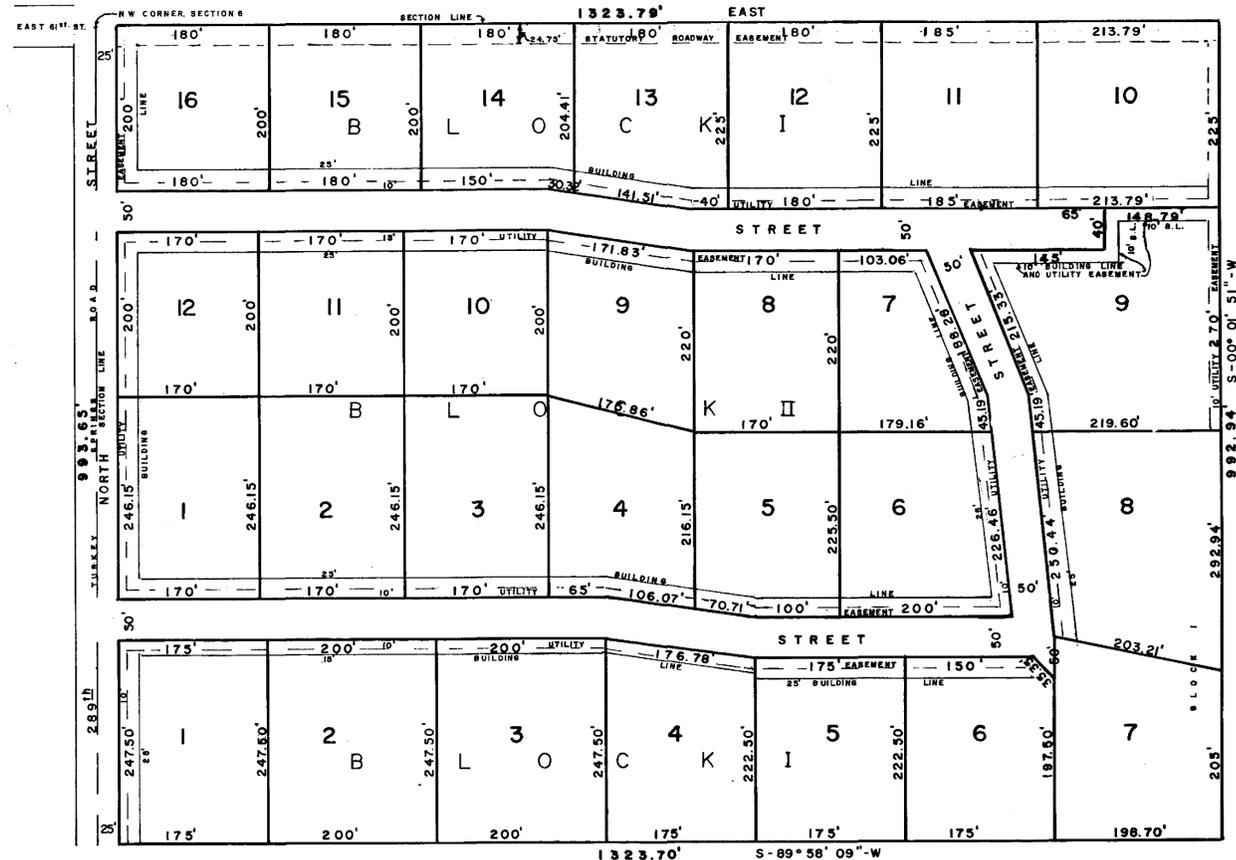
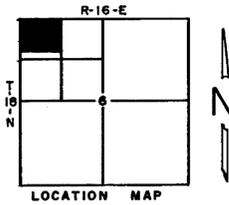
I, hereby certify that the 1976 and back taxes have been paid on the above described property.

Wagoner County, Treasurer

STATE OF OKLAHOMA )  
COUNTY OF WAGONER )  
Filed for Record in this Office of the )  
COUNTY CLERK AND RECORDED )  
This Book and Page )  
MAY 7 1976 )  
ATTEST: )  
JACK C. JONES, County Clerk )  
Wagoner County, Oklahoma

TURKEY SPRINGS

A SUBDIVISION OF THE NORTH 1/2 OF LOT (4) AND THE NORTH 1/2 OF THE SOUTH 1/2 OF LOT (4)  
WAGONER COUNTY, OKLAHOMA SECTION 6, T-18-N, R-16-E,



The Oklahoma State Department of Health certifies that this plat is approved for the construction of 28 INDIVIDUAL sewage disposal systems (public or individual).  
SIGNED Robert Allen R.P.S. Date 5-7-76  
WAGONER County Health Department