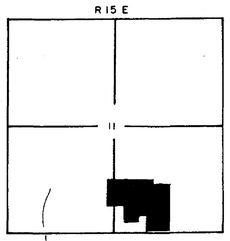
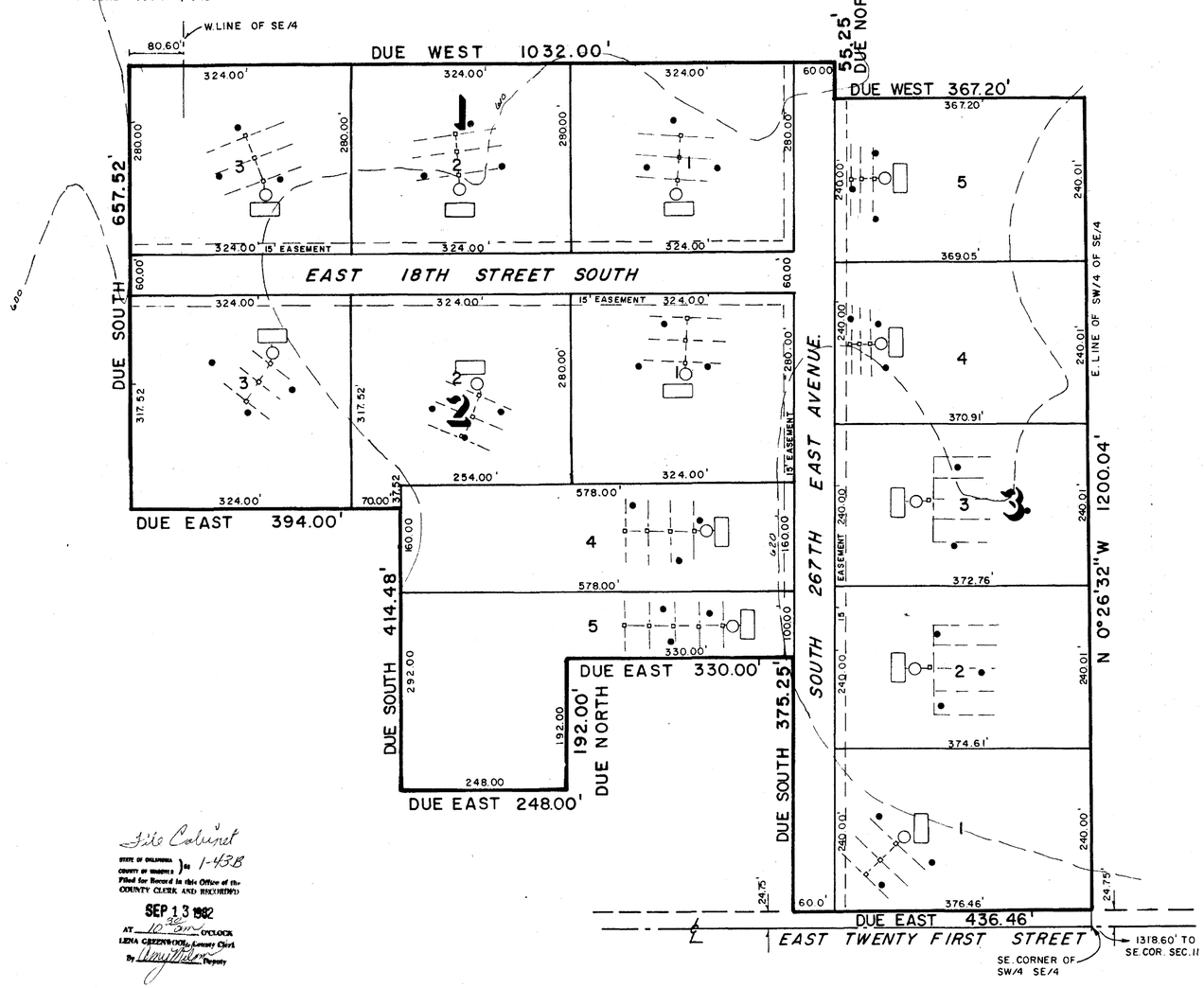
TWENTY FIRST STREET ACRES

A SUBDIVISION OF A PART OF THE SW/4 SE/4 AND A PART OF THE SE/4 SW/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 15 EAST WAGONER COUNTY OKLAHOMA.



0 100 200 300
SCALE: 1" = 100'

SURVEYOR:
LE ROY W. FARLEY
TULSA, OKLA.
918-266-6322



File Cabinet

STATE OF OKLAHOMA)
COUNTY OF WAGONER) ss
Filed for Record in this Office of the COUNTY CLERK AND RECORDER
No 1-438
SEP 13 1982
AT 10:20 am O'CLOCK
LENA GREENWOOD, County Clerk
By Amy Miller Deputy

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The Plantation Properties, Inc., a corporation is the owner of an undivided one-third interest and Jefferson G. Greer, individual, an undivided two-thirds interest in a tract of land described as follows:

BEGINNING at the Southeast Corner of the Southwest Quarter of the Southeast Quarter (SW/4 SE/4) Section 11, 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; thence North 0° 26' 32" West a distance of 24.75 feet to the point of beginning; thence North 0° 26' 32" West 1200.04 feet; thence due West 367.20 feet; thence due North 55.25 feet; thence due West 1032.00 feet; thence due South 657.52 feet; thence due East 394.00 feet; thence due South 414.48 feet; thence due East 248.00 Feet; thence due North 192.00 Feet; thence due East 330.00 Feet; thence due South 375.25 Feet; thence due East and parallel to the South line of Section 11, a distance of 436.46 Feet to the Point of Beginning.

WHEREAS, the said OWNERS has caused the above described property to be surveyed, platted and staked into lots and streets in conformity with the accompanying plat which it hereby adopts as the plat of the above described land as TWENTY FIRST STREET ACRES, an addition in Wagoner County, Oklahoma.

AND, the undersigned OWNERS hereby dedicates for the public use the streets as shown and all utility easements as shown 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, electrical power lines and transformers, gas lines and water lines together with all fitting 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 upon said easements for the use and purposes aforesaid, together with similar rights in each and all streets shown on said plat; PROVIDED, HOWEVER, that the undersigned OWNERS hereby reserves 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 public streets shown on said plat, and over, across and along all strips of land included with the easements shown thereon, both for the purpose of furnishing water and/or sewer service to the areas included in said plat and to any other areas.

AND, the undersigned OWNERS 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, 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

1. Underground services cables to all houses which may be located on all lots in said addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such house as may be located upon each 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 pedestal of transformer to the service entrance on said house.

Overhead pole lines for the supply of electric service may be located along the street right-of-way in this addition. Street light poles or standards may be served by underground cable and elsewhere throughout said addition. Supply lines may 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.

2. 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.

3. 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 underground 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.

4. 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.

5. Each residential unit, either site-built or manufactured housing, shall consist of site-built structures, single-wide mobile homes and doublewide manufactured housing. Single-wide mobile homes shall be at lease 56 feet in length. Double-wide manufactured housing shall contain at least 900 square feet of livable area exclusive of the garage. Site-built homes shall contain a minimum of 1,000 square feet of livable area exclusive of the garage. Each residential unit must have a carport with concrete slab or a garage with concrete slab and such improvement complete within one year from date residential unit is occupied. One residential unit per lot is permitted.

6. The exterior walls of the residential unit placed on any home site shall be constructed of wood, textured siding, metal or masonry. Foundations shall be brick stone or masonry. Perimeter skirting shall be brick, wood, stone or masonry. Skirting, driveways and front porch shall be completed within 120 days from the date the residential unit is placed on a lot.

7. The first purchaser of each lot in this subdivision may place a used manufactured home on his lot, provided the unit to be placed on the lot is approved by the developer and further provided that the lot owner complies with all other Restrictive Covenants of this subdivision.

8. 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. One lot may be used by developer as an office.

9. 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.

10. All out buildings shall be neat in appearance and shall be constructed of new materials or site built. No inoperable autos shall be kept on the lot.

11. All entrances from the street shall have drain tile, size approved by developer or County Commissioner of Wagoner County.

12. Structures shall be located a minimum distance of 15 feet from any side lot line, and 25 feet from any front lot line.

13. No swine shall be placed on any lot.

14. No residential unit may be placed within the East 200 feet of Lots 1-5, Block 3.

WITNESS OUR HANDS and seal on this 1st day of September, 1982, at Tulsa, Tulsa County, Oklahoma.

PLANTATION PROPERTIES, INC.
By: Wilton W. Works (President)
Jefferson G. Greer
JEFFERSON G. GREER

Attest:
Mary L. Smith
Mary L. Smith, Secretary

STATE OF OKLAHOMA,)
)ss.
COUNTY OF TULSA,)

Before me, the undersigned, a Notary Public in and for said County and State on this 1st day of September 1982, personally appeared Wilton W. Works, President of Plantation Properties, Inc., to me known to be the identical person who subscribed the name of the maker to the foregoing instrument, 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 said Corporation, for the uses and purposes therein set forth.

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

My Commission Expires: 3-7-86
Sharon L. Millay
Notary Public

STATE OF OKLAHOMA,)
)ss.
COUNTY OF TULSA,)

Before me, a Notary Public in and for said County and State on this 1st day of September 1982, personally appeared Jefferson G. Greer, to me known to be th identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires: 3-7-86
Sharon L. Millay
Notary Public

SURVEYORS CERTIFICATE

I LeRoy W. Farley, 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 "TWENTY-FIRST STREET ACRES" 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 1ST day of September 1982.

Le Roy W. Farley
LEROY W. FARLEY 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.

September 13, 1982 signed Donnie J. Head, R.P.S. #0740
Date

RECOMMEND FOR APPROVAL BY:

The Wagoner County Metropolitan Planning/Zoning Com.
SEP 9 13, 1982 Dennis W. Millar
Date Chairman

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the 1981 and all prior taxes have been paid on this described property.

September 13, 1982 signed Patsy Coates
WAGONER COUNTY TREASURER

APPROVED BY THE WAGONER CO. BOARD OF COUNTY COMMISSION

Sept. 13, 1982 Bob Moodson
Chairman