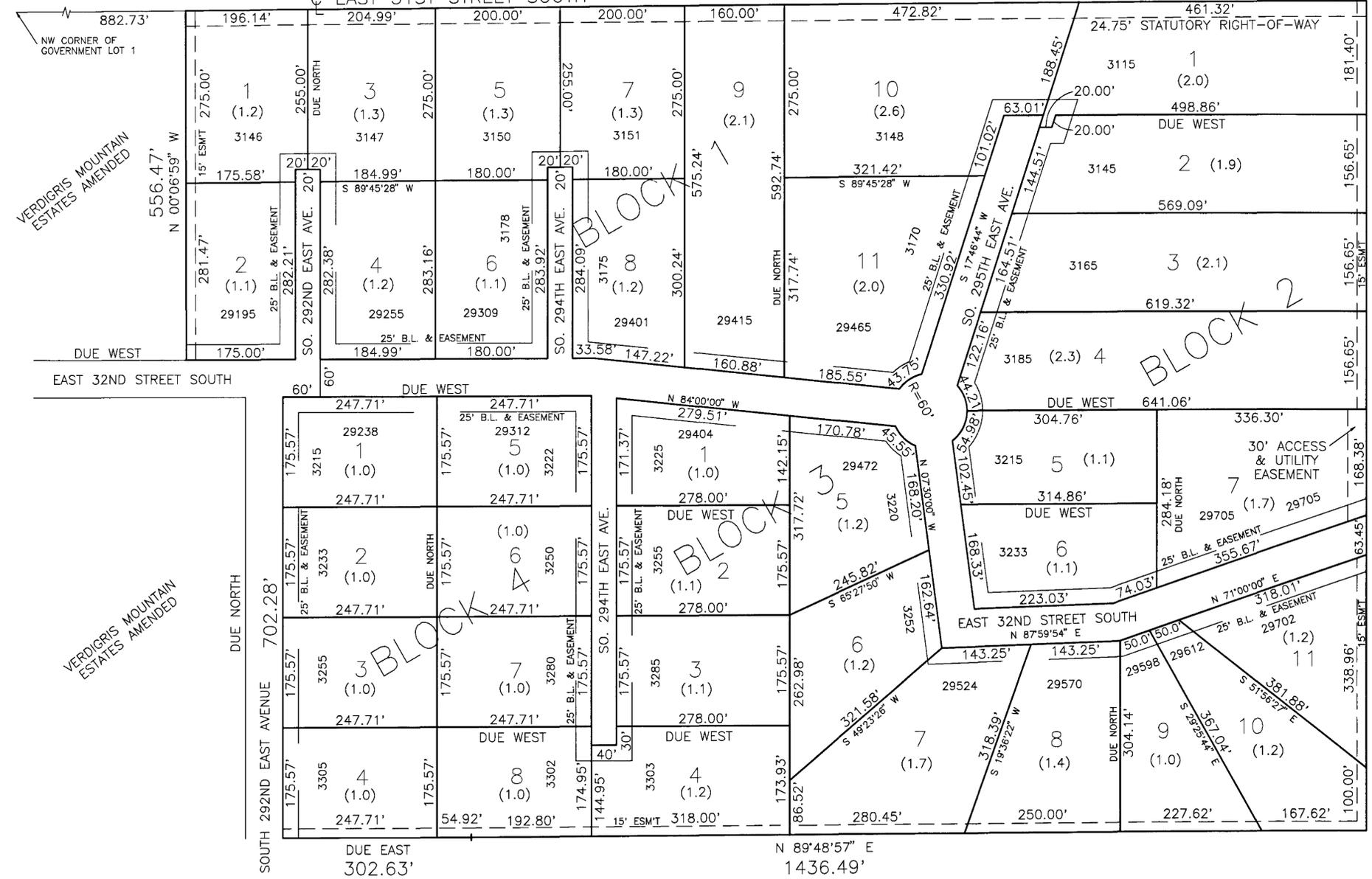


VERDIGRIS MOUNTAIN ESTATES II

A SUBDIVISION OF PART OF GOVERNMENT LOT 1, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 16 EAST, WAGONER COUNTY, STATE OF OKLAHOMA.

1895.27' N 89°45'28" E

EAST 31ST STREET SOUTH



1" = 100'

VERDIGRIS MOUNTAIN ESTATES AMENDED

VERDIGRIS MOUNTAIN ESTATES AMENDED

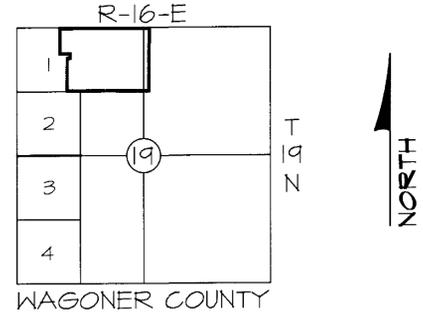
OWNER:
 PLANTATION PROPERTIES
 25695 EAST 71ST STREET
 BROKEN ARROW, OK 74014

SURVEYOR:
 FARLEY AND FARLEY, INC.
 CATOOSA, OK
 918-266-6322

37 LOTS
 54.65 ACRES
 3,784 LINEAR FEET OF ROADWAY

(XX) DENOTES LOT ACREAGE

DATE: 8/21/97



CERTIFICATION OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PLANTATION PROPERTIES, INC., a corporation, is the owner of a tract of land described as follows:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 1 OF SECTION 19, T-19-N, R-16-E; THENCE N 89°45'28" E ALONG THE NORTH LINE OF GOVERNMENT LOT 1 FOR 882.73 FEET TO THE POINT OF BEGINNING; THENCE S 0°06'59" E A DISTANCE OF 556.47 FEET; THENCE DUE EAST 215.00 FEET; THENCE DUE SOUTH 60.00 FEET; THENCE DUE WEST 60.00 FEET; THENCE DUE SOUTH 702.28 FEET; THENCE DUE EAST 302.63 FEET; THENCE N 89°48'57" E 1436.49 FEET; THENCE DUE NORTH 1322.14 FEET; THENCE S 89°45'28" W 1895.27 FEET TO THE POINT OF BEGINNING.

WHEREAS, the said OWNERS have 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 VERDIGRIS MOUNTAIN ESTATES II, an Addition in Wagoner County, State of Oklahoma.

AND, the undersigned OWNERS hereby dedicate to the public use the streets as shown and all utility easements as shown on the accompanying Plat for the several purposes of constructing, maintaining, operation, 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 fittings and equipment for each such facility, including the poles, wires, 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 reserve 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 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 purposes of insuring adequate restrictions and covenants for the mutual benefit of the undersigned OWNERS, their successors and assigns 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:

- Underground service 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 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 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance to 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 or supply at secondary voltages, may also be located in said easement-ways.
- 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 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.
- 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.
- Each residential unit, either site-built or manufactured housing, shall consist of site-built structures, single-wide mobile homes and double-wide manufactured housing. Single-wide mobile homes shall be at least 70.0 feet in length and 14.0 feet wide. Double-wide manufactured housing shall contain at least 1120.0 square feet of livable area exclusive of the garage. Site-built homes shall contain a minimum of 1,400.0 square feet of livable area, exclusive of the garage.
- 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, metal, 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.
- No noxious or offensive trade or activity shall be carried on upon any homestead nor shall anything be done thereon that may become an annoyance or a nuisance to the neighborhood. All lots shall be maintained in a neat and orderly appearance with lots mowed, free of trash, debris and inoperable equipment such as autos and appliances. All lots shall be residential.
- No sign of any kind shall be displayed to the public view on any residential 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.
- 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, nor parked on the street.
- All entrances from the street shall have a drain tile, size approved by developer or county Commissioner of Wagoner County.
- Structures shall be located a minimum distance of 5.0 feet from any side line, and 25.0 feet from any front lot line.
- No swine shall be placed on any lot. Dogs shall be kept in fenced areas and not permitted to run loose. One domestic animal may be kept per 3/4 acre of lot area.
- No road may be placed across any lot to access adjoining property.

WITNESS OUR HANDS and Seal on this 22nd day of August, 1997, in Wagoner County, State of Oklahoma.

ATTEST:
 PLANTATION PROPERTIES, INC.
 Wilton W. Works
 President
 Charles F. Work
 Secretary

STATE OF OKLAHOMA)
 COUNTY OF WAGONER)
 Before me, the undersigned, a Notary Public in and for said County and State on this 22nd day of August, 1997, 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 the day and year first above written.

My Commission Expires: August 6, 1999
 Sandra M. Works
 NOTARY PUBLIC

SURVEYOR'S 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 VERDIGRIS MOUNTAIN ESTATES II, in Wagoner County, State of 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 22nd day of August, 1997.

LeRoy W. FARLEY, Registered Land Surveyor No. 1075

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL
 I certify that I have approved the application and plan for a plat of residential development which is on file at the Wagoner Office of the Department of Environmental Quality and hereby approve this Plat for the use of public water systems and individual sewage systems.
 NOTE: Once the plat has been approved by the Department, no major soil modification may occur in an area designated for the sewage disposal system(s).
 Date: August 27, 1997

Signed: Rick Austin
 RICK AUSTIN
 Environmental Specialist Supervisor
 Oklahoma Department of Environmental Quality

I hereby certify that the 1997 and all prior taxes have been paid on this described property.

Date: September 3, 1997
 Signed: Wagoner County Treasurer

RECOMMENDED FOR APPROVAL BY:
 The Wagoner County Metropolitan Planning/ Zoning Commission
 Date: September 2, 1997
 Signed: Chairman

APPROVED BY THE WAGONER COUNTY BOARD OF COUNTY COMMISSIONERS:
 Date: 9-23-97
 Signed: Deputy

CERTIFIED TRUE COPY
 JERRY FIELDS COUNTY CLERK
 Wagoner County, OK
 By: Sharon L. Adkins
 DEPUTY