

REVISIONS  
CHECKED BY: R. ENTZ FILE NAME: M04500E

OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA )  
)ss  
COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS, that I, Betty L. Mitchell, a married woman hereby certify that I am the Owner of the and the person having any right, title or interests to the following described tract of land, to-wit:

A tract of land situated in the N1/2 of the SE1/4 of Section 30, Township 17 North, Range 17 East, I.B.&M., Wagoner County, State of Oklahoma, being more particularly described by metes and bounds as follows: Commencing at the Southeast corner of said Section 30; thence N01°19'30"W a distance of 1907.95 feet to the Point of Beginning; thence S88°29'00"W a distance of 1319.75 feet; thence N01°19'30"W a distance of 734.36 feet; to a point on the North line of said SE1/4; thence N88°38'22"E along the North line thereof a distance of 1319.74 feet to the Northeast corner of the said NE1/4 of the SE1/4; thence S01°19'30"E along the East line thereof a distance of 730.76 feet to the Point of Beginning. Containing 22.19 acres, more or less.

I further certify that I have caused said tract of land to be platted into lots and blocks and have caused this plat to be made of said tract showing accurate dimension of lots and streets. I hereby designate said tract of land as Voss Valley View Addition and dedicate to public use all utility easements as shown hereon, the streets thereof which are retained to private use and maintenance.

Betty L. Mitchell

STATE OF OKLAHOMA  
COUNTY OF WAGONER

Before me, the undersigned, a notary public in and for the County of Wagoner, State of Oklahoma, personally appeared Betty L. Mitchell, to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2004.

Notary Public

My Commission expires: \_\_\_\_\_

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, that I, Roy Entz, a resident of Muskogee County, State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into lot and block the above described property and that this plat is a true and correct representation thereof, I further certify that this plat meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this 12th day of February, 2004.

Roy Entz, Land Surveyor 319  
C.A. #535 expires 6/30/2005

STATE OF OKLAHOMA  
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the County of Muskogee, State of Oklahoma, personally appeared Roy Entz to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose therein set forth.

WITNESS my hand and seal this 12th day of February, 2004.

Notary Public

My Commission expires: 4-14-06

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2003 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2004 taxes not yet certified to me.

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 5th day of March, 2004. Book \_\_\_\_\_ Page \_\_\_\_\_

County Clerk

The Wagoner Office of the Department of Environmental Quality has approved this plat for the use of Public water systems and on site sewer systems on the 6th day of March, 2004.

Environmental Program Specialist  
Department of Environmental Quality

Approved: Wagoner County Planning Commission

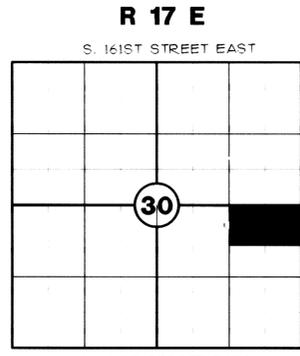
APPROVED: \_\_\_\_\_  
County Commissioner

\_\_\_\_\_

Date \_\_\_\_\_ Date \_\_\_\_\_

ROADS WILL BE  
MAINTAINED BY  
WAGONER COUNTY

FINAL  
PLAT  
OF  
VOSS VALLEY VIEW  
A SUBDIVISION IN THE  
N1/2 OF THE SE1/4 OF SECTION 30  
T17N, R17E, OF THE I.B. & M., WAGONER  
COUNTY, STATE OF OKLAHOMA

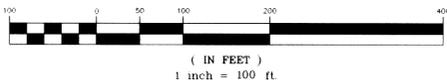


LOCATION MAP  
NOT TO SCALE

LEGEND

- ST STORM SEWER
- G GAS LINES
- SS SANITARY SEWER
- W WATER LINES
- E ELECTRIC LINES
- OE OVERHEAD ELECTRIC LINES
- UE UNDERGROUND ELECTRIC LINES
- C COMMUNICATION LINES
- OH OVERHEAD COMMUNICATION LINES
- UC UNDERGROUND COMMUNICATION LINES
- BRASS CAP
- IRON PIN
- FENCE
- CHIASELED "X" IN CONCRETE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- CURB INLET
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- DOWN GUY
- TREE

GRAPHIC SCALE

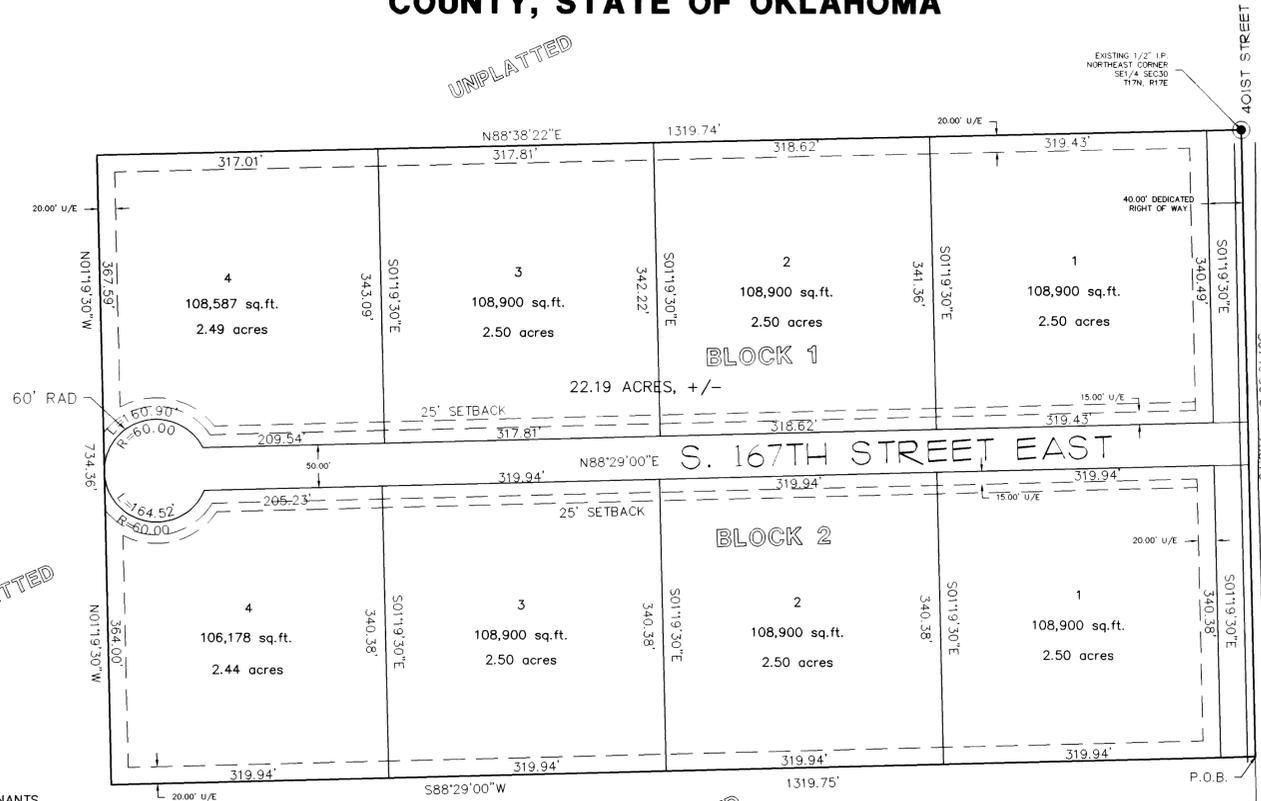


ALL LOTS TO HAVE CORNER MONUMENTS  
SET AFTER CONSTRUCTION OF STREETS  
AND UTILITIES.

BEARINGS ARE BASED ON OKLAHOMA STATE  
PLANE COORDINATE SYSTEM.

PREPARED BY:  
**Entz Engineering  
and Associates, Inc.**  
CA #535 (expires 6/30/2005)

600 Emporia St., Ste. "C"  
Muskogee, Oklahoma 74401  
(918) 682-3832



RESTRICTIVE COVENANTS

Section I Streets and Utilities

A. Streets and Utility Easements

The owner does hereby dedicate to the public use the easements and right-of-way designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing, replacing any and all public utilities including sanitary sewers, telephone and communications lines, electric power lines and transformers and water lines shown in said plat, for the purpose of furnishing electric, water and /or sewer services to the area included in said plat.

B. Covenant deeds of dedication in underground subdivision

Overhead Pole lines for the supply of electric service may be located along the road into the sub-division. Street light poles may be served by underground cable, and except as provided in by the electric company.

Section II Restrictions

Whereas, the Owners desire to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the owners, their successors and assigns.

Therefore, the Owners do hereby impose the following restrictions and covenants which shall be covenants running with the land, and shall be binding upon the Owner, his successors, and assigns.

A. Use of land.

1. All lots shall be known and described as residential lots and shall be used for single-family residence only.

B. Single Family Restrictions

1. Architectural guidelines:

- a. No mobile homes or doublewide homes and no buildings shall be erected, placed or altered on any lot in this subdivision until the building plans and specifications therefore, exterior color scheme and material thereof, and plot plan, which plot plan shows the location and facing of such building and elevation of the house pad, having been approved by the Owners or their assigns.
- b. No building shall be erected nearer to the front of side lines than the building setback lines shown on the accompanying plat, nor shall it be nearer than 30 feet from the rear property line.
- c. No lot shall be lot-split.
- d. No single-family dwelling shall have less than 1,400 sq. ft. of finished heated living area.
- e. Horses ok/no swine.
- f. No accumulation of trash or brush, no burning of trash.
- g. No inoperative vehicle shall be stored or parked on any lot.
- C. Duration

These restrictions shall remain in full force and effective until January 1, 2023, and shall automatically be continued thereafter for successive periods of 10 years each, unless terminated or amended as hereinafter provided.

D. Amendment

The guidelines outlined in this document may be amended, modified, changed, or cancelled only by a written instrument signed and acknowledged by the owner, his assigns or by 75% of the owners of lots within this subdivision.