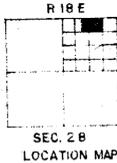


WAGONER PARK MOBILE HOME ACRES

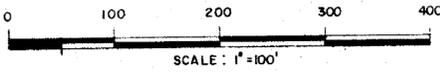
AN ADDITION TO WAGONER, WAGONER COUNTY, OKLAHOMA

OWNERS & DEVELOPERS
 P.B. DeWEES
 and
 RICHARD P. WILCOX
 P.O. BOX 3675
 TULSA OKLAHOMA 74152

ENGINEER & SURVEYOR
 WHITE SURVEYING COMPANY
 4742 EAST 8TH STREET
 TULSA, OKLAHOMA 74112
 918-936-2406

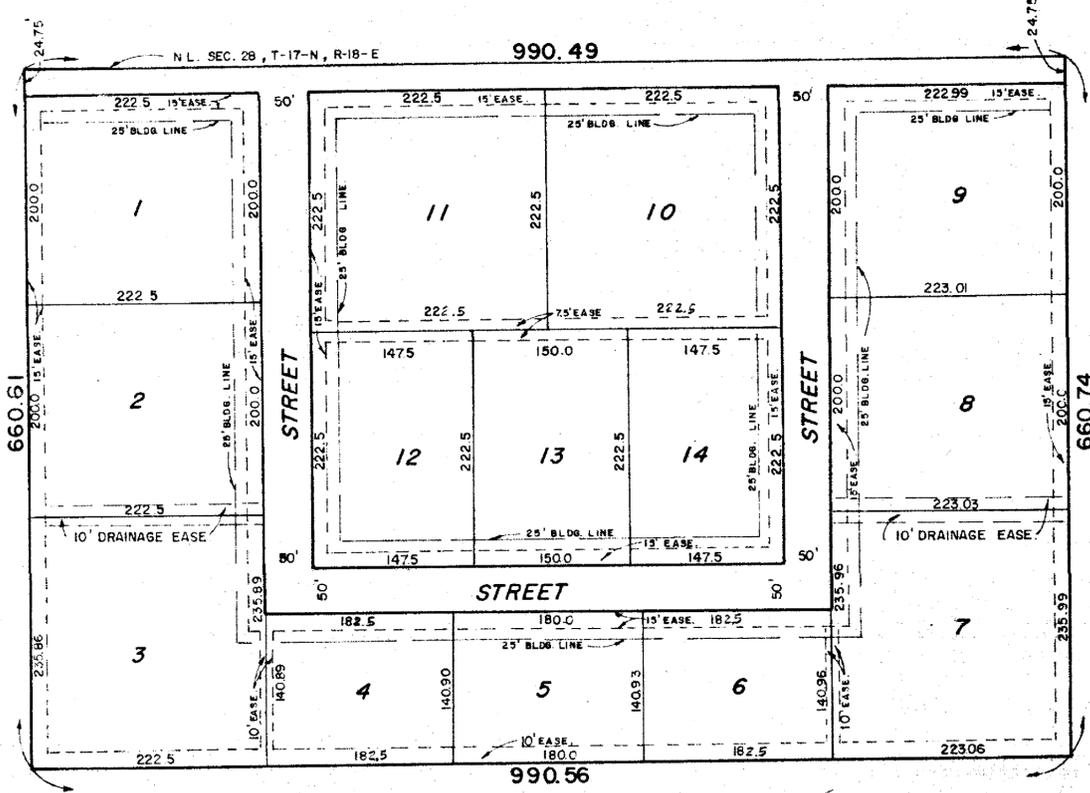


CONTAINS: 15.02 AC²
 14 LOTS



Plan Book 6 Page 20
 COUNTY OF WAGONER
 Filed for Record in this Office of the
 COUNTY CLERK AND RECORDED

NOV 1 1973
 AT 9:30 O'CLOCK
 JACK C. JONES, County Clerk
 By *[Signature]* Deputy



CERTIFICATE OF DEDICATION
 FOR
 WAGONER PARK MOBILE HOME ACRES
 TO THE CITY OF WAGONER, WAGONER COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

That Richard P. Wilcox and F. E. DeWees, both being residents of the State of Oklahoma and the owners of the fee simple title in and to a certain tract of land known and described as the Northwest Quarter of the Northeast Quarter (NW/4 NE/4 NE/4) AND the East Half of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter (E/2 NE/4 NW/4 NE/4) of Section Twenty-eight (28), Township Seventeen (17) North, Range Eighteen (18) East, of the Indian Base and Meridian, Wagoner County, Oklahoma, according to the U. S. Government Survey thereof, and containing 15.02 acres, more or less, designating the same as WAGONER PARK MOBILE HOME ACRES to the City of Wagoner, Wagoner County, Oklahoma.

Whereas, the above owners being desirous of maintaining conformity in the improvements and providing protection for the future owners in the above named addition, and further to provide streets and other conveniences do hereby dedicate for public use all the streets as shown on the plat and impose the following restrictive covenants for the mutual benefit of themselves and their successors in title to all or any portion of said tract, hereinafter referred to as lots, and to create easements as herein after described to which it shall be incumbent upon them or their successors to adhere and observe as follows: to-wit:

- (A) All lots shall be known and described and used solely for a single residence of not more than one and one-half stories in height or a mobile home 1971 model or later, and all homes or mobile homes shall set parallel or perpendicular to and behind the building setback line shown on the plat.
- (B) No building or other structure or mobile home shall be located closer than Twenty-five (25) feet to the front property line and Ten feet (10) to any side or rear property line and no fencing shall be placed on the front Twenty-five (25) feet of any lot. All lots shall comply to building lines and easements shown on the recorded plat.
- (C) No plot for residence or mobile home shall be subdivided into building plots having less than Twenty Thousand (20,000) square feet of area or a width of less than One Hundred (100) feet frontage each, nor shall any building be erected on any plot having an area of less than Twenty Thousand (20,000) square feet.
- (D) No noxious or offensive trade or enterprise shall be carried on upon any tract, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (E) No advertising sign shall be allowed in front of any tract or parcel of ground larger than Four (4) square feet.
- (F) No basement, tent, shack, garage, barn, or other type of out building erected on any tract shall at any time be used as a residence, temporarily or permanently, nor shall a residence of a temporary character be permitted. No used structure shall be moved on any lot from another location. However, prefabricated or sectional buildings which have not been used will be permitted.
- (G) No cesspool, leaking tank, or privy shall be built, erected, or allowed to remain on any tract and no drain from a septic tank shall be constructed within Fifteen (15) feet of the front property line and no lateral or drain from a septic system shall be constructed within Ten (10) feet of the side of rear property lines. All septic tanks shall have a minimum of Seven Hundred Fifty (750) gallon capacity with a minimum of Two Hundred (200) feet of lateral and a distribution box that will accommodate Six (6) laterals the system shall be constructed in a scientific manner complying with and meeting the requirements of the State of Oklahoma and the County of Wagoner Health Department, as well as State health laws. All bridges, footpaths, fences and other structures shall be so constructed as not to obstruct any dam, or as to constitute an obstruction across any creek or to pollute or allow anything else to pollute any creek or allow sewage or other waste material to enter any creek or stream.
- (H) The exterior of all dwellings must be constructed of drop siding, asbestos siding, masonry, stucco, brick, stone or any other material commonly in use and standard approved type, excluding cardboard, pressboard, and similar materials, that deteriorate in ten years or less. All buildings and other structures shall have solid masonry footings and foundations on all outside walls with no visible piers. All mobile homes shall have corrugated iron, corrugated aluminum, or concrete block skirting on all sides and shall be in place no later than Ninety (90) days after the mobile home is placed on the lot.
- (I) No home or mobile home shall be erected or placed on any lot whose ground floor square footage is less than Seven Hundred (700) square feet, exclusive of porches, garages, patios, or carports, and each mobile home shall have a minimum width of no less than Eleven and one-half (11½) feet.
- (J) The undersigned owners hereby reserve the right to construct, maintain, operate, lay or relay water, gas and sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying or relaying over, across and along all of the streets, avenues, walk-ways and easements as shown on the accompanying plat, both for the purpose of furnishing water, gas and sewage service to the area shown or to any other area.
- (K) No live animals, livestock or poultry of any kind may be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes. Pets shall be limited to not more than Three (3) mature animals.
- (L) All lots must be kept neat in appearance and the weeds and grass mowed when needed and any unsightly debris removed therefrom. No inoperative automobiles shall be left on the lots or in the streets. After Ninety (90) days all such automobiles will be towed away and stored at the owner's expense by the owners of the other lots.

IN WITNESS WHEREOF, the undersigned owners have caused these presents to be executed this 31st day of October, 1973.

The Oklahoma State Department of Health certifies that this plat is approved for the construction of 22 (public or individual) sewage disposal systems.
 SIGNED Ernest Allen R.P.S. Date 11-1-73
Wagoner County Health Department

[Signature]
 RICHARD P. WILCOX
[Signature]
 F. B. DEWEES

STATE OF OKLAHOMA)
) SS
 COUNTY OF TULSA)

Before me, the undersigned, a Notary Public within and for said County and State, on this date, October 31, 1973, personally appeared Richard P. Wilcox and F. B. DeWees, to me known to be the identical persons who subscribed the names of the makers thereon 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 aforesaid.

Given under my hand and seal of office the day and year last above written.
 My Commission expires: July 29, 1976

[Signature]
 Notary Public

SURVEYOR'S CERTIFICATE

I, DAVID C. WHITE, of Tulsa County, Oklahoma, a partner in WHITE SURVEYING COMPANY, and a Registered Land Surveyor, do hereby certify that I have plotted into Lots, Block, and Streets, WAGONER PARK MOBILE HOME ACRES to the City of Wagoner, Wagoner County, Oklahoma, and that the above plat is a true and correct representation of said survey.

STATE OF OKLAHOMA)
) SS
 COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David C. White, to me known to be the identical person who entered the within and 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 by hand and seal this 31st day of October, 1973.
 My Commission expires: September 26, 1976

[Signature]
 WHITE SURVEYING COMPANY

[Signature]
 Notary Public

[Signature] Wagoner County Treasurer, certify that the taxes are...