

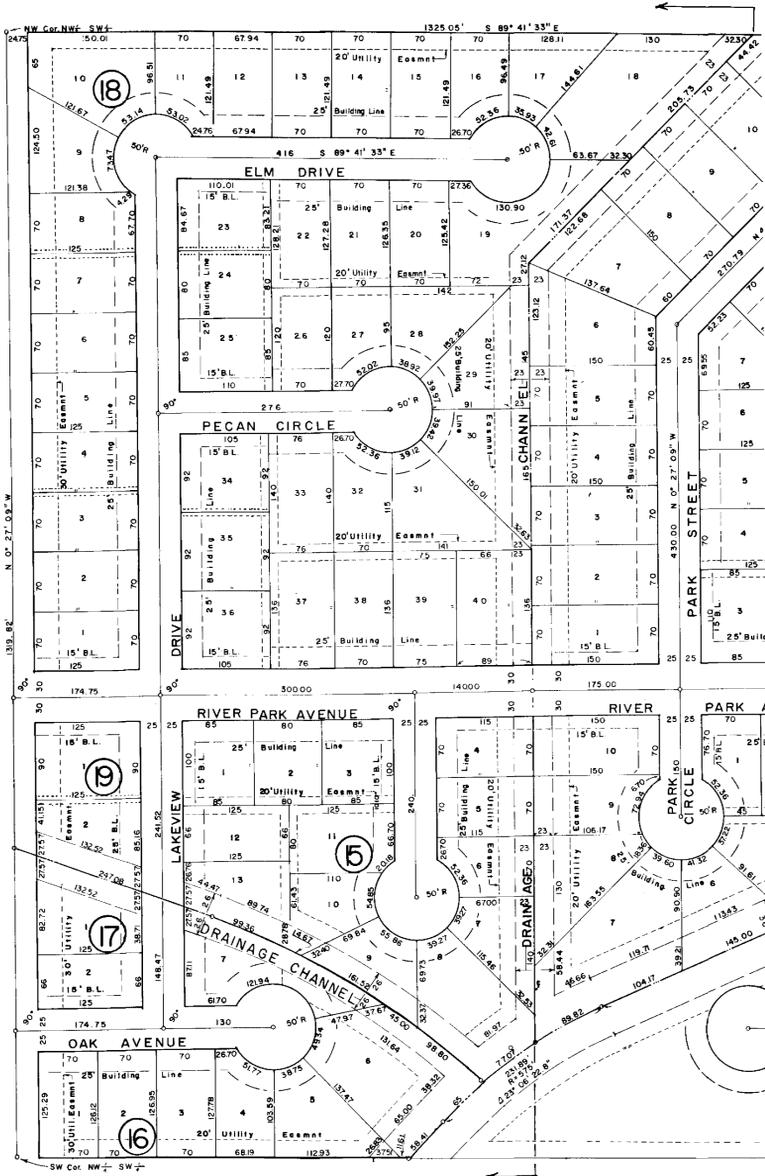
Plat Cabinet #1  
# 3B

STATE OF OKLAHOMA  
COUNTY CLERK AND NOTARY

AUG 24 1978

JACK C. JONES, COUNTY CLERK

By *Michelle [Signature]*



# WESTLAND ACRES IV

A RESUBDIVISION OF BLOCKS 15, 16, 17 & 18 OF  
WESTLAND ACRES SUBDIVISION WAGONER, OKLAHOMA

AREA OF APPLICATION

FULLY-PROTECTED RESIDENTIAL AREA. The residential area covenants in their entirety shall apply to the Westland Acres IV, a resubdivision of Blocks 15, 16, 17, and 18, of Westland Acres Subdivision, N/2 SW/4 and part of the SE/4 SW/4, Section 9, Township 17 North, Range 18 East, Wagoner County, Oklahoma.

**LAND USE AND BUILDING TYPE.** No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height.

**DWELLING SIZE.** The floor area of the main structure, exclusive of open porches and garages, shall not be less than

Blks 15, 16, 17, 18, 19-----1,000 Sq. Ft.

**BUILDING LOCATION.** No building shall be located, erected, or altered on any lot nearer to the front or side street than the building set-back line shown on the recorded plat. No building shall be located nearer than the following to an interior lot line.

**RE-LOCATION OF BUILDINGS.** Construction of new buildings only shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building on to a lot and re-modeling or converting same into a dwelling unit in this subdivision.

**STREETS.** All streets shall be concrete or hot mix asphalt with concrete curb and gutter.

**LOT WIDTH.** No dwelling shall be erected or placed on any lot having a width or square-foot area less than that shown on recorded plat.

**DRIVEWAYS.** Shall be concrete or hot mix asphalt.

**FENCES.** No fence shall be constructed or allowed to remain in front of the minimum building set-back line.

**TRANSPORT VEHICLES.** No vehicle of any size which normally transports inflammatory or explosive cargo may be kept in this subdivision at any time.

**NUISANCES.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

**TEMPORARY STRUCTURES.** No structure of temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

**WATER SUPPLY.** No individual water-supply system shall be permitted on any lot.

**SIGNS.** No sign of any kind shall be displayed to the public view on any lot except a 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.

**EASEMENTS.** All easements and alleys for the installations and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and it is further provided that no shrubbery, fence or other obstruction shall be placed in any easment or alleyway, and that full right of ingress and egress shall be had at all times over any dedicated easment for the installation, operation, maintenance, repair or removal of any utility together with the right to remove any obstruction that may be placed in such easment that would constitute interference with the use, maintenance, operation or installation of such utility.

**LIVESTOCK AND POULTRY.** No animals, livestock or poultry of any kind shall 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 any commercial purposes.

**GARBAGE AND REFUSE DISPOSAL.** No lot shall be used or maintained as a dumpsite for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

**SIGHT DISTANCE AT INTERSECTIONS.** No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of street lines, or in the case of a rounded property corner from the intersection of the street property line extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

**SEWAGE DISPOSAL.** No individual sewerage disposal system shall be permitted on any lot, if city sewer is available. If a home is constructed without city sewer and at a later date city sewer becomes available - It is mandatory the home be placed on the city sewer within 90 days.

**TERM.** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty five years from the date these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS; The River Basin Development Corporation does hereby certify that it is the owner, holding all the rights, title or interest in the land shown on the Plat hereon of Westland Acres IV, a resubdivision of Blocks 15, 16, 17, and 18, Westland Acres Subdivision, located in the NW/4 SW/4, described as follows; Beginning at the NW Cor of the NW/4 SW/4, thence S 89° 41' 33" E a distance of 883.11 feet to a point on the center line of a drainage channel, said point being on the North line of said NW/4 SW/4, thence S 44° 54' 10" W along the center line of drainage channel a distance of 377.10 feet, thence S 0° 27' 09" W along the center line of drainage channel a distance of 916.39 feet to a point, said point being on the center line of the main drainage channel, thence Southwesterly along the center line of the main drainage channel on a radius of 575 feet a distance of 142.07 feet, thence S 47° 07' 48" W along the center line of the main drainage channel a distance of 58.41 feet to a point, said point being on the South line of said NW/4 SW/4, thence N 89° 41' 33" E a distance of 465.00 feet to the SW Cor of said NW/4 SW/4, thence North N 0° 27' 09" W a distance 1319.82 feet to the point of beginning, all lying in Section 9, Township 17 North, Range 18 East of the Indian Meridian, Wagoner County, Oklahoma and that the Plat represents a correct survey of said property, made with the consent of the Corporation, and that all the Streets, Alleys, and Utility reserves shown on said Plat are hereby dedicated to the public. A clear title to all land so dedicated is hereby guaranteed forever.

Signed in Wagoner, Oklahoma, this 8 day of August 1978

Attest *Charles E. Lusk*

RIVER BASIN DEVELOPMENT CORPORATION

By *Richard L. Ford*

### COUNTY TREASURER'S CERTIFICATE

I, Ruby Roberts, do hereby certify that I am the duly elected, qualified and acting County Treasurer, Wagoner County, State of Oklahoma; that the taxes are paid for the year of 1977 and prior years on the land shown on the plat hereon of the Westland Acres IV, to the City of Wagoner, Oklahoma; and that the recorded ~~statutory security has been deposited in the office of the County Treasurer~~ ~~guaranteeing payment of the current years taxes.~~

*Ruby Roberts*  
Ruby Roberts  
County Treasurer

### CITY PLANNING COMMISSION APPROVAL

I, *Richard L. Ford*, Chairman of the City Planning Commission, Wagoner, Oklahoma, do hereby certify that the said Commission duly approved the Plat hereon of the Westland Acres IV, a resubdivision of Blocks 15, 16, 17, and 18 Westland Acres Subdivision, to the City of Wagoner, Oklahoma, on the 8<sup>th</sup> day of August 1978.

*Richard L. Ford*  
Chairman  
*Secretary*  
Secretary

STATE OF OKLAHOMA )  
COUNTY OF WAGONER ) ss:

On this 8th day of August, A. D. 1978, before me the undersigned, Notary Public in and for the County and State aforesaid, personally appeared Ferold G. Arend, personally appeared the identical person who signed the within and 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 said corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

*Barbara A. Knight*  
Notary Public

My Commission Expires:

*Jan 28, 1981*

### SURVEYOR'S CERTIFICATE

I, Jimmie Dale Nickle, a registered land surveyor, do hereby certify that the Plat hereon correctly represents a Survey made under my supervision on the 8<sup>th</sup> day of August, 1978 and that all monuments shown hereon actually exist and their positions are correctly shown.

*Jimmie Dale Nickle*  
Jimmie Dale Nickle  
Reg. Land Surveyor No. 78

### ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED by the Mayor and City Council of the City of Wagoner, Oklahoma that the dedications shown on the Plat hereon of Westland Acres IV, a resubdivision of Blocks 15, 16, 17, and 18 Westland Acres Subdivision, to the City of Wagoner, Oklahoma are hereby accepted. Adopted by the Mayor and City Council, City of Wagoner, Oklahoma, this 8<sup>th</sup> day of August 1978.

(Seal) *Norma Long*  
Norma Long  
City Clerk  
*Richard L. Ford*  
Richard Peters  
Mayor

Acknowledged in Statutory form on August 8, 1978 by *Jimmie Dale Nickle* and *Richard Peters* before me, Notary Public, Wagoner County, Oklahoma (Seal). My commission expires May 28, 1980.