

A PLAT OF

**WHISPERING OAKS ESTATES**  
A PART OF SEC. 16, T17N, R19E, WAGONER COUNTY, STATE OF OKLA.  
UNPLATTED

STATE OF OKLAHOMA )  
OWNER'S CERTIFICATE AND DEDICATION  
COUNTY OF WAGONER )

KNOW ALL MEN BY THESE PRESENTS THAT WE, John C. and Karen J. Jackson, husband and wife, hereby certify that we are the Owners of and the persons have any right, title or interests to the following described tract of land, to-wit:

A tract of land in Government Lot 3 being the NW 1/4 SE 1/4 NE 1/4 and the W 1/2 SW 1/4 NE 1/4 of Section 16, T17N, R19E, I.B. & M., more particularly described by metes and bounds as follows: Beginning at the Southwest corner of said NW 1/4 SE 1/4 NE 1/4, thence S 89°55'28" E along the South line of said NW 1/4 SE 1/4 NE 1/4 and said W 1/2 SW 1/4 NE 1/4 a distance of 766.21 feet to a point on the U.S. Government Boundary, thence along said Boundary the following: N 76°48'00" W a distance of 26.46 feet, thence N 28°41'00" W a distance of 85.32 feet, thence N 6°03'00" W a distance of 108.00 feet, thence N 0°07'50" W a distance of 67.61 feet, thence N 37°28'00" W a distance of 92.56 feet, thence N 28°16'00" W a distance of 379.33 feet to a point on the North line of said NW 1/4 SE 1/4 NE 1/4, thence N 89°59'42" W along said North line a distance of 452.50 feet to the Northwest corner of said NW 1/4 SE 1/4 NE 1/4, thence S 0°02'58" E along the West line thereof a distance of 662.65 feet to the point of beginning. Containing 9.386 acres, more or less.

We further certify that we have caused said tract of land to be platted into lots and roads and have caused this plat to be made of said tract showing accurate dimensions of lots and width of streets. We hereby designate said tract of land WHISPERING OAKS ESTATES and hereby dedicate to public use all roads and street within the subdivision. All land so dedicated to public use is free and clear of all encumbrances. We hereby reserve for installation and maintenance of utilities with right of ingress and egress a strip of land as shown on the plat.

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 John C. Jackson and Karen J. Jackson to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this 29<sup>th</sup> day of August, 1988.  
My Commission Expires: 12/17/91

*John C. Jackson*  
John C. Jackson  
*Karen J. Jackson*  
Karen J. Jackson

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 lots and streets the above described property and that this plat is a true and correct representation thereof.

WITNESS my hand and seal this 30<sup>th</sup> day of MARCH, 1988.

*Roy Entz*  
Roy Entz, Land Surveyor



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 30<sup>th</sup> day of MARCH, 1988.

*Paula Smith*  
Paula Smith



TREASURER'S CERTIFICATE

I hereby certify that, as to all real estate involved in this plat, all taxes have been paid as reflected by the current tax roll and security has been provided for 1988 taxes not yet certified to me.

*Frances M. Mahan*  
Frances M. Mahan  
Wagoner County Treasurer

The Oklahoma State Department of Health certifies that this plat is approved for the construction of individual disposal systems with community water.

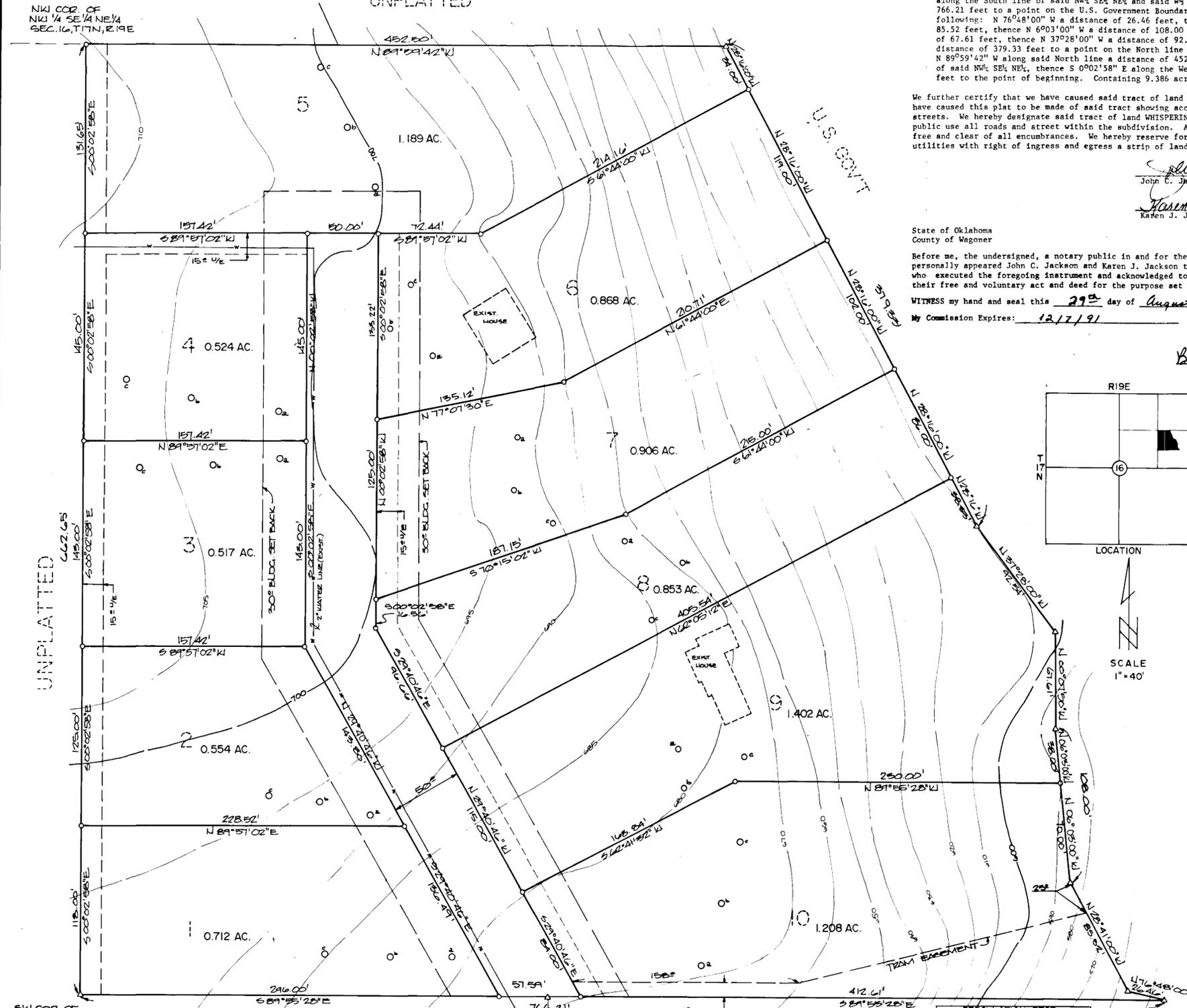
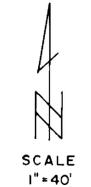
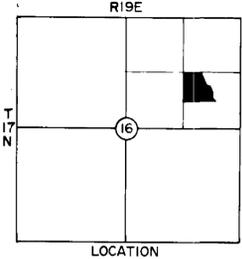
SIGNED: *Randall B. King* 1032 R.P.S. Date: 4/19/88  
Wagoner County Health Department

*Alton Taylor*  
Alton Taylor  
WAGONER COUNTY COMMISSIONERS

*Randy Hall*  
Randy Hall  
WAGONER COUNTY COMMISSIONERS  
APPROVED: *Randy L. Allison*  
Wagoner County Planning Commission

PROTECTIVE COVENANTS

- 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 a one-family dwelling.
- BUILDING USE - The dwelling may not be used as a primary business location or storage of materials for a business operated solely from the dwelling.
- DWELLING SIZE - The floor area of the main structure, exclusive of open porches and garages, shall be not less than 1200 square feet. Garages shall house a minimum of one car and shall be attached to the residence. This shall not apply to structures existing prior to the date of these restrictive covenants.
- RELOCATION 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 onto a lot and remodeling or converting same into a dwelling unit in this subdivision.
- DETACHED STRUCTURES - Any detached structures to be built on the homestead, such as storage building, covered entertainment areas, etc., shall conform to the basic design of the dwelling thereon, and be constructed on a permanent foundation.
- LOT WIDTH - No dwelling shall be erected or placed on any tract not comprising at least one lot as shown on the recorded plat.
- DRIVEWAYS - Shall be concrete and be a minimum length of fifty feet, or extend to the dedicated street, whichever is less. This shall not apply to structures existing prior to the date of these restrictive covenants.
- FENCES - No fences shall be constructed or be allowed to project beyond the front corners of the dwelling. Fences shall be wooden or chain link only, not to exceed six feet in height.
- TRANSPORT VEHICLES - No vehicle of any size which normally transports inflammatory or explosive cargo, or one which transports for hire 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 STRUCTURE - 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. No mobile home, house trailer, or manufactured modular house may be moved onto any lot as living quarters. Construction of "A" frame houses will be permitted.
- 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 one sign of not more than five square feet advertising the property for sale or rent, or sign used by a builder to advertise the property during the construction and sales period.
- EASEMENTS - All easements for the installation and maintenance of utilities 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 easement, and that full right of ingress and egress shall be had at all times, over any dedicated easement 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 easement 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 dumping ground 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.
- SEWAGE DISPOSAL - All individual sewer systems or septic systems shall meet the requirements of Wagoner County Health Department or the Oklahoma State Health Department, and shall be constructed to their specifications.
- MATERIAL STORAGE - No homestead will be used for the storage of materials for a period of greater than thirty (30) days prior to the start of construction. All homesites shall be maintained in a neat and orderly condition at all times during and after construction and will be completed within nine (9) months.
- STREET ENTRANCES - All entrances from the street shall have drain tile, size approved by the developer or County Commissioner of Wagoner County, but shall be a minimum of twelve (12) inches.
- STRUCTURE LOCATION - All structures shall be located at minimum distance of fifteen (15) feet from any side lot line, and thirty (30) feet from front line.
- BUILDING PLANS APPROVAL - All building plans shall be approved in writing by the developer before construction begins.
- INOPERATIVE MOTOR-PROPELLED VEHICLES - No junk or inoperative motor-propelled vehicles shall be left on any lot or parked on any street. If such remains parked thirty (30) days or more, they must be disposed of by the Owner, or at his expense by property owners in this addition.
- 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 (25) years from the date these covenants are recorded after which time such covenants shall automatically be extended for successive period of thirty (30) years. A change in the original or successive covenants may be brought about by an instrument signed by a majority of the owners of the lots, and recorded agreeing to change said covenants in whole or in part.



Lot	PERCOLATION TEST		
	a	b	c
1	2	2	10
2	3	17	17
3	17	28	6
4	14	4	2
5	1	1	1
6	3	15	15
7	2	16	2
8	2	8	2
9	2	2	2
10	10	2	2

SW 1/4 COR. OF NE 1/4 SE 1/4 NE 1/4 SEC. 16, T17N, R19E

CYCLONE HOLLOW #2

OAK POINT LAKE SITES