

WHITEHORN ESTATES

UNIT ONE

A RESUBDIVISION OF A PART OF PRIMROSE ADDITION
WAGONER CO., OKLAHOMA

BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER (NW/4), OF SECTION 33, TOWNSHIP 18 NORTH,
RANGE 19 EAST OF THE I.B.M., WAGONER COUNTY, OKLAHOMA. CONTAINS 20.00 ACRES MORE OR LESS.

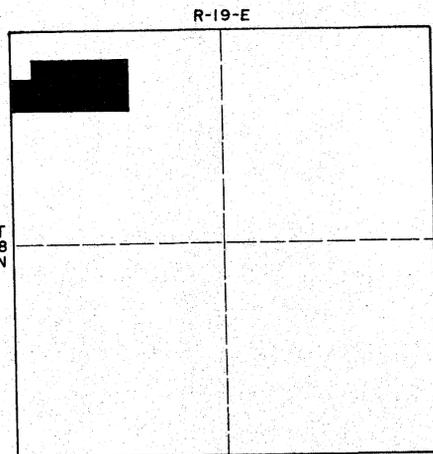
Book 7 Page 41
OCT 21 1977
MAYOR C. JONES, County Clerk
Notary Public

SUBDIVISION CONTAINS:

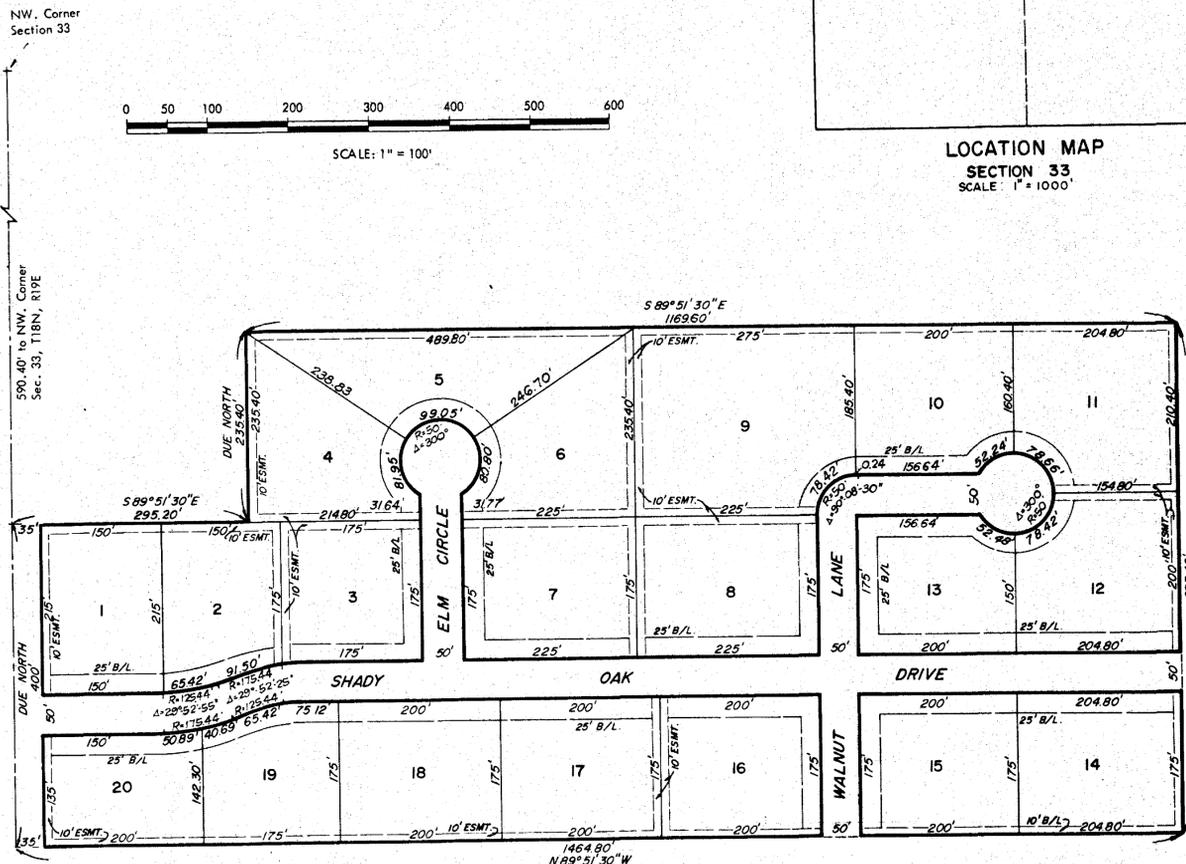
20.00 Acres
20 Lots

OWNER:
CHARLES WARE

SURVEYOR:
BOB J. SCHARMACHER
Route 1
Cologah, Oklahoma 74053
Phone: (918) 443-2643



LOCATION MAP
SECTION 33
SCALE 1" = 1000'



DEED OF DEDICATION
FOR
WHITEHORN ESTATES
UNIT ONE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES WARE as the owner of the following described real estate situated in Section 33, T-18-N, R-19-E, Wagoner County, Oklahoma, being more particularly described as follows, to-wit:

Beginning at a point on the West line of said Section 33, said point being 590.40 feet South of the Northwest Corner thereof, thence South and along said West line of the NW 1/4 of Section 33, a distance of 400.00 feet, thence easterly and parallel to the North line of said NW 1/4 a distance of 1,464.80 feet, thence Due North a distance of 635.40 feet, thence westerly and parallel to the North line of said NW 1/4 a distance of 1,169.60 feet, thence Due South a distance of 235.40 feet, thence westerly and parallel to the North line of said NW 1/4 a distance of 295.20 feet to the point of beginning and containing 20.00 acres, more or less,

and have caused the same to be surveyed, platted and staked into lots, blocks and streets as shown on the accompanying plat and survey thereof, and which plat is made a part hereof, and has given to said Addition the name of "WHITEHORN ESTATES UNIT ONE", an addition in Wagoner County, State of Oklahoma, and I hereby dedicate for public use wherever the streets and avenues are shown on the accompanying plat and do hereby guarantee clear title to all land so dedicated and for the purpose of providing an orderly development for the entire tract I hereby impose the following restrictions and create the following easements to which it shall be incumbent to our successors to adhere.

- No noxious or offensive activity shall be carried on upon any lot nor shall anything be done hereon which may be or may become an annoyance or nuisance to the neighborhood.
- All lots in the addition shall be known as residential lots and no residential structure shall be constructed with less than 1300 square feet excluding the garage area.
- No residence shall be constructed nearer than 20 feet from any side lot line nor nearer than any building set back line shown on the accompanying plat, however outbuildings, barns, sheds, corrals, and etc. shall be built to a minimum of 10 feet to any side lot line or rear lot line. Not more than one house shall be constructed on any lot in said addition.
- The plans for construction of a house or other improvements on said lots shall be first submitted to the undersigned or his authorized agent or representative for approval.
- No structure previously used shall hereinafter be moved into any lot in said platted addition.
- No trailer, tent, shack, garage, barn or other out-buildings erected on the platted lots shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. This covenant shall not be construed to prohibit the erection and maintenance of servants quarters to be occupied by regularly employed domestic servants of the owner of any part of the platted lots. Provided, however, that the rental of any servant's quarter or quarters described as garage apartments to persons other than domestic servants of the owners of the platted lots is hereby prohibited.
- That the undersigned owners further dedicate to the public for public use the several easements shown and dedicated on said plat for service people, residences, and structures properly erected upon said property with the right of ingress and egress for said purposes in furtherance of said easements. Such rights shall extend to all the streets shown on said plat. Provided however, that the owners reserve the right to construct, maintain, operate, lay and relay water lines and other lines necessary or useful to service said property with ingress and egress for all purposes.
- These covenants, conditions, and restrictions are to run with the land and shall be binding on all persons claiming under the undersigned for a period of 25 years from this date.

9. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants, conditions and restrictions stated herein it shall be lawful for any other person or persons owning any of the real estate above described to prosecute any proceeding at law or in equity against the persons or person violating the same and either to prevent him or them from so doing or to recover damages.

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS my hand on this 21 day of October, 1977.

Charles Ware
CHARLES WARE

STATE OF OKLAHOMA)
COUNTY OF WAGONER) ss

Before me, the undersigned Notary Public within and for said County and State on this 21 day of October, 1977, personally appeared Charles Ware to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the use and purpose therein set forth.

WITNESS my hand and seal the day and year last above written.

My commission expires May 24, 1977.

Marjorie Webb
Notary Public.

SURVEYORS CERTIFICATE:

I, Bob J. Scharmacher, a Registered Land Surveyor in the State of Oklahoma do hereby certify that the accompanying plat correctly represents a survey made under my supervision and is correct and accurate to the best of my knowledge and belief.

WITNESS my hand and seal on this 21 day of September, 1977.

Bob J. Scharmacher
Reg. Land Surveyor 737

STATE OF OKLAHOMA)
COUNTY OF WAGONER) ss

Before me the undersigned Notary Public within and for said County and State on this 21 day of September, 1977, personally appeared Bob J. Scharmacher, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

My commission expires October 29, 1978.

Peter L. Adams
Notary Public

CERTIFICATE OF COUNTY TREASURER:

I, *Roby M. Roberts*, County Treasurer of Wagoner County, Oklahoma do hereby certify that I have examined the records pertaining to ad valorem taxes on the tract described in the annexed plat and find all ad valorem taxes have been paid to and including 1976 according to the 1976 tax roll.

Dated this 28 day of Sept, 1977.

Roby M. Roberts
County Treasurer by *Stacy Dudley, Dep.*

ACCEPTANCE OF DEDICATION BY BOARD OF COMMISSIONERS:
Be resolved by the Board of Commissioners of Wagoner County, Oklahoma, that the dedication shown on the attached plat of "WHITEHORN ESTATES UNIT ONE", are hereby accepted.
Adopted by the Board of County Commissioners of Wagoner County, Oklahoma, this 3 day of October, 1977.

Bob Mahan
Chairman

HEALTH DEPARTMENT APPROVAL

I, *Robert F. Hardgrave*, Sanitarian of the City County Health Department do hereby certify that the Lots shown on the accompanying plat meet requirements of the City County Health Department with the respect to Lots which are not served by such municipal water and sewer systems and do further approve said plat.

Dated this 30 day of September, 1977.

Robert F. Hardgrave
Registered Professional Sanitarian
REGISTERED PROFESSIONAL
SANITARIAN