

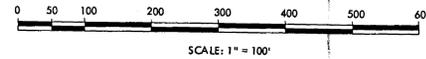
WHITEHORN ESTATES

UNIT TWO

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

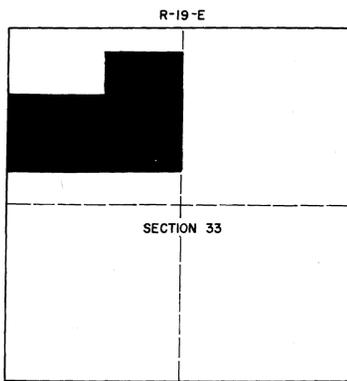
BEING A RESUBDIVISION OF A PART OF THE NORTHWEST QUARTER (NW/4), OF SECTION 33, TOWNSHIP 18 NORTH,
RANGE 19 EAST OF THE 1.B.M., WAGONER COUNTY, OKLAHOMA. CONTAINS 77.00 ACRES, MORE OR LESS.

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

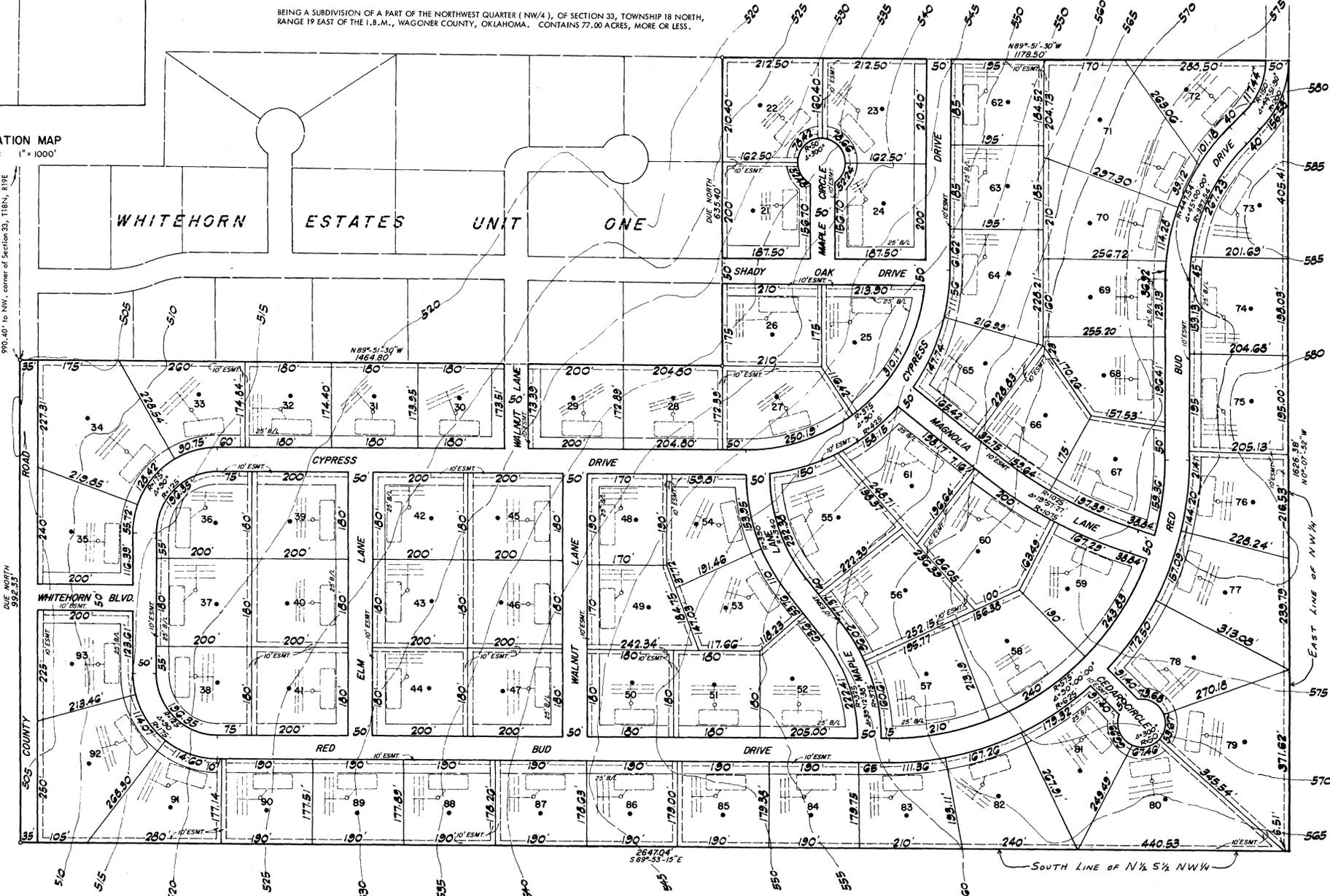


SUBDIVISION CONTAINS:
77 Acres
73 Lots

Plat Cabinet # 218
JAN 23 1980
COUNTY CLERK AND RECORDER
JACK C. JONES, County Clerk
By *[Signature]* Deputy



LOCATION MAP
SCALE: 1" = 1000'



PERCOLATION TESTS

Average Time Required for 1 inch drop	Lots
13.0 Minutes	75
14.5 Minutes	Lots 74, 76 and 78
15.0 Minutes	59
15.5 Minutes	Lots 25, 57, 58, 67, 69, 70, 73, 77 and 79.
16.0 Minutes	Lots 21, 65, 72, 80 81 and 83.
16.5 Minutes	Lots 24, 27, 50, 63, 68, 71, and 82.
17.0 Minutes	Lots 55, 60 and 85.
17.5 Minutes	Lots 22, 23, 26, 52, 54 and 61.
18.0 Minutes	Lots 53, 84 and 86.
18.5 Minutes	Lots 47, 50, 51, 62 and 66.
19.5 Minutes	Lots 48 and 64.
20.0 Minutes	Lots 28, 45, 49 and 87.
21.0 Minutes	88
21.5 Minutes	Lots 29, 39 and 46.
22.0 Minutes	Lots 36, 38, 42, 44, 89 and 91.
22.5 Minutes	Lots 31, 32, 90 and 93.
23.0 Minutes	Lots 30, 33, 41 and 43.
23.5 Minutes	Lots 37, 40 and 92.
24.5 Minutes	34
25.5 Minutes	35

Percolation Tests and Core Tests compiled by R.E. Lemon
Registered Professional Engineer 17270

COBB TEST

1" to 12" Pecky Loam / Sand	Lot 21
12" to 24" Loam Rocky / Sandy	
1" to 12" Sand Loam Rocky	Lots 22, 23, 27, 51 and 52
12" to 24" Sand Loam Rocky	
1" to 12" Sandy Loam	
12" to 24" Sandy Loam - Sandstones	Lots 24, 25 and 70
1" to 12" Sandy Loam - Sandstones	Lots 26, 56, 57, 59, 64, 73, 82, 80, 89, and 90.
12" to 24" Loam and Sandstones	
1" to 12" Loam	Lot 41
12" to 24" Sandy Loam - Scattered Large Sandstone Rocks	
1" to 12" Loam	
12" to 24" Loam and Some Sandstone	Lot 42
1" to 12" Loam-Rocky	
12" to 24" Sandy Loam-Rocky	
1" to 12" Sandy Loam-Sandstones	Lots 43, 47 and 71
12" to 24" Sandy Loam-Sandstones	
1" to 12" Loam-Rocky	
12" to 24" Loam-Sandy/Rocky	Lot 44, 45, 46 and 79
1" to 12" Loam-Sandstones	
12" to 24" Loam-Sandy-Sandstones	Lots 40, 40, 50, 52, 55, 62, 63, 65, 66, 67, 68, 69, 91.
1" to 12" Loam-Scattered Rocks	
12" to 24" Sandy Loam / Scot. Pecky	Lot 54
1" to 12" Loam-Large Sandstones	Lots 60, 61, 72, 75, 78, 80 and 81.
12" to 24" Sandy Large Sandstones	
1" to 12" Sandy Loam-Sandstones	Lots 74, 77 and 83.
12" to 24" Loam-Large Sandstones	
1" to 12" Sandy Loam-Rocky	
12" to 24" Sandy Soil-Sandstone	Lots 76, 87, and 92.
1" to 12" Sandy Loam-Rocky	
12" to 24" Soft Sandstones-Loam	Lots 84 and 85
1" to 12" Sandy Loam-Rocky	Lot 88
12" to 24" Sandy Loam-Rocky	
1" to 12" Loam-Sandy-Sandstones	Lot 93, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 90.
12" to 24" Loam-Sandy-Sandstones	

DEED OF DEDICATION
FOR
WHITEHORN ESTATES
UNIT TWO

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES WARE am the owner of the following described real estate situate 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 1/2 of said Section 33, said point being 990.40 feet South of the Northwest Corner thereof, thence South 23° 55' 15" E a distance of 2,047.04 feet to the center of the center line of said Section 33 a distance of 2647.04 feet, thence S 89° 51' 30" W a distance of 1,626.38 feet, thence S 89° 51' 30" W a distance of 1,176.50 feet, thence due South a distance of 65.40 feet, thence N 89° 51' 30" W a distance of 1,164.80 feet to the point of beginning, and containing 77 acres more or less,

and have caused the same to be surveyed, platted and etched 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 TWO, 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 outbuildings erected on the platted lots shall at any time be used as a residence, either 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 servants quarters 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 owner further dedicates to the public for public use forever the perpetual easements shown and dedicated on said plat for the several purposes of utility, installations, maintenance, to service people, residences, and structures properly erected upon said property with the right of ingress and egress for said purposes in the 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.
- 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 proceedings at law or in equity against the person or persons violating the same and either to prevent him or them from so doing or to recover damages.

Invalidations 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 and seal this 1st day of January, 1980.

CHARLES WARE
County Treasurer

ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS:
Be resolved by the Board of Commissioners of Wagoner County, Oklahoma, that the dedication shown on the attached plat of "WHITEHORN ESTATES UNIT TWO" are hereby accepted.

Adopted on the _____ day of _____, 1980.
County Commissioners of Wagoner County, Oklahoma.

HEALTH DEPARTMENT APPROVAL:
I, _____, Director of the City County Health Department do hereby certify that the lot shown on the accompanying plat meet requirements of the City County Health Department with the respect to lots which are not served by both municipal water and sewer systems and do further approve said plat.

Dated this _____ day of _____, 1980.
Director

WITNESS my hand and seal this 1st day of January, 1980.

THE OKLAHOMA STATE DEPARTMENT OF HEALTH certifies that this plat is in compliance of
Individual _____
Sandy Loam-Rocky

SO: _____ D.D.B. Date 1-8-1980
Wagoner County Health Department

STATE OF OKLAHOMA)
COUNTY OF WAGONER) ss
Before me, the undersigned Notary Public within and for said County and State on this 1st day of January, 1980, 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 purposes therein set forth.
Witness my hand and seal the day and year last above written.
My commission expires March 15, 1980.

[Signature]
Notary Public

SUBSCRIBER CERTIFICATE:
I, Bob J. Scharmscher, 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 2nd day of January, 1980.
[Signature]
Bob J. Scharmscher
Reg. Land Surveyor 7371

STATE OF OKLAHOMA)
COUNTY OF WAGONER) ss

Before me, the undersigned Notary Public within and for said County and State on this 1st day of January, 1980, personally appeared Bob J. Scharmscher 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 purposes therein set forth.

Witness my hand and seal the day and year last above written.
My commission expires March 15, 1980.
[Signature]
Notary Public

CERTIFICATE BY COUNTY TREASURER:
I, _____, County Treasurer of Wagoner County, Oklahoma, do hereby certify that I have examined the records pertaining to all valorem taxes on the tract described in the annexed list and find all said valorem taxes have been paid to and including _____, 1980.

Dated this _____ day of _____, 1980.
County Treasurer

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Dated this _____ day of _____, 1980.
Director

WITNESS my hand and seal this 1st day of January, 1980.

CHARLES WARE
County Treasurer

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Dated this _____ day of _____, 1980.
Director