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Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

PLC 5- 421B



LEGAL DESCRIPTION
The N1/2 SE1/4 of Section 12, T18N, R15E, IB&M, Wagoner County, State of Oklahoma. Containing 79.82 acres, more or less.

OWNER'S CERTIFICATE AND DEDICATION
AND RESTRICTIVE COVENANTS
FOR
WOODLAND HILLS SOUTH

FINAL PLAT OF WOODLAND HILLS SOUTH IN SECTION 12, T18N, R15E, IB&M, WAGONER COUNTY, OKLAHOMA SHEET 2 OF 2

KNOW ALL MEN BY THESE PRESENTS:

THAT WESTERN REALTY COMPANY, AN OKLAHOMA CORPORATION IS THE OWNER AND ARCHITECTURAL COMMITTEE OF THE HEREON DESCRIBED REAL PROPERTY AND HAS CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED INTO LOTS, BLOCK, STREETS, AND HAS CAUSED THE SAME TO BE DESIGNATED AND NAMED WOODLAND HILLS SOUTH, AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA, AND SAID CORPORATION DOES HEREBY DEDICATE TO THE PUBLIC USE, ALL OF THE STREETS AS SHOWN ON THE ATTACHED PLAT: THAT THE EASEMENTS SHOWN ON SAID PLAT WERE CREATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES: THAT THE UNDERSIGNED OWNER DOES HEREBY GRANT A CLEAR TITLE TO ALL LAND SO DEDICATED, FROM OURSELVES, OUR HEIRS AND ASSIGNS FOREVER, AND FOR THE PURPOSE OF PROVIDING ADEQUATE RESTRICTIVE COVENANTS FOR THE MUTUAL BENEFIT OF SAID OWNER AND THEIR SUCCESSORS IN TITLE TO THE SUBDIVISION OF SAID TRACT, WE DO HEREBY IMPOSE THE RESTRICTIVE COVENANTS AS HERINAFTER SET OUT.

1. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING BY, THROUGH AND UNDER THEM UNTIL THE 15th DAY OF APRIL 2025, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS AND BY MAJORITY OF THE THEN OWNERS OF LOTS IN SAID SUBDIVISION, IT IS AGREED, TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

2. IF THE OWNERS HEREOF OR THEIR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL ESTATE SITUATED IN SAID SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PARTIES OR PERSONS OR PERSON VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS. INVALIDATION OF ANY ONE OF THE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS OF SAID RESTRICTIVE COVENANTS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

3. ALL LOTS IN SAID SUBDIVISION SHALL BE DESCRIBED AS RESIDENTIAL LOTS AND SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY. NO LOT SHALL HAVE MORE THAN ONE (1) SINGLE FAMILY DWELLING UNIT WITH ATTACHED GARAGE FOR THREE (3) OR MORE CARS. NO GARPORTS PERMITTED. ALL BUILDING EXTERIOR WALLS SHALL HAVE EITHER SIXTY-FIVE PER CENT (65%) OF THE EXTERIOR WALL CONSTRUCTED OF MASONRY, UNLESS CONSTRUCTION USING LESS THAN SIXTY-FIVE PER CENT (65%) OF EXTERIOR WALLS OF MASONRY IS APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE.

4. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE NOR NEARER TO THE SIDE STREET LINE THAN THE BUILDING LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE CONSTRUCTED NEARER THAN FIFTEEN (15) FEET TO ANY SIDE LOT LINE. ARCHITECTURAL COMMITTEE APPROVAL IS NECESSARY FOR ANY CHANGES OF THE MINIMUM BUILDING LINES. ONLY THOSE LOTS THAT ARE CHALLENGED BY A RESTRICTED BUILDING AREA WILL BE CONSIDERED FOR CHANGE.

5. FLOOR AREA REQUIREMENTS: ALL SQUARE FOOTAGE REQUIREMENTS ARE EXCLUSIVE OF OPEN PORCHES AND GARAGES. ALL DWELLING STRUCTURES OF SINGLE STORY CONSTRUCTION SHALL HAVE NOT LESS THAN TWO THOUSAND SIX HUNDRED (2600) SQUARE FEET OF FLOOR SPACE UNLESS A LESSER AMOUNT IS APPROVED BY THE ARCHITECTURAL COMMITTEE. ALL DWELLING STRUCTURES OF ONE AND ONE-HALF STORIES SHALL HAVE AT LEAST THREE THOUSAND TWO HUNDRED (2900) SQUARE FEET OF FLOOR SPACE OVER ALL.

6. NO FENCE SHALL BE ERECTED ON ANY LOT FORWARD OF THE BUILDING LINE WITHOUT PERMISSION OF THE ARCHITECTURAL COMMITTEE AND NO FENCE SHALL BE MORE THAN SIX (6) FEET IN HEIGHT.

8. EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS NO STRUCTURES, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. ALL DRAINAGE CHANNELS SHALL BE MAINTAINED IN THEIR PRESENT LOCATION AND NO CONSTRUCTION SHALL BE MADE ON ANY LOT OR STREET TO INTERFERE WITH THE NATURAL FLOW OF WATER WITHIN THESE DRAINAGEWAYS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT.

9. 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 OTHER LOTS IN SAID SUBDIVISION.

10. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR PREVIOUSLY USED STRUCTURES MAY BE USED ON ANY LOT AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

11. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE (1) PROFESSIONAL SIGN OF NOT MORE THAN ONE (1) SQUARE FOOT OR ONE (1) SIGN OF NOT MORE THAN FIVE (5) SQUARE FEET ADVERTISING THE SALE OR RENT OF SAID PROPERTY OR SIGNS USED BY THE BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD OF ANY DWELLING STRUCTURE.

12. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT FOR DOGS, CATS AND OTHER HOUSEHOLD PETS, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.

13. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE. ALL WASTE SHALL BE KEPT IN SANITARY CONTAINERS WHILE AWAITING PICK UP FOR TRANSPORTATION TO PROPERLY ESTABLISHED LANDFILLS OR DISPOSAL SITES.

14. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED, EQUIPPED, AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS, REQUIREMENTS AND RECOMMENDATIONS OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), THE UNDERSIGNED OWNER(S) FURTHER DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS OF WAY AS SHOWN AND DESIGNATED ON SAID RECORDED PLAT AND STATED IN THESE COVENANTS FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, TELEPHONE LINES, ELECTRIC POWER LINES, TRANSFORMERS, GAS LINES AND WATER LINES, AND TELEVISION CABLE LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SAID FACILITIES AND FOR ANY OTHER APPURTENANCES THERETO, WITH EGRESS AND INGRESS UPON SAID EASEMENTS AND RIGHTS OF WAY FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR RIGHTS IN EACH AND ALL OF THE STREETS SHOWN ON SAID PLAT.

15. ALL RESIDENTIAL LOTS IN WOODLAND HILLS SOUTH SHALL BE LIMITED TO ONE (1) DRIVEWAY OPENING ON THE STREET THAT FRONTS THE DWELLING STRUCTURE. CIRCULAR DRIVES THAT REQUIRE TWO (2) OPENINGS MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE IN WRITING BEFORE CONSTRUCTION.

16. VEHICLE STORAGE PARKING: NO MOTOR HOMES, BOATS, TRAILERS OF ANY TYPE, OR SIMILAR RECREATIONAL VEHICLES SHALL BE PARKED OR STORED ON ANY LOT OR RESIDENCE EXCEPT WITHIN AN ENCLOSED GARAGE.

17. STORAGE SHEDS:

(a) IN GENERAL TERMS STORAGE SHEDS ARE NOT PERMITTED.

18. ANTENNAS: NO EXTERIOR RADIOS OR TELEVISION TOWERS, AERIALS, OR ANTENNAS FOR TRANSMITTING SIGNALS SHALL BE LOCATED UPON ANY LOT. SATELLITE DISHES: THREE (3) FEET OR LESS IN DIAMETER SHALL BE PERMITTED IN BACK OF HOUSE ONLY.

19. PONDS/DETENTION PONDS:

(a) USE AND PROTECTION OF THE PONDS SHALL BE THE PRIVILEGE AND RESPONSIBILITY OF ALL LOT OWNERS, FAMILY MEMBERS, GUESTS AND INVITEES ABUTTING THE PONDS.

(b) ALL LOT OWNERS ABUTTING PONDS SHALL MAINTAIN, MOW AND KEEP THE AREA FRONTAGES NEAT AND ORDERLY TO THE AVERAGE WATER LEVEL.

(c) NO RESIDENTS OR LOT OWNERS SHALL PERMIT RAMPS, WALLS, FENCES OR ANY TYPE OF CONSTRUCTION WITHOUT CONSENT OF ADJACENT PROPERTY OWNER AND/OR ARCHITECTURAL COMMITTEE.

(d) LOT OWNERS' PERSONAL USE OF WATER FROM PONDS FOR IRRIGATION, SPRINKLING SYSTEMS, CAR WASHING, OR ANY OTHER USE SHALL BE NOT BE PERMITTED.

(e) LOT OWNERS, PARTICULARLY THOSE ADJACENT TO OR WHOSE WATER DRAINAGE FLOWS INTO THE PONDS SHALL TAKE PRECAUTIONS REGARDING FERTILIZERS, POLLUTANTS AND OTHER CONTAMINANTS THAT MAY DAMAGE THE PONDS ECOSYSTEM.

20. NO ABOVE GROUND SWIMMING POOLS ALLOWED.

21. ARCHITECTURAL COMMITTEE DESIRES THAT THE SUPPLY OF ELECTRICITY THROUGHOUT SAID ADDITION BE PROVIDED TO THE FULLEST EXTENT PRACTICABLE BY FACILITIES LOCATED UNDERGROUND RATHER THAN OVERHEAD, AND FOR THE PURPOSE OF FACILITATING SUCH INSTALLATION, ARCHITECTURAL COMMITTEE AGREES TO INCLUDE THE FOLLOWING PROVISIONS IN THE DEED OF DEDICATION, CREATING SAID PLAT AND SUBDIVISION TO-WIT:

(a) OVERHEAD POLE LINES MAY BE LOCATED ALONG THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION WHERE NECESSARY AND WITH THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. STREET LIGHT POLES OR STANDARDS WILL BE SERVED BY UNDERGROUND CABLE. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE ATTACHED PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENT-WAYS.

(b) UNDERGROUND SERVICE CABLES AND GAS LINES TO ALL HOUSES WHICH MAY BE LOCATED ON LOTS IN SAID ADDITION MAY RUN FROM THE NEAREST GAS MAIN SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH HOUSES AS MAY BE LOCATED UPON EACH SAID LOT; PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR HOUSE THE SUPPLIER OF ELECTRIC SERVICE OR GASS SERVICE LINE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT OF WAY EASEMENT ON SAID LOT, COVERING A FIVE (5) FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR LINE, EXTENDING FROM THE GAS MAIN SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE OF SAID HOUSE.

(c) THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENT-WAYS SHOWN ON SAID PLAT, OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSES OF INSTALLATION, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF SAID UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

(d) THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

(e) THE ARCHITECTURAL COMMITTEE SHALL PROVIDE, INSTALL AND IDENTIFY LOCATION OF PVC SCH 40 CONDUITS FOR GAS LINES ACROSS THE WIDTH OF RIGHTS-OF-WAY FOR ALL MAINLINE AND SERVICE CROSSINGS.

(f) THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY EACH SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

22. WATER AND SANITARY SEWER SERVICE

(a) THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON HIS LOT.

(b) WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 2 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

(c) WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS AND SANITARY SEWER MAINS, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT, HIS AGENTS OR CONTRACTORS.

(d) WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIME HAVE THE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SANITARY SEWER FACILITIES.

(e) WHERE WATERLINES FALL WITHIN A UTILITY EASEMENT, THAT PORTION OF THE UTILITY EASEMENT IS FOR THE USE OF WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS. PROVIDERS OF UTILITIES OTHER THAN POTABLE WATER MAY USE SAID EASEMENTS.

(f) THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH 22 SHALL BE ENFORCEABLE BY WAGONER COUNTY RURAL WATER DISTRICT NO. 4, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

23. THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED BY REFERENCE, SHALL BE CONSTRUED AS A WHOLE. THE CAPTIONS HEREIN CONTAINED OR OTHERWISE APPEARING ARE FOR THE SAKE OF CONVENIENCE ONLY, AND EACH INSTRUMENT SHALL BE CONSTRUED AS AN ENTITY AND THE PERTINENT PORTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE OR PROVISION HEREIN CONTAINED SHALL NOT SERVE TO PENDER THE BALANCE OF THIS INSTRUMENT AS VOID, UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH PHRASE, CLAUSE OR PROVISION WERE NOT HEREIN CONTAINED OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE UNDERSIGNED. THE FAILURE OF THE GRANTOR, OR ANY SUCCESSOR IN TITLE, TO ENFORCE ANY GIVEN RESTRICTION OR COVENANT OR CONDITION AT ANY TIME OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY, NOR A MODIFICATION OF THESE RESTRICTIONS AND PROTECTIVE COVENANTS, IN MATTERS PERTAINING TO THE OVERALL APPEARANCE OF THE WOODLAND HILLS SOUTH, THE ARCHITECTURAL COMMITTEE SHALL BE RESPONSIBLE FOR INTERPRETING THESE COVENANTS OR DECIDING THE STANDARD TO BE USED IN THE EVENT A COVENANT BECOMES INVALID OR UNENFORCEABLE.

24. COUNTY APPROVAL IS NECESSARY FOR ANY CHANGES OF THE MINIMUM BUILDING LINES. ONLY THOSE LOTS THAT ARE CHALLENGED BY A RESTRICTED BUILDING AREA WILL BE CONSIDERED FOR CHANGE.

25. EACH LOT PURCHASER AGREES TO HOLD THE ARCHITECTURAL COMMITTEE HARMLESS FROM ALL CLAIMS AND DEMANDS, AND AGREES THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE TO THE LOT PURCHASER, OR ANY GUEST, VISITOR OR INVITEE THEREOF FOR ANY DAMAGE TO THE PERSON OR PROPERTY CAUSED BY ACTION, OMISSION OR NEGLIGENCE OF THE LOT PURCHASER OR ANY GUEST, VISITOR OR INVITEE THEREOF.

26. PRIOR TO ANY CONSTRUCTION, PLAT PLANS, PLANS, SPECIFICATIONS, ETC., MUST BE PRESENTED TO THE ARCHITECTURAL COMMITTEE FOR THEIR CONSIDERATION AND APPROVAL IN WRITING.

27. ALL MAILBOX INSTALLATION MUST BE INSTALLED IN ACCORDANCE WITH THE COUNTY SPECIFICATIONS. THOSE SPECIFICATIONS MAY BE ACQUIRED FROM THE ARCHITECTURAL COMMITTEE OF WOODLAND HILLS SOUTH. EACH OWNER SHALL BE RESPONSIBLE FOR INFORMING THEIR BUILDER OF SAID REQUIREMENT. ANY STRUCTURE OR ITEM WITHIN TWO FEET OF THE DRIVING LANE SHALL BE UP OF A BREAKAWAY DESIGN USING ACCEPTED STANDARDS. THIS WILL ALLOW UP TO A 4" X 4" WOOD POST, 1.5" STEEL POSTS & OR ANY OTHER INDUSTRY ACCEPTABLE BREAKAWAY DESIGNS FOR MAILBOXES.

EXECUTED THIS 27th DAY OF April 2015

WESTERN REALTY COMPANY, AN OKLAHOMA CORPORATION

Illa Faye Massey
ILLA FAYE MASSEY, PRESIDENT WESTERN REALTY

COUNTY OF WAGONER

STATE OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 27th DAY OF April 2015

PERSONALLY APPEARED ILLA FAYE MASSEY, TO ME KNOWN TO BE THE IDENTICAL PERSON THAT EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF THE ABOVE NAMED CORPORATION, AND ACKNOWLEDGED THAT SHE DID SO AS HER 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.

Janet Carter
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/16

CERTIFICATE OF SURVEY

I, EDWARD SEATON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA DO HEREBY STATE THAT I DID, AT THE REQUEST OF THE ABOVE NAMED OWNER, SURVEY THE HEREON DESCRIBED TRACT OF LAND AND PREPARED THE ATTACHED SUBDIVISION PLAT AND DEED OF DEDICATION OF WOODLAND HILLS SOUTH AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA. I FURTHER STATE THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 17th DAY OF April 2015.

Edward R. Seaton
EDWARD SEATON, LAND SURVEYOR 1353
CA #4849

COUNTY OF MUSKOGEE

STATE OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED EDWARD SEATON, TO ME KNOWN TO BE THE IDENTICAL PERSON THAT SUBSCRIBED HIS SIGNATURE TO THE ABOVE INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE DID SO AS HIS FREE AND VOLUNTARY ACT AND DEED ON THE DAY AND YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL

Tony Robinson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-5-2018

COUNTY TREASURER'S CERTIFICATE

I, *Dana G. Patten*, COUNTY TREASURER OF WAGONER COUNTY, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS PERTAINING TO AD VALOREM TAXES ON THE TRACT DESCRIBED IN THE ACCOMPANYING PLAT AND FIND THAT ALL THE ADVALOREM TAXES HAVE BEEN PAID TO AND INCLUDING 2015.

DATED THIS 22nd DAY OF April 2015.

Dana G. Patten
SIGNATURE

CERTIFICATE OF COUNTY CLERK

THIS PLAT HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK, WAGONER COUNTY, OKLAHOMA, THIS 22 DAY OF April 2015, BOOK _____ PAGE _____

Lori Hendricks
COUNTY CLERK

THE WAGONER OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND PUBLIC SEWER SYSTEMS ON THE 20th DAY OF April 2015.

Eric Brady
ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

APR 20 2015

APPROVED: *Doreen Robinson*
WAGONER COUNTY PLANNING COMMISSION DATE

Be it resolved the Board of County Commissioners of Wagoner County, Oklahoma, that the dedication shown on the attached plat of Woodland Hills South is hereby accepted and that the Board will assume maintenance of dedicated public roads providing all construction requirements are fulfilled prior to their acceptance of dedicated public roads by the Board of County Commissioners. The County Commissioners shall have adequate assurance by the ARCHITECTURAL COMMITTEE that the roads will be built according to the requirements. Those assurances shall include bonds, letters of credit or other items approved by the Board of County Commissioners. The Board shall sign the plat and note on the plat that "roads will be maintained by the County".

Approved by the Board of County Commissioners of Wagoner County, Oklahoma this

day of April 2015.

Jameson
Chairman Board of County Commissioners

Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By *Lori Hendricks*