

DRAWN BY: T. ROBINSON DATE: 11/22/05
CHECKED BY: R. ENTZ FILE NAME: W04954E

WAGONER COUNTY, OKLAHOMA
CAROLYN M. KUSLER, COUNTY CLERK PLLC-400A

06/12/2006 #2006-8831
10:46:14AM B-1588 P-448

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

OWNER'S CERTIFICATE AND DEDICATION AND RESTRICTIVE COVENANTS FOR WOODLAND ESTATES

KNOW ALL MEN BY THESE PRESENTS:

THAT WESTERN REALTY COMPANY, AN OKLAHOMA CORPORATION IS THE OWNER AND DEVELOPER 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 ESTATES, 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 GUARANTEE 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.

LEGAL DESCRIPTION

A tract of land in the E1/2 NE1/4 of Section 12, T18N, R15E, IB&M, Wagoner County, State of Oklahoma, more particularly described by metes and bounds as follows: Commencing at the northeast corner of said Section 12, thence S01°22'37"E along the east line of said Section a distance of 70.00 feet to a point on the south right-of-way of East 71st Street South and the point of Beginning; thence continuing S01°22'37"E along said east line a distance of 2109.17 feet to a point on the boundary of Woodland Hills IV, thence along said boundary of Woodland Hills IV the following courses N77°58'12"W a distance of 228.11 feet; thence N39°14'49"W a distance of 312.83 feet; thence N10°25'11"W a distance of 140.68 feet; thence N24°30'20"W a distance of 198.87 feet; thence N00°12'37"W a distance of 196.58 feet; thence N25°02'51"W a distance of 194.84 feet; thence N03°21'42"W a distance of 190.65 feet; thence N21°34'02"W a distance of 213.61 feet; thence N32°34'07"W a distance of 219.25 feet; thence N25°36'39"W a distance of 193.21 feet; thence N43°32'14"W a distance of 182.38 feet; thence N33°09'14"W a distance of 240.11 feet to the south right-of-way line of East 71st Street South; thence N84°09'47"E along said right-of-way a distance of 331.60 feet; thence N88°27'08"E a distance of 700.00 feet; thence S84°39'29"E a distance of 80.38 feet to the Point of Beginning. Containing 30.13 acres, more or less.

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 NOVEMBER 2015, 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 CARPORTS 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 DEVELOPER.

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. DEVELOPER 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 DEVELOPER. ALL DWELLING STRUCTURES OF ONE AND ONE-HALF STORIES SHALL HAVE AT LEAST THREE THOUSAND TWO HUNDRED (3200) 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 DEVELOPER AND NO FENCE SHALL BE MORE THAN SIX (6) FEET IN HEIGHT.

7. LIMITS OF NO ACCESS (LNA) AS SHOWN ON THE FILED SUBDIVISION PLAT FOR THE PURPOSE OF THE ORDERLY DEVELOPMENT OF WOODLAND ESTATES SHALL BE OBSERVED UNLESS MODIFIED IN WRITING BY THE DEVELOPER.

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 EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.

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 ESTATES 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 DEVELOPER IN WRITING BEFORE CONSTRUCTION.

16. VEHICLE STORAGE, PARKING, NO MOTOR HOMES, BOATS, TRAILERS OR ANY TYPE OF 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. LAKES/PONDS:
(a) USE AND PROTECTION OF THE LAKES/PONDS SHALL BE THE PRIVILEGE AND RESPONSIBILITY OF ALL LOT OWNERS, FAMILY MEMBERS, GUESTS AND INVITEES ABUTTING THE LAKES/PONDS.

(b) ALL LOT OWNERS ABUTTING LAKES/PONDS SHALL MAINTAIN, MOW AND KEEP THE AREA FRONTS 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 DEVELOPER.

(d) LOT OWNERS' PERSONAL USE OF WATER FROM LAKES/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 LAKES/PONDS SHALL TAKE PRECAUTIONS REGARDING FERTILIZERS, POLLUTANTS AND OTHER CONTAMINANTS THAT MAY DAMAGE THE LAKES/PONDS ECOSYSTEM.

20. NO ABOVE GROUND SWIMMING POOLS ALLOWED.

21. DEVELOPER 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, DEVELOPER 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 DEVELOPER, 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 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 FACILITIES SO INSTALLED BY IT.

(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. THE 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 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. 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 SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE OR PROVISION HEREIN CONTAINED SHALL NOT SERVE TO RENDER 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 ESTATES, 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.

23. WESTERN REALTY COMPANY, AN OKLAHOMA CORPORATION RESERVES THE RIGHT IN ITS SOLE DISCRETION AND WITHOUT JOINDER SO LONG AS THEY ARE OWNER OF ANY LOT OR PORTION THEREOF, TO AMEND, REVISE OR ABOLISH ANY ONE OR MORE OF THE ABOVE COVENANTS AND RESTRICTIONS BY INSTRUMENT DULY EXECUTED AND ACKNOWLEDGED BY THEM AS OWNER AND FILED IN COUNTY CLERK'S OFFICE, IN THE COURTHOUSE OF WAGONER COUNTY, OKLAHOMA. HOWEVER, ANY SUCH PROPOSED AMENDMENT OR REVISION OF THE COVENANTS OR RESTRICTIONS MUST FIRST BE SUBMITTED TO THE WAGONER PLANNING COMMISSION WHERE THEY SHALL HAVE UP TO THIRTY (30) DAYS TO REVIEW AND FILE OBJECTION WITH OWNER. DEVELOPER 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.

24. EACH LOT PURCHASER AGREES TO HOLD THE DEVELOPER HARMLESS FROM ALL CLAIMS AND DEMANDS, AND AGREES THE DEVELOPER 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.

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

26. ALL MAILBOX INSTALLATION MUST BE INSTALLED IN ACCORDANCE WITH THE COUNTY SPECIFICATIONS. THOSE SPECIFICATIONS MAY BE ACQUIRED FROM THE DEVELOPER OF WOODLAND ESTATES. 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 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 5th DAY OF June 2006
WESTERN REALTY COMPANY, AN OKLAHOMA CORPORATION

Elmo D. Massey
ELMO D. MASSEY, PRESIDENT
ILLA FAYE MASSEY
ILLA FAYE MASSEY, SECRETARY (SEAL)

COUNTY OF WAGONER
STATE OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 5th DAY OF June, 2006.

PERSONALLY APPEARED ELMO D. MASSEY, TO ME KNOWN TO BE THE IDENTICAL PERSON THAT EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF THE ABOVE NAMED CORPORATION, AND ACKNOWLEDGED THAT HE DID SO 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.

Paula Smith
NOTARY PUBLIC

MY COMMISSION 4/4-10
EXPIRES:

CERTIFICATE OF SURVEY

I, ROY ENTZ, A REGISTERED PROFESSIONAL LAND SURVEYOR OF 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 ESTATES AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA. I FURTHER STATE THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 25th DAY OF April, 2006.

Roy Entz
ROY ENTZ, LAND SURVEYOR 319
CA #535 (EXPIRES 6/30/2006)
NOTARY PUBLIC
STATE OF OKLAHOMA

COUNTY OF MUSKOGEE

STATE OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROY ENTZ, 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
Barbara
NOTARY PUBLIC

MY COMMISSION 08-02-09
EXPIRES:

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT AS TO ALL REAL ESTATE INVOLVED IN THE PLAT, ALL TAXES HAVE BEEN PAID FOR 2005 AS REFLECTED BY THE CURRENT TAX ROLL AND THAT THERE ARE NO TAXES DUE FOR PRIOR YEARS, AND SECURITY HAS BEEN PROVIDED FOR 2006 TAXES NOT AS YET CERTIFIED TO ME.

Alvin Maudsley
COUNTY TREASURER

CERTIFICATE OF COUNTY CLERK

THIS PLAT HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK, WAGONER COUNTY, OKLAHOMA, THIS 12th DAY OF June, 2006. BOOK 1588 PAGE 448
Michael Kusler
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 DAY OF June, 2006.

Michael Kusler
ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

APPROVED:
Michael Kusler
COUNTY COMMISSIONER DATE 6-7-06

APPROVED:
Carolyn Kusler
WAGONER COUNTY PLANNING COMMISSION DATE 6/7/06

Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
By Sharon M. Stearns
DEPUTY