

OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA)
COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS, that we, H.E. and Beverly A. Reynolds, husband and wife, hereby certify that we are the Owners of the and the persons having any right, title or interests to the following described tract of land, to-wit:

A tract of land located in the SW 1/4 of the SE 1/4 of Section 7, Township 17 North, Range 16 East, 1836M, Wagoner County, State of Oklahoma, more particularly described by metes and bounds as follows: Beginning at the Northwest corner of said SW 1/4 of the SE 1/4; thence N89°04'11"E a distance of 1241.25 feet to a point that is 78.09 feet West of the Northeast corner of said SW 1/4 SE 1/4; thence S01°22'33"E a distance of 715.00 feet; thence S89°05'14"W a distance of 30.00 feet; thence S01°22'33"E a distance of 600.00 feet to a point on the South line of Section 7 that is 108.38 feet West of the Southeast corner of said SW 1/4 SE 1/4; thence S89°05'14"W along the South line thereof a distance of 951.25 feet to a point that is 260.00 East of the Southwest corner of said SW 1/4 SE 1/4; thence N01°22'33"W a distance of 400.00 feet; thence S89°05'14"W a distance of 78.50 feet; thence N01°22'33"W a distance of 350.00 feet; thence N89°05'14"E a distance of 218.50 feet; thence N01°22'33"W a distance of 423.57 feet; thence S89°05'14"W a distance of 400.00 feet to a point on the West line of said SW 1/4 SE 1/4; thence N01°22'33"W along the West line thereof a distance of 141.00 feet to the Point of Beginning. Containing 28.32 acres, more or less.

We further certify that we have caused said tract of land to be platted into lots and blocks and have caused this plat to be made of said tract showing accurate dimension of lots, streets, and reserve. We hereby designate said tract of land as Country Crossing and dedicate to public use all streets, utility easements, and retention pond reserve as shown hereon.

H.E. Reynolds Beverly A. Reynolds

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 Mr. and Mrs. H.E. Reynolds, 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 22nd day of June 2003.

Notary Public

My Commission expires: 8-2-2

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 plotted into lot and block the above described property and that this plat is a true and correct representation thereof. I further certify that this plat meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this 7th day of APRIL 2003.

Roy Entz, Land Surveyor 318
C.A. #535 expires 6/30/2003

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 7th day of APRIL 2003.

Notary Public

My Commission expires: 4-14-06

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2002 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2003 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 24th day of April 2003.

Book 282, Page 418

APPROVED: City of Coweta

Date: 4/17/2003

Planning Commission: Dan

Mayor: W. W. Carter

City Clerk: Joyce Perry

THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS.

BEARINGS ARE BASED ON NAD83(93) STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

PREPARED BY:

Entz Engineering and Associates, Inc.

CA #535 (expires 6/30/2003)

600 Emporia St., Ste. "C"

Muskogee, Oklahoma 74401

(918) 682-3832

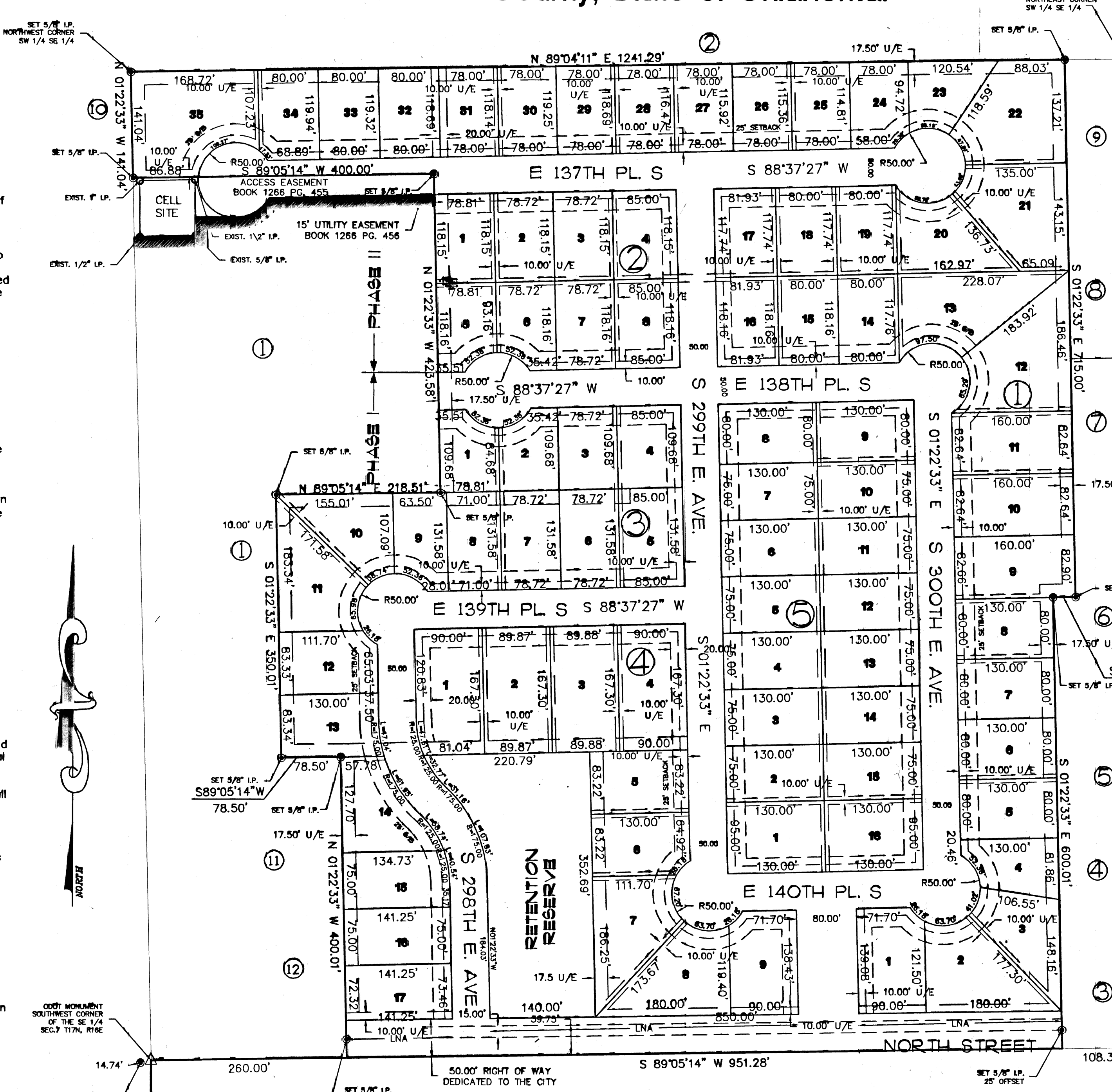
FINAL PLAT OF COUNTRY CROSSING

A tract of land in the SW1/4 of the SE1/4 of Section 7, T17N, R16E, 1836M, Wagoner County, State of Oklahoma.

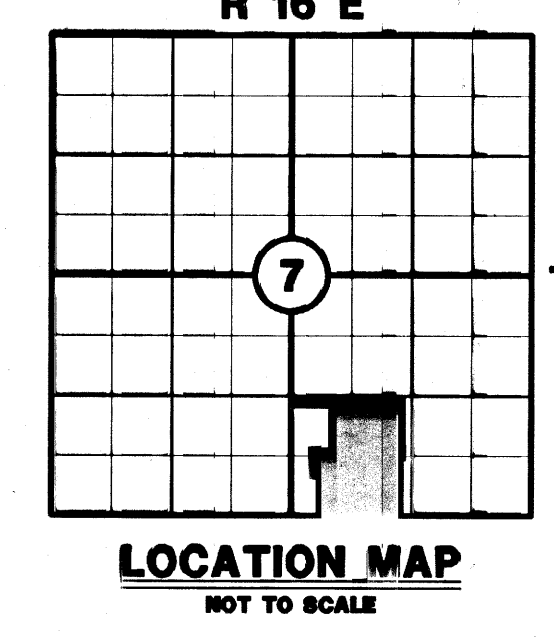
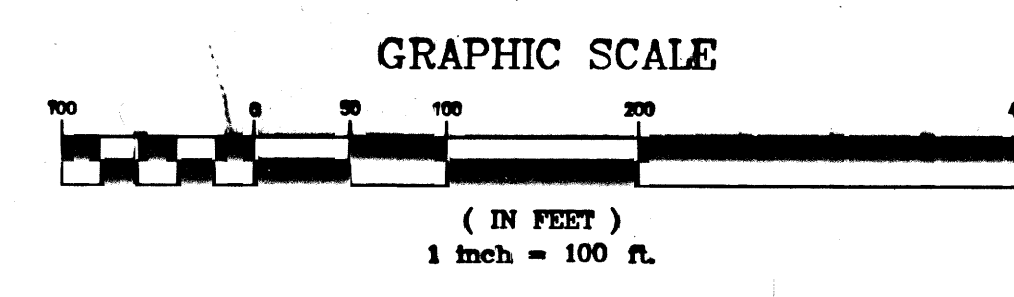
H.E. Reynolds
Owner/subdivider
15516 S. 289TH E. AVE.
Coweta, Oklahoma, 74429

RESTRICTIVE COVENANT

- All lots shall be used for residential use only.
- All single family residences of one story in height shall have a minimum of 1000 square feet of living area. All single family residences of one and one-half story or two story, shall have a minimum of 800 square feet on the first floor, with a minimum of 1000 square feet on both floors. All square footage requirements are exclusive of garages and porches and are figured on measurements over masonry of the living area. All residences shall have at least a two car garage.
- No building or part thereof, except open porches and terraces, shall be constructed and maintained on any lot nearer to the front property line than the building line shown on the recorded plat of said addition, and no residence, garage, carport, or accessory building shall be built nearer than five feet to any side lot line on one side and 5.0 feet on the other side, this requiring a combined total of 10.0 feet between any structure and both side lot lines. Where side lot easements are shown greater than the foregoing, no encroachment shall be allowed on the easement.
- No structure previously used or erected shall be moved onto any lot.
- No prefabricated, pre-assembled or modular dwelling or structures shall be placed, erected or permitted to remain in said addition, except one accessory building not to exceed 600 square feet, which must be of the same general architectural character and construction as the main residence if not attached.
- All exposed foundations shall be of brick or stone. No concrete blocks, poured concrete or any other foundation will be exposed. No stem walls will be exposed. A minimum of 30% of the exterior wall surface of any residence shall be of brick or stone construction.
- No fence, whether ornamental or otherwise, shall be constructed or allowed to remain in front of the minimum building set-back line or be greater than six (6) feet in height, except for privacy screening adjacent to patios which may be seven (7) feet in height.
- Trucks with tonnage in excess of 3/4 tons shall not be permitted to park in the streets and no vehicle of any size, which normally transports inflammatory, explosive, or highly hazardous cargo, may be kept in this subdivision at any time. No vehicle shall be permitted to be parked or repaired in a front yard. No campers or other recreational vehicles shall be parked on or any closer to the street than the front of the residence for a period which exceeds forty-eight (48) hours. All inoperative vehicles shall be kept in an enclosed garage and shall not be parked in the front yard or in the street.
- No structure of a 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 building material of any kind or character shall be placed or stored upon any lot for a period greater than thirty (30) days prior to the start of any construction, and at no time shall such material be placed outside the boundaries of the lot owner's ownership. The construction of any residence, garage, carport, or accessory building shall be completed within nine (9) months. During the construction period, each building site shall be kept orderly and it shall be the responsibility of the lot owner to ensure that all rubbish and construction litter is contained and properly disposed of.
- No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than five (5) square feet advertising the property for sale, trade or loan, except those signs used by a builder of not more than thirty (30) square feet to advertise property during the construction and sales period and those used by the developer.
- 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.
- No trash, ashes, or any other refuse, shall be placed in the open in the subdivision, or along any street therein or adjacent thereof, nor shall any trash or refuse receptacle be constructed or placed in such a manner that it can be seen from the street or adjacent properties. Any such receptacle shall be covered in such a manner to prevent the escape of noxious odors and prevent entrance and/or exit of insect or animal life. Grass, weeds and vegetation on each lot shall be kept mowed at regular intervals so as to maintain the same in a neat and attractive manner. Trees, shrubs, vines or plants which die shall be removed from the property.
- Overhead Pole lines for the supply of electric service may be located along the (i.e., north, south, east, or west) perimeters of the subdivision. Street light poles or standards may be served by underground cable, and except as provided in the immediately preceding sentence, all electric and communication supply lines shall be located underground, in the easement-ways reserved for general utility services and streets, shown on the attached plat.
- All service lines in the Subdivision including electric, telephone, cable television and gas lines shall be located underground in the easements reserved for general utility services and streets shown on the plat of the subdivision. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easements.
- Underground service cables and gas service lines to all houses which may be located on all lots in the Subdivision may be 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 service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or line, extending from the service pedestal, transformer or gas main to the service entrance to the house.
- The supplier of electric, telephone, cable television and gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat of the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas service facilities so installed by it. The supplier of electric, telephone, cable television also reserve the perpetual right, privilege and authority to cut down, trim, or treat any trees and undergrowth on said easement.
- The owner of each lot in the Subdivision shall be responsible for the protection of the underground electric 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 or gas facilities. The supplier of service will be responsible for ordinary maintenance of underground facilities, but the owner of each lot in the Subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or contractors. The foregoing Covenants concerning underground facilities shall be enforceable by the supplier of electric, telephone, cable television or gas services.
- All Lots shall have a sidewalk four(4) feet in width, constructed by the house builder. The sidewalk shall be separated from the street(s) by a distance of four(4) feet.
- Side yard building setbacks adjacent to streets are 20.00 feet.



- 1 KEVIN DENTON P.O. BOX 1035 COWETA OK 74429
- 2 WILLIAM J ZONERA MORGAN 99 CEDAR RIDGE RD. BROKEN ARROW OK 74011
- 3 ROBERT WINFIELD 801 E NORTH ST. COWETA OK 74429
- 4 NEIL J WANDA HIGGINS 910 N AVE. J COWETA OK 74429
- 5 LAWANDA DAVIS 912 N AVE. J COWETA OK 74429
- 6 R A WILLS 914 N AVE. J COWETA OK 74429
- 7 DAVID ELIZANZO BOX 69 COWETA OK 74429
- 8 RONALD BAILEY 909 ELM ST. COWETA OK 74429
- 9 EDWARD ICE PO BOX 485 COWETA OK 74429
- 10 NAOMI DOBBINS RT 6 BOX 19 BROKEN ARROW OK 74012
- 11 KEVIN J MICHELLE DENTON P.O. BOX 1035 COWETA OK 74429
- 12 JOHN WOODS 505 EAST NORTH STREET COWETA OK 74429



ALL LOTS TO HAVE CORNER MONUMENTS SET AFTER CONSTRUCTION OF STREETS AND UTILITIES.