

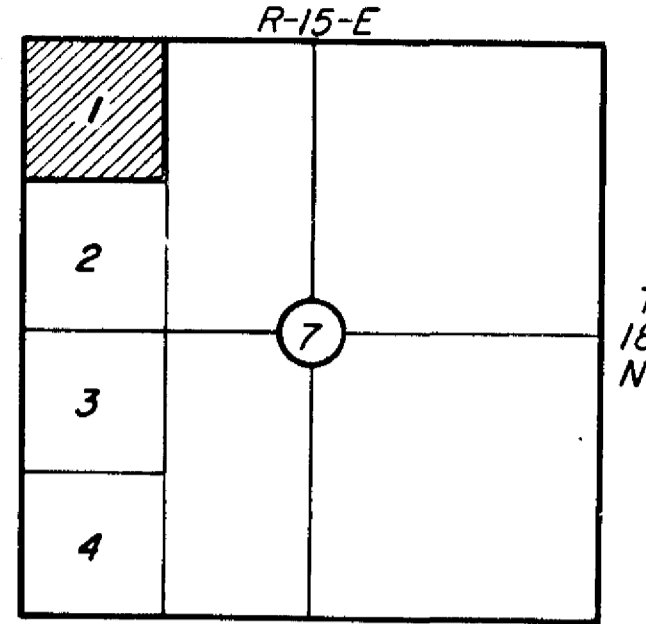
# ANGUS ACRES

A SUBDIVISION OF

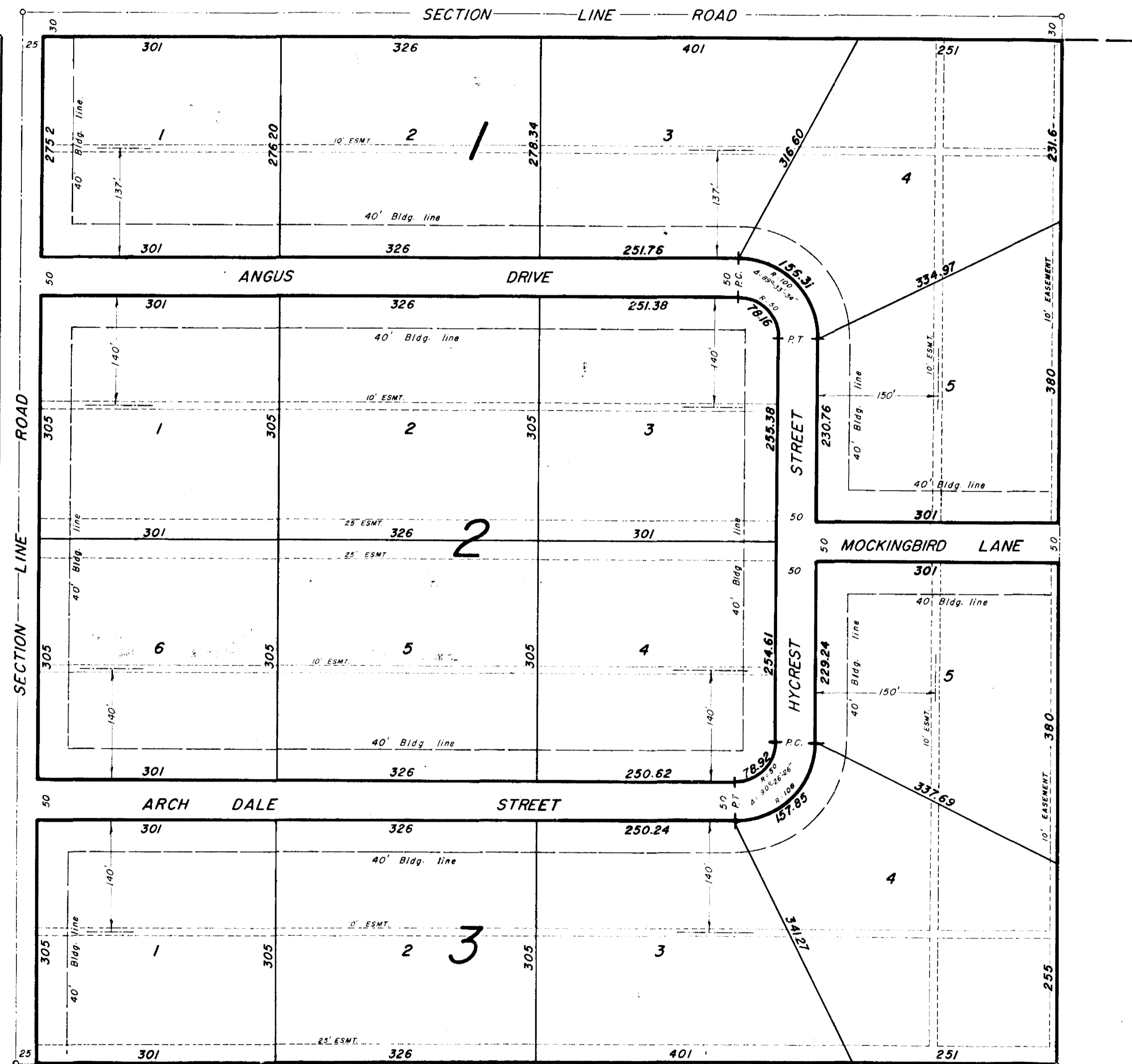
LOT-1, SECTION-7, T-18-N R-15-E

WAGONER COUNTY, OKLA.

STATE OF OKLAHOMA  
 COUNTY OF WAGONER  
 FILED FOR RECORDING THIS 31st DAY OF  
 COUNTY CLERK AND RECORDER  
 Plat Book 2, Pages 4+5  
 DEC 31 1957  
 245  
 J. C. Jones, County Clerk  
 James Brennan, Notary



LOCALITY MAP



**SISEMORE SURVEYING SERVICE**  
 4757 E. 31ST TULSA, OKLA. RI. 7-0011  
 SURVEY BY: H. MILLER BOOK \_\_\_\_\_ PAGES \_\_\_\_\_  
 DRAWN BY: B.A. CKD. HBS. DATE MAY 1957  
 ORDER 5192 E 5427 SHEET 1 OF 1  
 SCALE 1" = 100' FILE DWR. W

**DEED OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, JOE E. STEED and BERNADINE B. STEED, husband and wife, are the owners of the following described real estate, situated in Wagoner County, State of Oklahoma, to-wit:

Lot One (1) in Section Seven (7), Township Eighteen (18) North, Range Fifteen (15) East, Wagoner County, Oklahoma, and

WHEREAS, the above named owners have caused the above described tract to be surveyed, staked, platted and sub-divided into lots and blocks, and streets, and have designated the same as "ANGUS ACRES, a Sub-Division of Lot-1, Section-7, T-18-N, R-15-E, Wagoner County, Oklahoma".

NOW THEREFORE, the undersigned owners do hereby dedicate for public use all of the streets as shown on said plat and do hereby guarantee the title to all of the land covered by said streets. Now for the purpose of providing an orderly development of the above described tract and in order to provide adequate restrictive covenants, for the mutual benefit of themselves and their successors in title, to the subdivision of said land, hereinafter referred to as lots and blocks, the undersigned do hereby impose the following restrictions and reservations and create easements which shall be binding upon them, their successors and assigns, to-wit:

**RESTRICTIONS**

- No lot shall be used except for residential purposes and no building shall be erected, altered, placed or permitted to remain on any lot other than two (2) single-story detached family dwellings with private garage, for not more than two (2) cars for each such dwelling, prior to September 1, 1965, after which time, two (2) more dwellings may be placed on each lot.
- No dwelling of less than 1100 square feet in area, exclusive of garages, porches, and breezeways, shall be permitted on any lot.
- No building shall be located on any lot nearer to the front line, nor nearer to the side street line than the minimum building setback line shown by the plat, in any event, no building shall be located on any lot nearer than five (5) feet to any side line or property line, and for the purpose of this covenant, open porches shall be considered a portion of a building. Residences constructed upon said lots shall be of rock or brick on front and two (2) sides to at least window height.
- There shall be no goats, sheep or hogs kept upon said lots, or any of them.
- No obnoxious or offensive trade or enterprise shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood.
- No wall, hedge or other barrier with a height of more than 6' shall be erected on or placed on any lot, nor shall any wall, hedge or other barrier with a height of more than 3' be erected or placed nearer to the street than the minimum setback lines shown on the recorded plat.
- Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
- No structure of a temporary character, 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 of any description shall be moved from any other location to any lot in this addition.
- The undersigned owners further dedicate to the public forever, easements and right-of-way as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities, including storm and sanitary sewers, telephone lines, electric power lines and transformers, gas lines, water lines, streets and roads, together with all fittings and equipment for each of such facilities, including the poles, wire, conduits, pipes, valves, meters and any other appurtenances thereunto belonging with the right of ingress and egress upon said easement and right-of-way for the uses and purposes aforesaid, together with a similar right in each and all of the streets shown on said plat; provided however, that the undersigned owners hereby reserve the right to construct, maintain, operate, lay and re-lay, water lines, sewer lines and streets and roads, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying, over, across and along all strips of land included within the easement shown thereon, both for the purpose of furnishing water and sewer service and/or street access to the area included in said plat and to any other area.
- That these covenants are to run with the land and shall be binding on all the parties and all the persons claiming under them until the 1st day of September, 1964 at which time the said covenants shall be automatically extended for successive periods of 5 years, unless by vote of the majority of the owners of the lots in said subdivision, it is agreed to change the covenants in whole or in part.
- That if the parties hereto or any of them or their heirs or assigns, or any persons hereafter owning any of said lots, shall violate any of the covenants, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law, or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, either to prevent him or them from so doing, or to recover damages or other dues from such violation.
- 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.

IN WITNESS WHEREOF, We have hereunto set our hands and seals at Broken Arrow, Oklahoma, this 27th day of December, 1957.

*Joe E. Steed*  
 JOE E. STEED  
*Bernadine B. Steed*  
 BERNADINE B. STEED

STATE OF OKLAHOMA )  
 COUNTY OF TULSA ) ss

Before me, the undersigned, a Notary Public, within and for the State of Oklahoma, on this 27th day of December, 1957, personally appeared Joe E. Steed and Bernadine B. Steed, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary acts and deeds for the uses and purposes therein set forth.

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

My commission expires Sept 29, 1960

*Margie Semore*  
 MARGIE SEMORE  
 Notary Public

**CERTIFICATE OF SURVEY**

We, The Sismore Surveying Service, hereby certify that we have carefully and accurately surveyed, subdivided, staked and platted the tract of land described above into lots, blocks and streets and that the attached plat designated as ANGUS ACRES, a sub-division of Wagoner County, Oklahoma, is a true representation of said survey.

DATED at Tulsa, Tulsa County, Oklahoma, this 30 day of December, 1957

SISEMORE SURVEYING SERVICE  
 By *H. B. Sismore*  
 H. B. SISEMORE, OWNER

STATE OF OKLAHOMA )  
 COUNTY OF TULSA ) ss

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30 day of December, 1957, personally appeared H. B. Sismore, to me known to be the identical person who subscribed the name of SISEMORE SURVEYING SERVICE to the foregoing certificate as a member of said firm, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such firm, for the uses and purposes therein set forth.

My commission expires December 4, 1961

*Frances M. Field*  
 FRANCES M. FIELD  
 Notary Public