

CREEK HOLLOW ADDITION

AN ADDITION TO CHOCTAW, OKLAHOMA
A Part of Gov't Lot 8 of the S.W. 1/4, Sec. 36, T.12N, R.1W.I.M.

OWNER'S CERTIFICATE AND DEED OF DEDICATION

WE, WAN E. MOORE AND DONNA R. MOORE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF AND THE ONLY PERSONS HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN ON THE ANNEXED PLAT OF "CREEK HOLLOW ADDITION", A SUBDIVISION OF A PART OF GOVERNMENT LOT 8 OF THE SW 1/4, SEC. 36, T-12N, R-1-W OF THE I.M., CHOCTAW, OKLAHOMA, THAT THE PLAT REPRESENTS A CORRECT SURVEY OF THE ABOVE-DESCRIBED PROPERTY MADE WITH OUR CONSENT, AND THAT WE HEREBY DEED TO THE TOWN OF CHOCTAW, OKLAHOMA, FOR PUBLIC USE ALL THE STREETS AND EASEMENTS AS SHOWN ON SAID ANNEXED PLAT; THAT WE HEREBY GUARANTEE CLEAR TITLE TO ALL LANDS SO DEDICATED FROM ALL OURSELVES, OUR HEIRS OR ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE. RESTRICTIONS: IN ORDER TO ASSURE ORDERLY DEVELOPMENT OF THIS ADDITION FOR THE MUTUAL BENEFIT OF PRESENT OWNERS AND DEVELOPERS AND TO ENHANCE THE VALUE OF HOMES ESTABLISHED BY THOSE PURCHASERS OF LOTS, WE ESTABLISH THESE RESTRICTIONS AND COVENANTS WHICH IT SHALL BE THE DUTY OF PURCHASERS OF LOTS AND BUILDERS TO ADHERE TO:

- ALL LOTS WITHIN THIS ADDITION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL BUILDING PLOTS. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING AND A PRIVATE GARAGE FOR NOT LESS THAN TWO AUTOMOBILES AND OTHER OUTBUILDINGS INCIDENTAL TO RESIDENTIAL USE OF THE PLOT.
- NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
- NO RESIDENCE SHALL BE ERECTED ON ANY PLOT WITH LESS THAN ONE THOUSAND SEVEN HUNDRED (1700) SQUARE FEET OF LIVING SPACE EXCLUSIVE OF GARAGES, PORCHES AND PATIOS. THE EXTERIOR WALLS SHALL BE CONSTRUCTED OF A MINIMUM OF 60% BRICK OR STONE. EACH OWNER OR BUILDER SHALL CONFINE ALL MATERIALS AND CONSTRUCTION EQUIPMENT ON LOT ON WHICH BUILDING IS BEING ERECTED AND SHALL ON COMPLETION REMOVE ALL LITTER AND REFUSE CREATED DURING CONSTRUCTION.
- PRIVATE WATER WELLS AND SEPTIC TANKS SHALL BE USED IN THIS ADDITION AND SHALL BE INSTALLED SO AS TO COMPLY WITH THE STATE HEALTH DEPARTMENT REGULATIONS.
- NO ANIMALS SHALL BE PERMITTED ON ANY LOT EXCEPT IN THE CASE OF LOT 8, BLOCK ONE (1), AND NO BARN FOR ANIMALS SHALL BE ERECTED ON SUCH LOT NEARER THAN TWO HUNDRED (200) FEET FROM THE WEST MOST POINT OF SUCH LOT, AND ALL ANIMALS SHALL BE CONFINED WITHIN ADEQUATE FENCES. CATS, DOGS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL USE.
- THESE RESTRICTIONS AND COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2020, AT WHICH TIME SAID RESTRICTIONS AND COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID RESTRICTIONS AND COVENANTS IN WHOLE OR IN PART.
- IF THE PARTIES HERETO OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE RESTRICTIONS OR COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN SAID DEVELOPMENT TO PROSECUTE ANY PROCEEDING AT LAW OR INEQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH RESTRICTION OR COVENANT AND EITHER TO PREVENT HIM OR THEM FROM DOING SO OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
- INVALIDATION OF ANY ONE OF THESE RESTRICTIONS OR 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, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED ON THIS 20th DAY OF APRIL, 1979.

Wan E. Moore *Donna R. Moore*
WAN E. MOORE DONNA R. MOORE

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA SS

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 20 DAY OF April, 1979, PERSONALLY APPEARED WAN E. MOORE AND DONNA R. MOORE, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SIGNED THE NAME OF THE MAKER THEREOF TO THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES THE 12 DAY OF Jan, 1983.

Pauline Smith
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, CHARLES F. CAHILL, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT THE ANNEXED PLAT OF "CREEK HOLLOW ADDITION" CONSISTING OF 1 SHEET, CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 20th DAY OF April, 1979; THAT ALL OF THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SUCH PLAT IS LOCATED WITHIN THE EAST 13.24 ACRES OF THE SOUTH 21.24 ACRES OF LOT 8, OF THE SW 1/4 OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 1 WEST INDIAN MERIDIAN.

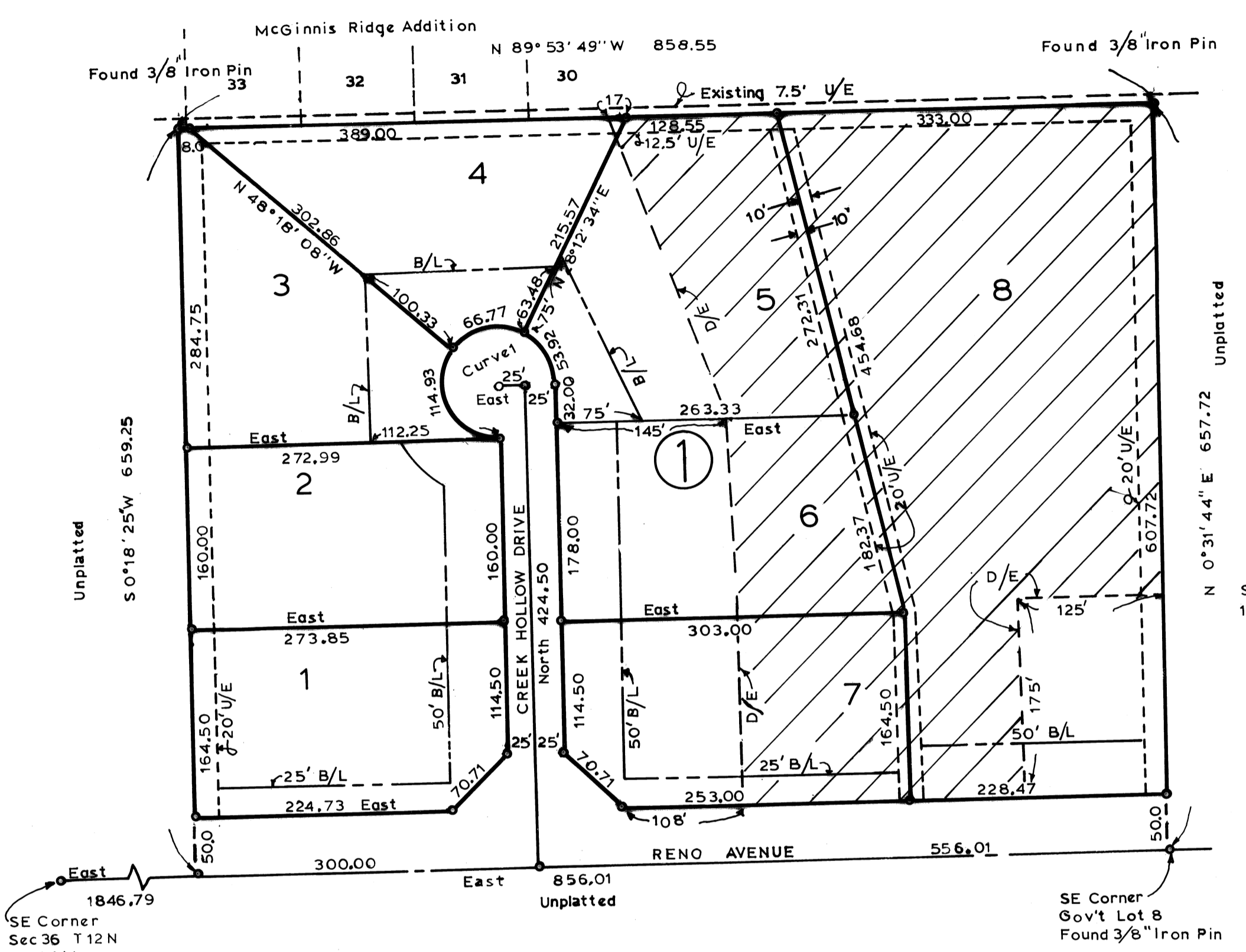
Charles F. Cahill
CHARLES F. CAHILL
LS 1005

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA SS

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 20 DAY OF April, 1979, PERSONALLY APPEARED CHARLES F. CAHILL TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SIGNED THE NAME OF THE MAKER THEREOF TO THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

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Pauline Smith
NOTARY PUBLIC



SE Corner Sec 36, T12N, R1W I.M.
3/8" Iron Pin in Place w/L.S.9 Cap
Ref: Cross on headwall to NW 38.00'
Cross on headwall to SW 38.15'
Cross on headwall to SE 37.10'

NOTES
D/E Denotes Drainage Easement
U/E Denotes Utility Easement
B/L Denotes Building Line
o Denotes 3/4" Iron Pin
□ Denotes Land Covered By D/E

Typical Corner
10.71'
30.00'
50.00'

BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA SS

THE UNDERSIGNED, DULY QUALIFIED ABSTRACTOR IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE TO THE LAND SHOWN ON THE ANNEXED PLAT OF "CREEK HOLLOW ADDITION", APPEARS TO BE VESTED, AS RECITED IN THE OWNER'S CERTIFICATE AND DEDICATION, IN WAN E. MOORE AND DONNA R. MOORE, ON THIS 20th DAY OF April, 1979, UNENCUMBERED BY PENDING ACTIONS, JUDGMENTS, LIENS, MORTGAGES, TAXES OR OTHER ENCUMBRANCES, EXCEPT: MORTGAGE IN FAVOR OF EDYTHE G. PATTON RECORDED IN BOOK 4521, PAGE 124, AND ALL INTERESTS IN OIL, GAS, AND MINERALS.

EXECUTED THIS 20th DAY OF April, 1979.

ABSTRACT AND TITLE GUARANTEE CO., A SUBDIVISION OF LAWYERS TITLE OF OKLAHOMA CITY, INC.

R.A. Phillips
R.A. PHILLIPS, PRESIDENT

ATTEST: *Caroline Spang*
SECRETARY

COUNTY TREASURER'S CERTIFICATE

I, JOE B. BARNES, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED AND QUALIFIED COUNTY TREASURER OF OKLAHOMA, STATE OF OKLAHOMA, THAT TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 1978 AND ALL PRIOR YEARS ON THE ANNEXED PLAT OF "CREEK HOLLOW ADDITION" IN THE TOWN OF CHOCTAW, OKLAHOMA, AND THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUARANTEEING PAYMENT OF THE CURRENT YEAR'S TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT OKLAHOMA CITY, OKLAHOMA, ON THIS 3rd DAY OF May, 1979.

JOE B. BARNES, COUNTY TREASURER

Donna C. Neigel
Secretary

CERTIFICATE OF CITY CLERK

I, CITY CLERK OF THE CITY OF CHOCTAW, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENTS HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND AS SHOWN ON THE ANNEXED PLAT OF "CREEK HOLLOW ADDITION" ON THIS 29th DAY OF May, 1979.

Carolyn Lumry
CITY CLERK

PLANNING COMMISSION APPROVAL

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CHOCTAW PLANNING COMMISSION AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 3rd DAY OF May, 1979.

ATTEST: *Frankie F. Loring* SECRETARY *Dave Conrad* CHAIRMAN

ACCEPTANCE OF DEED OF DEDICATION BY THE CITY COUNCIL OF CHOCTAW, OKLAHOMA

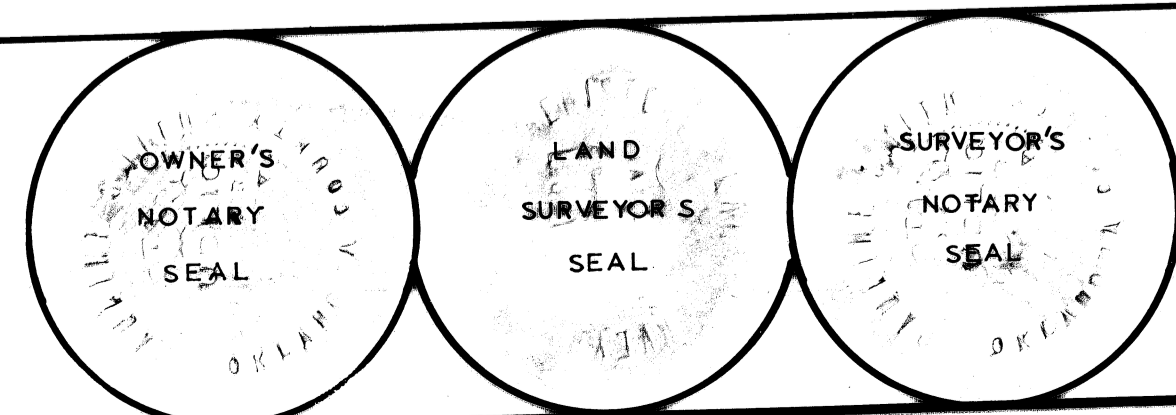
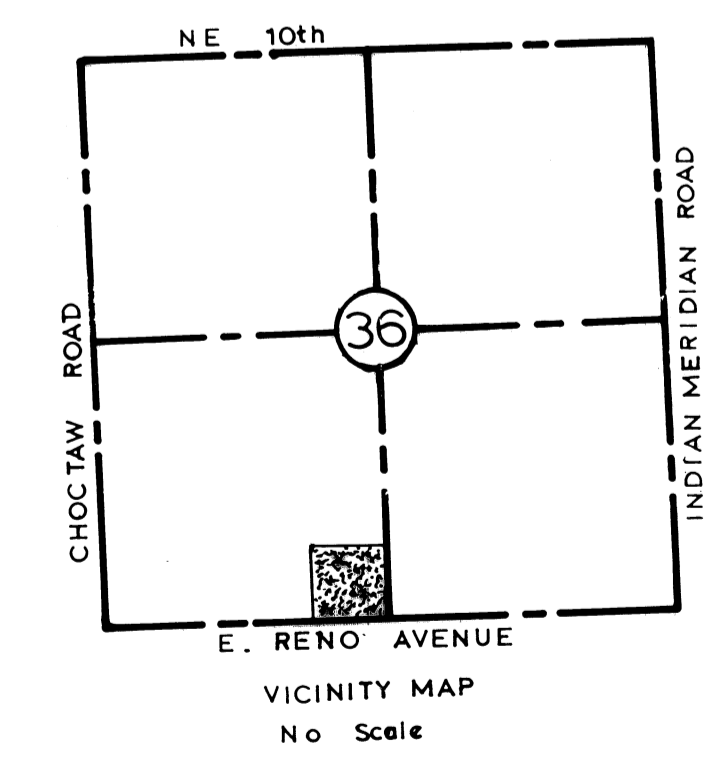
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHOCTAW THAT THE DEED DEDICATING LANDS FOR PUBLIC USE SHOWN ON THE ATTACHED PLAT OF "CREEK HOLLOW ADDITION" IS HEREBY ACCEPTED. ADOPTED BY THE CITY COUNCIL OF THE CITY OF CHOCTAW THIS 15th DAY OF May, 1979.

ATTEST: *Carolyn Lumry* CITY CLERK *Samuel Carter* MAYOR

Approved April 23, 1979
Okla. City-County Health Dept.
R.L. Meeks, R.P.S.

CURVE DATA

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD
1-Lot 3	131°41'52"	50.00	114.93	91.25
1-Lot 4	76°30'42"	50.00	66.77	61.92
1-Lot 5	61°47'26"	50.00	53.92	51.35
1-TOTAL	270°00'00"	50.00	235.62	70.71



eh ESPEY, HUSTON & ASSOCIATES, INC.
OKLAHOMA CITY
CAHILL LAND SURVEYING
MIDWEST CITY

