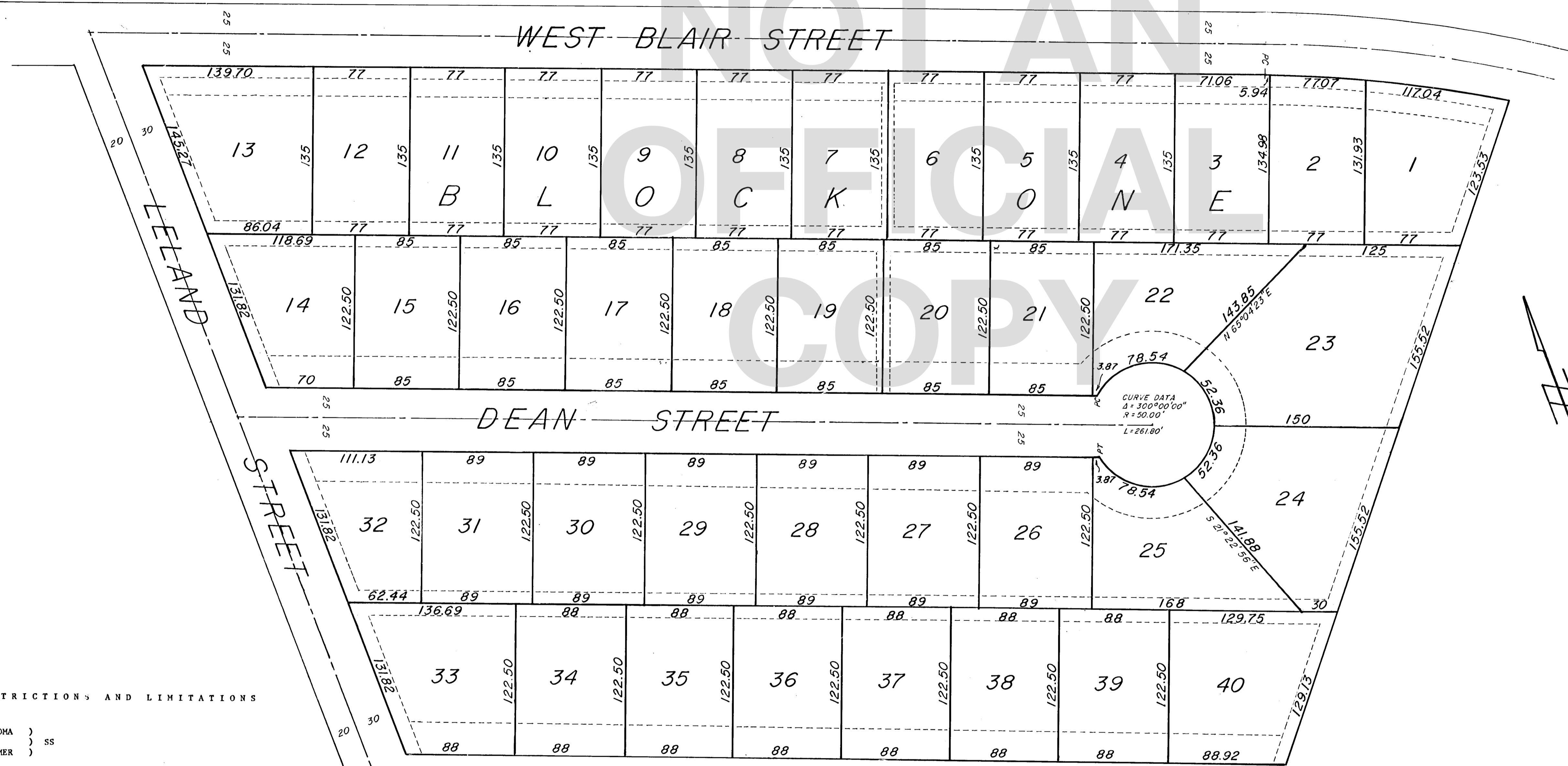


REPLATTING OF BLOCKS ONE AND TWO IN THE CALDWELL ADDITION TO WILBURTON, OKLAHOMA



RESTRICTIONS AND LIMITATIONS

STATE OF OKLAHOMA)
) SS
 COUNTY OF LATIMER)

Known all men by these present; that Edwin A. Caldwell and Wanda B. Caldwell, husband and wife, owners in fee simple of the following described real estate in Latimer County, Oklahoma, to-wit: beginning at the Southwest corner of lot 59 in Townsite Addition No. 4, Wilburton, Latimer County, Oklahoma, thence North along the West line of said lot a distance of 38.69 feet to the true point of beginning, thence N 0° 11' 16\" W along the West line of lots 59, 60 and 62, a distance of 969.24 feet to a point on the centerline of old Highway No. 2, thence S 68° 30' 41\" E a distance of 945.98 feet to the beginning of a tangent curve of 1145.92 foot radius whose center bears S 21° 29' 19\" W, thence Southeasterly along said curve through a central angle of 10° 21' 50\" a distance of 207.28 feet, thence S 39° 55' 19\" W a distance of 614.26 feet, thence N 50° 04' 25\" W a distance of 13.50 feet, thence S 39° 55' 30\" W a distance of 55.18 feet to the beginning of a tangent curve of 444.87 foot radius whose center bears N 39° 55' 35\" W, thence Southwesterly along said curve through a central angle of 49° 16' 30\" a distance of 382.59 feet, thence N 64° 56' 58\" W a distance of 317.95 feet to the true point of beginning, said tract being a part of lots 59, 60, 61 and 62 in Townsite Addition No. 4, excluding and excepting all oil, gas, and other minerals lying in and under said land, and we hereby dedicate for public use all the streets as shown on the above plat, and for the purpose of providing an orderly development of the entire tract and for the purpose of providing adequate restrictive covenants for the mutual benefits of ourselves and our successors in title to the subdivision of said tract, whereby referred to as lots, to hereby impose the following restrictions and create the following easements to which it shall in-cum-bent upon our successors to adhere.

DEDICATION

1. All lots within the above tract shall be known and designated as residential building plots except lots 29, 30 and 31 in Block Three, as shown on the original plat, are designated as industrial lots. The following restrictions and limitations do not apply to industrial lots. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed one and one-half stories in height and a private garage for not more than two automobiles and other outbuildings incidental to residential use of the plot.
 2. No dwelling shall be located on any residential building plot nearer than twenty-five feet to the front lot line or nearer than fifteen feet to any side street line or nearer than five feet to any side lot line.
 3. All applicable City Ordinances to be considered as part of these restrictions and limitations.
 4. No detached garage or other outbuildings and no trees or other shrubs shall be permitted in the easement reserved for utilities.
 5. All lots shall be for single-family residential use with no more than one dwelling on any lot, and any detached garage shall conform generally in appearance and materials to the dwelling erected on said lot.

6. All residential structures shall include a minimum of 800 square feet exclusive of carports, breeze ways, open porches and garages.
 7. These covenants are to run with the land shall be binding on all parties and all persons claiming under them until January 1, 1997 at which time said covenants shall be automatically extended for successive periods of ten years, unless by vote of a majority of the owners of the lots it is agreed to change said covenants in whole or in part.
 8. If the parties hereto, or any of them or their heirs or assigns, violate, or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or sub-division to prosecute any proceedings at law, or inequity against the person or persons violating or attempting to violate any such covenant and either to prevent proceedings at law, or inequity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages to their dues for such violations.
 9. Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

STATE OF OKLAHOMA)
) SS
 COUNTY OF LATIMER)

Before me, a Notary Public, in and for said County and State, on this 14th day of May, 1976, personally appeared Edwin A. Caldwell and Wanda B. Caldwell, husband and wife, to me known to be the identical persons who executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year above set forth.
 (Seal)

Dated this 14th day of May, 1976
 Edwin A. Caldwell
 Wanda B. Caldwell
 Notary Public

COUNTY TREASURER'S CERTIFICATION
 This is to certify that taxes for the year 1975 - 1976 have been paid in full. This 21 day of May, 1976
 Gabe Christen
 County Treasurer

Approved by the City of Wilburton
 ATTEST: *Debra S. Ramsey*
 Mayor
James Stewart
 City Clerk
 5/14/76
 Date

Approved this 14th day of May, 1976 by the Wilburton City Planning Commission.
Sherman French
 Chairman, Wilburton City Planning Commission

LAND SURVEYOR'S CERTIFICATE
 I, Jim D. Helmert, hereby certify; that I am a Registered Land Surveyor of the State of Oklahoma; that the survey of this subdivision was made by me; and that the survey is true as shown; that all stakes, monuments, and marks set, together with those found, occupy that position shown, and are sufficient to enable the survey to be retraced.

Jim D. Helmert
 Registered Land Surveyor

STATE OF OKLAHOMA)
) SS
 COUNTY OF LATIMER)

Before me, the undersigned, a Notary in and for the said county and State, on this 14th day of May, 1976, personally appeared Jim D. Helmert, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the use and purpose therein set forth.

My Commission expires 1/15/78

Wanda Caldwell
 Notary Public

4159

FILED
 LATIMER COUNTY, OKLAHOMA
 May 21 1976
 2:00 P.M.
 JOE B. MONTANA, County Clerk