

DEDICATION OF PLAT OF SURVEY FOR LAKE VIEW MOUNTAIN AND PROTECTIVE COVENANTS

NOW ON THIS 20th day of July, 2016, the undersigned owners of the subject property, do hereby establish and dedicate a plat of survey, to be known as Lake View Mountain, said real property, to-wit:

The SE ¼ of Section 17, Township 3 North, Range 19 East of the Indian Base and Meridian, Latimer County, Oklahoma;

That there is attached hereto as Exhibit "A" a true and correct certified survey plat setting out the area and boundaries of subject property so platted, in tracts with an easement for ingress, egress and necessary utilities.

That for the purpose of providing an orderly development of the tract, and for the mutual benefit of ourselves and our successors, we do hereby impose the covenants and reservations upon the subject properties as set forth on Exhibit "B", attached hereto and incorporated herein for a period of ten (10) years only from the date of the execution thereof, after which such restrictions shall expire unless extended according to Oklahoma statute.

In witness whereof, we set our hand the day and year first above written.

SOUTHEASTERN OKLAHOMA
LAND COMPANY, LLC

By *Jim Maple*
Jim Maple, Manager

STATE OF OKLAHOMA)

SS.

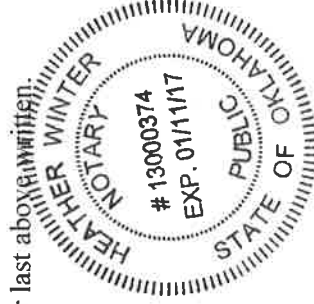
COUNTY OF PUSHMATAHA)

Before me, the undersigned, a Notary Public in and for said County and State on this 20th day of July, 2016, personally appeared Jim Maple, to me known to be the identical person who signed the name of the maker thereof to the foregoing instrument as its Manager, 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 Southeastern Oklahoma Land Company, LLC for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Heather Winter
Notary Public

My Commission Expires: 1-11-17
Commission No. 13000374



LAKE VIEW MOUNTAIN TRACTS

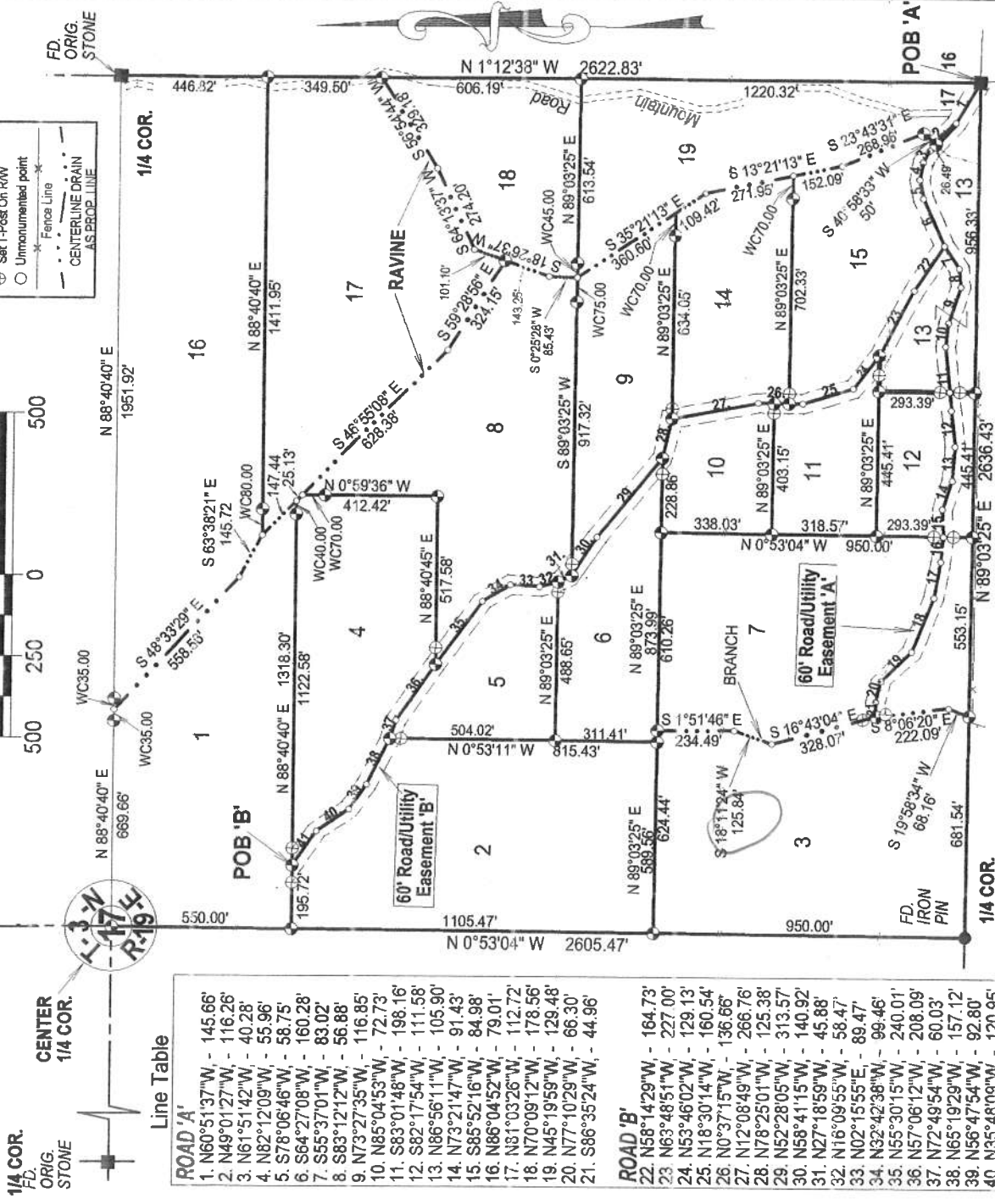
BEARINGS ON THIS SURVEY
ARE BASED ON THE NGS
OKLAHOMA STATE PLANE
GRID (NAD83 OK-S 3502)

SCALE: 1" (INCH) = 500' (FEET)



LEGEND

- POB - Point of Beginning
- Set 3/8" Iron Pin w/ ID
- Cap Stamped STEELE
- LS1198 (I.P.)
- Found Stone
- Set T-Post On RW
- Unmonumented point
- Fence Line
- CENTERLINE DRAIN
- AS PROP. LINE



Line Table

ROAD 'A'	1. N60°51'37"W, - 145.66'
	2. N49°01'27"W, - 116.26'
	3. N61°51'42"W, - 40.28'
	4. N82°12'09"W, - 55.96'
	5. S78°06'46"W, - 58.75'
	6. S64°27'08"W, - 160.28'
	7. S55°37'01"W, - 83.02'
	8. S83°12'12"W, - 56.88'
	9. N73°27'35"W, - 116.85'
	10. N85°04'53"W, - 72.73'
	11. S83°01'48"W, - 198.16'
	12. S82°17'54"W, - 111.58'
	13. N86°56'11"W, - 105.90'
	14. N73°21'47"W, - 91.43'
	15. S85°52'16"W, - 84.98'
	16. N86°04'52"W, - 79.01'
	17. N81°03'26"W, - 112.72'
	18. N70°09'12"W, - 178.56'
	19. N45°19'59"W, - 129.48'
	20. N77°10'29"W, - 66.30'
	21. S86°35'24"W, - 44.96'
ROAD 'B'	22. N58°14'29"W, - 164.73'
	23. N63°48'51"W, - 227.00'
	24. N53°46'02"W, - 129.13'
	25. N18°30'14"W, - 160.54'
	26. N0°37'15"W, - 136.66'
	27. N12°08'49"W, - 266.76'
	28. N78°25'01"W, - 125.38'
	29. N52°28'05"W, - 313.57'
	30. N58°41'15"W, - 140.92'
	31. N27°18'59"W, - 45.88'
	32. N16°09'55"W, - 58.47'
	33. N02°15'55"E, - 89.47'
	34. N32°42'38"W, - 99.46'
	35. N55°30'15"W, - 240.01'
	36. N57°06'12"W, - 208.09'
	37. N72°49'54"W, - 60.03'
	38. N65°19'29"W, - 157.12'
	39. N56°47'54"W, - 92.80'
	40. N35°48'09"W, - 120.95'
	41. N56°43'16"W, - 128.09'

ROAD/UTILITY EASEMENT 'A'

A Strip of land 60' wide to be used as a Road and Utility Easement said strip of land is 30' each side of a centerline described as follows: Commencing at the Southeast Corner of Section 17, Township 3 North, Range 19 East of the Indian Base and Meridian, Latimer County, State of Oklahoma, said point being the POINT OF BEGINNING

; thence along and with an existing road N 60°51'37" W, a distance of 145.66 feet; thence N 49°01'27" W, a distance of 116.26 feet; thence N 61°51'42" W, a distance of 40.28 feet; thence N 82°12'09" W, a distance of 55.96 feet; thence S 78°06'46" W, a distance of 58.75 feet; thence S 64°27'08" W, a distance of 160.28 feet; thence S 55°37'01" W, a distance of 83.02 feet; thence S 83°12'12" W, a distance of 56.88 feet; thence N 73°27'35" W, a distance of 116.85 feet; thence N 85°04'53" W, a distance of 72.73 feet; thence S 83°01'48" W, a distance of 198.16 feet; thence S 82°17'54" W, a distance of 111.58 feet; thence N 86°56'11" W, a distance of 105.90 feet; thence N 73°21'47" W, a distance of 91.43 feet; thence S 85°52'16" W, a distance of 84.98 feet; thence N 86°04'52" W, a distance of 79.01 feet; thence N 81°03'26" W, a distance of 112.72 feet; thence N 70°09'12" W, a distance of 178.56 feet; thence N 45°19'59" W, a distance of 129.48 feet; thence N 77°10'29" W, a distance of 66.30 feet; thence S 86°35'24" W, a distance of 44.96 feet to the POINT OF ENDING

ROAD/UTILITY EASEMENT 'B'

A Strip of land 60' wide to be used as a Road and Utility Easement said strip of land is 30' each side of a centerline described as follows: Commencing at the Northwest Corner of the SE/4 of Section 17, Township 3 North, Range 19 East of the Indian Base and Meridian, Latimer County, State of Oklahoma, thence along the 1/4 Section Line S 0°53'04" E, a distance of 550.00 feet; thence N 88°40'40" E, a distance of 195.72 feet to the POINT OF BEGINNING; thence along and with an existing road S 56°43'16" E, a distance of 128.09 feet; thence S 35°48'09" E, a distance of 120.95 feet; thence S 56°47'54" E, a distance of 92.80 feet; thence S 65°19'29" E, a distance of 157.12 feet; thence S 72°49'54" E, a distance of 60.03 feet; thence S 57°06'12" E, a distance of 208.09 feet; thence S 55°30'15" E, a distance of 240.01 feet; thence S 32°42'38" E, a distance of 99.46 feet; thence S 2°15'55" W, a distance of 89.47 feet; thence S 16°09'55" E, a distance of 58.47 feet; thence S 27°18'59" E, a distance of 45.88 feet; thence S 58°41'15" E, a distance of 140.92 feet; thence S 52°28'05" E, a distance of 313.57 feet; thence S 78°25'01" E, a distance of 125.38 feet; thence S 12°08'49" E, a distance of 266.76 feet; thence S 0°37'15" E, a distance of 136.66 feet; thence S 18°30'14" E, a distance of 160.54 feet; thence S 53°46'02" E, a distance of 129.13 feet; thence S 63°48'51" E, a distance of 227.00 feet; thence S 58°14'29" E, a distance of 164.73 feet to the POINT OF ENDING

-2016-013785 Book 0834 Pg. 387
07/25/2016 11:14 am Page(s) 386-389
Fee: \$ 19.00 Doc: \$ 0.00
Erin Adams - Latimer County Clerk
State of Oklahoma



STEEL SURVEYING

RICKY E. STEELE
RPLS # 1198
HC 83 BOX 679 ANTLERS OK 74523
PH: 580-298-2223
EMAIL: steelesurveying@hotmail.com
MEMBER, OKLAHOMA SOCIETY OF LAND SURVEYORS

Ricky E. Steele
RICKY E. STEELE LS 1198
DATE 4-27-16

THIS SURVEY CONFORMS TO THE "MINIMUM STANDARDS
FOR THE PRACTICE OF LAND SURVEYING" AS ADOPTED
BY THE BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS

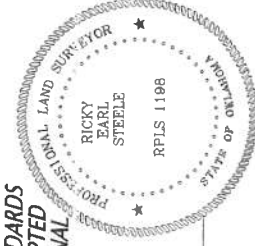


Exhibit "A"

ATTACHED COVENANTS for LAKE VIEW MOUNTAIN

A. Livestock:

1. This property shall be used for residential and recreational purposes only. No swine or poultry shall be raised, bred or kept in a commercial capacity.
2. The property may be used for ranching and a reasonable number of horses and/or cattle may be kept thereon, provided the parcel has been fenced sufficiently to maintain control of said livestock. Under no circumstances shall a stockyard or any commercial activity involving animals be permitted, other than ranching.
3. Commercial dog breeding kennels are not permitted. Any animals kept on this property shall be maintained in such a manner that they do not present a nuisance to owners of neighboring parcels.

B. Property Construction, Structures and Residential Regulations:

1. No structure of temporary character (i.e., tent, lean-to type structure) shall be used as a residence. Such structures may be used for recreational purposes only. Recreational vehicles and travel trailers are permitted as long as such use is limited to the following: 1) seasonal/recreational vehicles which shall remain on the property for no more than 11 months each calendar year, or 2) temporary housing for a period of up to one (1) year during the construction of a permanent dwelling. Permission may be granted by First Party to extend this time period if reasonable cause is shown.
2. Mobile homes are prohibited.
3. The Buyer will maintain a lawful residence/site and occupation of the property shall be in compliance with the statutes of the State of Oklahoma as well as federal regulations.
4. The buyer shall be responsible to ensure that any and all actions taken, improvements made and/or structures constructed upon the herein described property meet all applicable State and Federal requirements and guidelines, including but not limited to those imposed by the Department of Environmental Quality. The buyer shall be responsible for any damages incurred as a result of failure to adhere to such requirements and guidelines.
5. There shall be only one single-family dwelling per five (5) acres of land.
6. No structures other than fencing and mail boxes shall be constructed within fifty feet (50') of an interior tract property line. No other structured are permitted along shared boundary lines within the development.

C. Vehicles:

1. No derelict vehicles may be kept on any parcel unless kept in an enclosed garage. Derelict vehicles are defined as those which either do not run or are not licensed.

Exhibit "B"

D. Waste Handling:

1. Waste Material must be kept in closed containers at all times.
2. Parcels must be kept free of trash and debris. No parcel may be used for temporary or permanent storage, burying or dumping of garbage, junk, oil, petroleum or other liquid or solid waste. Litter of any kind on any parcel is strictly prohibited.

E. Timber Clearing and Excavation:

1. The removal of trees with a trunk diameter of six inches (6") or greater is prohibited unless the tree is dead or dying OR the removal is required to clear land for building or recreation sites, access roads, fire prevention, utilities or to establish a view corridor. In any case, no more than 20% of the timber on any tract of land may be cut or cleared and commercial wood harvesting is strictly prohibited.
2. The excavation and selling of surface and subsurface dirt and rock is prohibited.

F. Road Use:

1. No Commercial vehicles or heavy equipment are permitted on access roads without written consent. If consent is granted and road damage occurs then the owners of said vehicles and/or equipment will be required to repair the road to its original condition. If the owners of said vehicles and/or equipment are not the property owners, then the property owner will ultimately be financially responsible for any damages and correction of said damages. Property owners of neighboring parcels will not be required to make financial contributions to repair in these instances.
2. Delivery trucks are permitted to use the roads.

G. Resale:

1. No parcel or lot may be subdivided and sold without written consent.

H. Waterways:

1. Any natural streams or springs found on properties may not be dammed or routed without written consent. No foreign substances may be introduced into the waters thereof.

I. Compliance with State Hunting and Fishing Regulations:

1. Hunting and fishing of all kind must be conducted in compliance with and in accordance to the laws and regulations as set forth by the State of Oklahoma.

J. No Deviation:

1. NO deviation of any kind shall be permitted from these covenants unless written permission is provided by Southeastern Oklahoma Land Company, LLC.