



AFTER RECORDING, RETURN TO:

E.P. LEASING, L.L.C.
Attn: Mr. Daniel Remington

* PO Box 722217
Norman, OK 73070

(Above for Recorder's Use Only)

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, E.P. Leasing, L.L.C., an Oklahoma limited liability company (the "Declarant") owns certain real property located in McClain County, Oklahoma, described at Exhibit "A" attached ("Tract 1"), Exhibit "B" attached ("Tract 2") and Exhibit "C" attached ("Tract 3", together with Tract 1 and Tract 2, the "Property"); and

WHEREAS, the Declarant desires to place certain restrictions on the use of the Property pursuant to the terms of this Declaration.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller covenants as follows:

1. Tract 1 shall not be developed or used in any manner that seeks or attempts to provide direct vehicular access from Tract 1, through Tract 1's northern or western boundaries, for vehicular ingress or egress purposes, to Tract 3.
2. Tract 2 shall not be developed in any manner that seeks or attempts to provide direct vehicular access from Tract 2, through Tract 2's northern boundary, for vehicular ingress or egress purposes, to Tract 3.
3. Tract 3 shall not be developed in any manner that seeks or attempts to provide direct vehicular access from Tract 3, through Tract 3's southern boundary, for vehicular ingress or egress purposes, to Tract 1 or Tract 2.
4. There shall be a Twenty-Five (25) foot landscape buffer running along the entirety of Tract 3's southern boundary (the "Buffer Zone"). No parking or vertical structures shall be allowed within the Buffer Zone. The existing trees and vegetation shall be preserved to the extent reasonably feasible. Trees shall be maintained within the Buffer Zone at a maximum of thirty (30) feet apart and such trees shall be a of a minimum of 2-inch caliper trees. No curb cut, roadway, or access points shall be installed or maintained within the Buffer Zone.

5. These foregoing restrictions are to run with the Property, and are for the benefit of the Declarant, and binding upon all successive owners and occupants of the Property.

6. This instrument shall be recorded in each county or parish in which the Property and the Restricted Property are located and shall run indefinitely with the Property. Exhibits A, B and C are specifically incorporated herein by this reference.

7. Failure to comply with any of the foregoing restrictions shall be grounds for relief which may include, without limitation, an action to recover damages, injunctive relief or any combination thereof.

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictive Covenants as of the date set forth above.

DECLARANT:

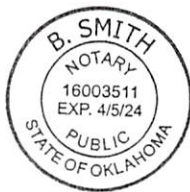
E.P. LEASING, L.L.C., an Oklahoma
limited liability company

By: Daniel Remington
Name: Daniel Remington
Title: Managing Member

Date: July 12th, 2021

STATE OF OKLAHOMA §
 §
COUNTY OF Cleveland §

This instrument was acknowledged before me on the 12th day of July, 2021 by Daniel Remington as Member of E.P. LEASING, L.L.C., an Oklahoma limited liability company, on behalf of such limited liability company.



B. Smith
Notary Public, State of OKLAHOMA

EXHIBIT "A"

Tract 1

SE/4, SEC. 9, T8N, R3W, L1M
 GOLDSBY, MCCLAIN COUNTY, OKLAHOMA

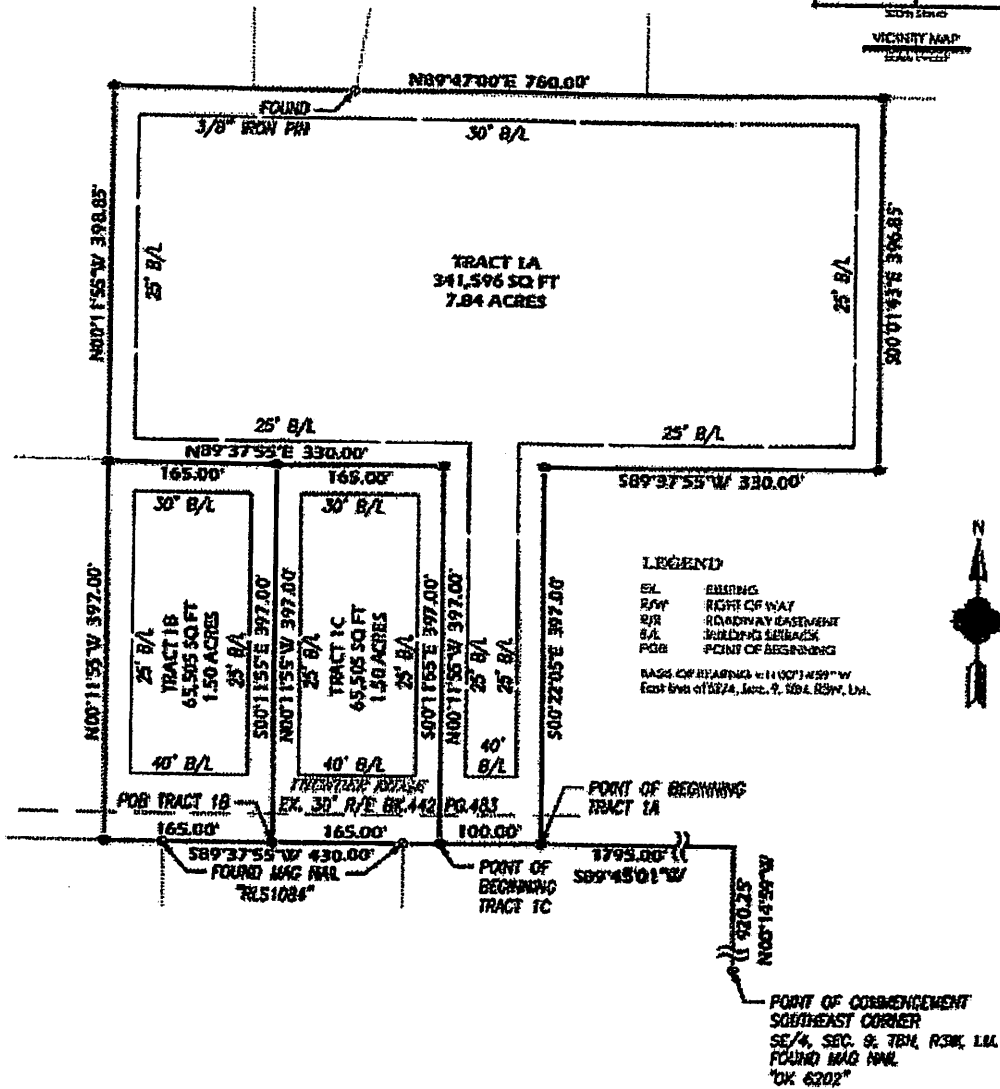
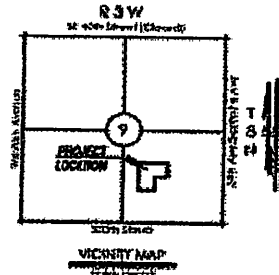


EXHIBIT "A"

Tract 1

**SE/4, SEC. 9, T8N, R3W, 1.M.
GOLDSBY, MCCLAIN COUNTY, OKLAHOMA**

TRACT 1A

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Nine (9), Township Eight North (T8N), Range Three West (R3W) of the Indian Meridian (1.M.), McClain County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of said SE/4; thence
N 00° 14' 37" W along the East line of said SE/4 a distance of 920.25 feet; thence
S 89° 45' 01" W a distance of 1795.00 feet to the POINT OF BEGINNING; thence
S 89° 37' 55" W a distance of 100.00 feet; thence
N 00° 11' 55" W a distance of 397.00 feet; thence
S 89° 37' 55" W a distance of 145.00 feet; thence
S 89° 37' 55" W a distance of 145.00 feet; thence
N 00° 11' 55" W a distance of 397.00 feet; thence
N 89° 47' 00" E a distance of 760.00 feet; thence
S 00° 01' 43" E a distance of 396.85 feet; thence
S 89° 37' 55" W a distance of 330.00 feet; thence
S 00° 22' 05" E a distance of 397.00 feet to the POINT OF BEGINNING.

Said tract contains 341596 Sq Ft or 7.842 Acres, more or less.

TRACT 1B

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Nine (9), Township Eight North (T8N), Range Three West (R3W) of the Indian Meridian (1.M.), McClain County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of said SE/4; thence
N 00° 14' 37" W along the East line of said SE/4 a distance of 920.25 feet; thence
S 89° 45' 01" W a distance of 1795.00 feet; thence
S 89° 37' 55" W a distance of 285.00 feet to the POINT OF BEGINNING; thence
S 89° 37' 55" W a distance of 145.00 feet; thence
N 00° 11' 55" W a distance of 397.00 feet; thence
S 89° 37' 55" E a distance of 145.00 feet; thence
S 00° 17' 55" E a distance of 397.00 feet to the POINT OF BEGINNING.

Said tract contains 65505 Sq Ft or 1.504 Acres, more or less.

TRACT 1C

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Nine (9), Township Eight North (T8N), Range Three West (R3W) of the Indian Meridian (1.M.), McClain County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of said SE/4; thence
N 00° 14' 37" W along the East line of said SE/4 a distance of 920.25 feet; thence
S 89° 45' 01" W a distance of 1795.00 feet; thence
S 89° 37' 55" W a distance of 100.00 feet to the POINT OF BEGINNING; thence
S 89° 37' 55" W a distance of 145.00 feet; thence
N 00° 11' 55" W a distance of 397.00 feet; thence
N 89° 37' 55" E a distance of 145.00 feet; thence
S 00° 11' 55" E a distance of 397.00 feet to the POINT OF BEGINNING.

Said tract contains 65505 Sq Ft or 1.504 Acres, more or less.

CERTIFICATION

1. A bearing of N 00° 14' 37" W for the East line of the SE/4 was used for the basis of bearings as determined by GPS observation.
2. The foregoing legal descriptions were prepared January 27th, 2021 by Denver Winchester PLS 1950.

EXHIBIT "B"
Tract 2

SE/4, SEC. 9, T8N, R3W, 1M.
 GOLDSBY, MCCLAIN COUNTY, OKLAHOMA

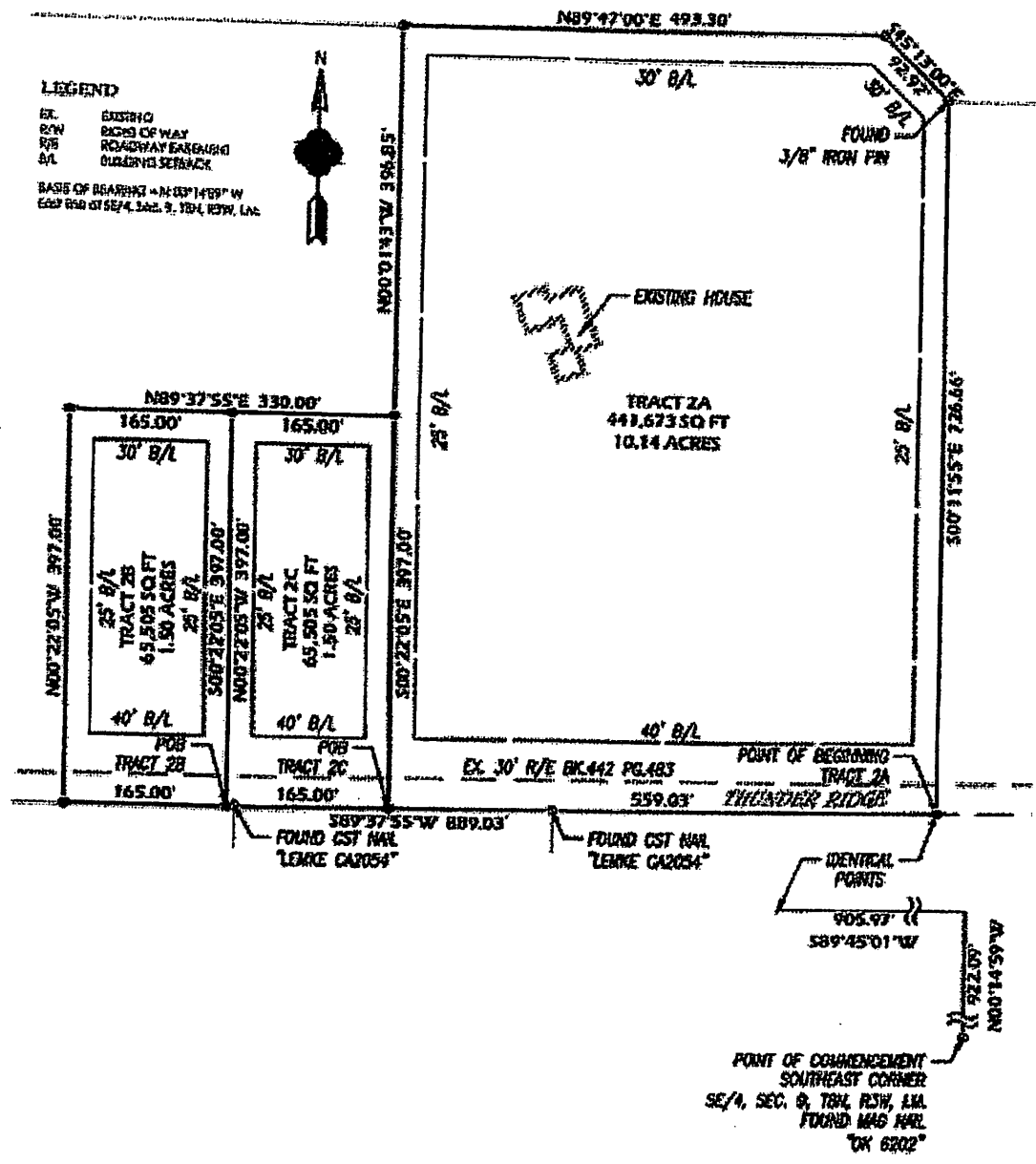
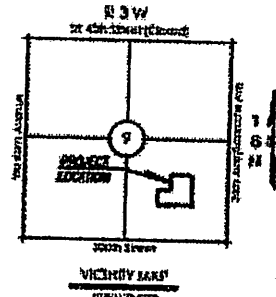


EXHIBIT "B"
Tract 2

TRACT 2A

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Nine (9), Township Eight North (8N), Range Three West (R3W) of the Indian Meridian (I.M.), McClain County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of said SE/4; thence
N 00° 14' 59" W along the East line of said SE/4 a distance of 922.09 feet; thence
S 89° 45' 01" W a distance of 905.97 feet to the POINT OF BEGINNING; thence
S 89° 37' 55" W a distance of 559.03 feet; thence
N 00° 22' 05" W a distance of 397.00 feet; thence
N 00° 01' 43" W a distance of 394.85 feet; thence
N 89° 47' 00" E a distance of 493.30 feet; thence
S 45° 13' 00" E a distance of 92.92 feet; thence
S 00° 11' 55" E a distance of 726.66 feet to the POINT OF BEGINNING.

Said tract contains 441,673 Sq Ft or 10.139 Acres, more or less.

TRACT 2B

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Nine (9), Township Eight North (8N), Range Three West (R3W) of the Indian Meridian (I.M.), McClain County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast Corner of said SE/4; thence
N 00° 14' 59" W along the East line of said SE/4 a distance of 922.09 feet; thence
S 89° 45' 01" W a distance of 905.97 feet; thence
S 89° 37' 55" W a distance of 724.03 feet to the POINT OF BEGINNING; thence
S 89° 37' 55" W a distance of 165.00 feet; thence
N 00° 22' 05" W a distance of 397.00 feet; thence
N 89° 37' 55" E a distance of 165.00 feet; thence
S 00° 22' 05" E a distance of 397.00 feet to the POINT OF BEGINNING.

Said tract contains 65505 Sq Ft or 1.504 Acres, more or less.

TRACT 2C

A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Nine (9), Township Eight North (8N), Range Three West (R3W) of the Indian Meridian (I.M.), McClain County, Oklahoma, being more particularly described as follows:

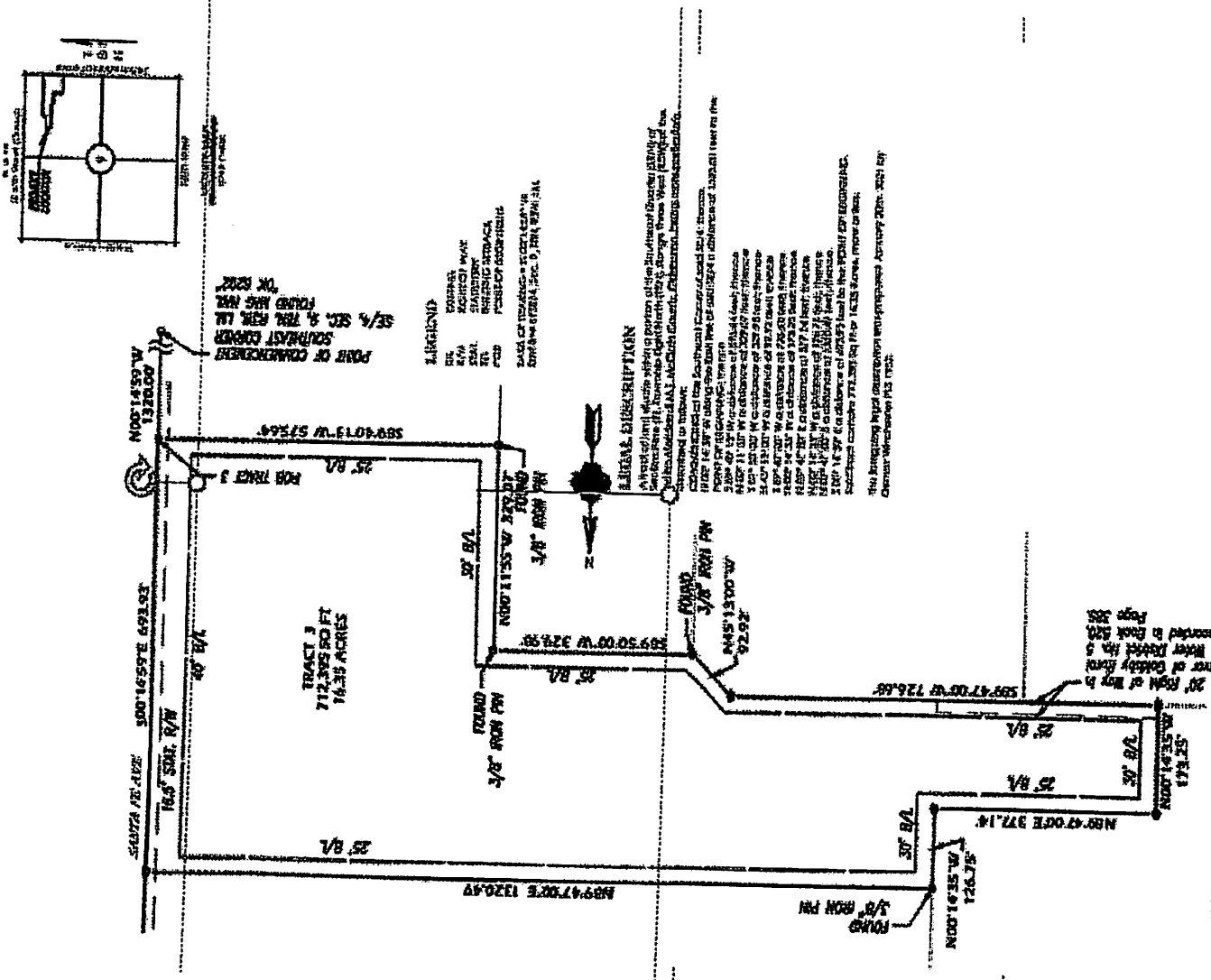
COMMENCING at the Southeast Corner of said SE/4; thence
N 00° 14' 59" W along the East line of said SE/4 a distance of 922.09 feet; thence
S 89° 45' 01" W a distance of 905.97 feet; thence
S 89° 37' 55" W a distance of 559.03 feet to the POINT OF BEGINNING; thence
S 89° 37' 55" W a distance of 165.00 feet; thence
N 00° 22' 05" W a distance of 397.00 feet; thence
N 89° 37' 55" E a distance of 165.00 feet; thence
S 00° 22' 05" E a distance of 397.00 feet to the POINT OF BEGINNING.

Said tract contains 65505 Sq Ft or 1.504 Acres, more or less.

CERTIFICATION

1. A bearing of N 00° 14' 59" W for the East line of the SE/4 was used for the basis of bearing as determined by GPS observation.
2. The foregoing legal descriptions were prepared January 27th, 2021 by Denver Winchester PLS 1952.

EXHIBIT "C"
Tract 3



NOTICE

This survey was made under my direct supervision and the accuracy of the same is guaranteed for the purpose intended. The survey was made on the ground and the bearings were taken by the methods of triangulation and the distances were measured by steel tapes. The same was made for the purpose of establishing the boundaries of the tract shown and for the purpose of showing the location of the same as shown on the plat. All other matters are left to the owner of the same and are not shown on the plat. Witness my hand and the seal of my office at Oklahoma City, Oklahoma, this 13th day of July, 2021.

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