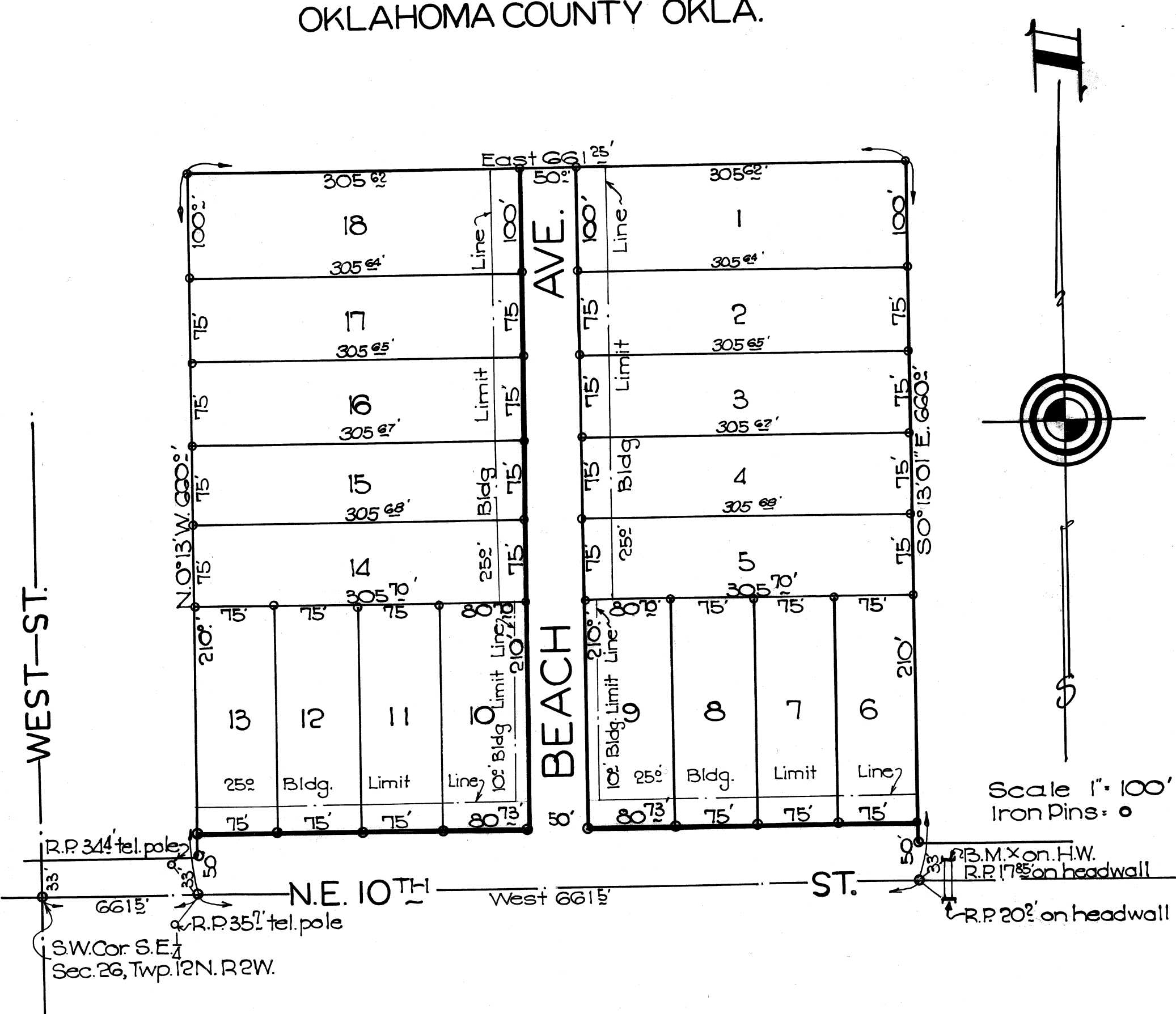


BEACH ACRES ADD.

THE SE $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$, SEC 26, TWP 12N., RGE. 2W.
OKLAHOMA COUNTY OKLA.



OWNERS CERTIFICATE AND DEDICATION

We the undersigned, Glenn Beach and Bernice Beach, husband and wife, do hereby certify that we are the owners of and the only persons who have any right, title or interest to the land shown and described on the annexed plat and that said plat is a correct survey made with our consent; that we hereby dedicate to the public use all the streets and avenues shown on said plat that we do hereby guarantee a clear title to the lands so dedicated from 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 by the bonded abstracter's certificate. **RESTRICTIONS**

- All lots shall be used for residential purposes. No dwelling shall be erected on any residential lot other than 1 detached single family dwelling not to exceed 2 stories, and a one or two unit garage, and except development for oil and gas purposes which will be permitted.
- No dwelling shall be erected on any residential lot nearer than 25 feet to nor farther than 35 feet from the front lot line, nor nearer than 5 feet to any side lot line, and no structure over 100 feet in height will be permitted.
- No dwelling of less than four rooms shall be permitted on any lot.
- All residences and buildings to be built on any of the lots shown on the annexed plat shall be either frame, brick, brick veneer, stucco, or stone construction. Buildings must be constructed in a workman-like manner and the outside wood parts of which must be painted with not less than three (3) coats of paint. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence temporarily or permanently.
- No lot or lots, or parts thereof, shall ever be owned or held by or for or the improvements thereon occupied by any person of any race other than the Caucasian or American Indian Race, except servants domiciled by an owner or tenant.
- No noxious or offensive trade, business or activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or a nuisance to the neighborhood.
- These covenants and restrictions are to run with the land and shall be binding on all persons and parties claiming under them.
- If the parties hereto or any of them, their heirs or assigns, shall violate or attempt to violate any of these restrictions or covenants, then it shall be proper and lawful for any person or persons owning any other land in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions or covenants and either to prevent him from so doing, or to recover damages for such violation.
- Any invalidation of any of these covenants or restrictions by judgment or Court Order, or otherwise, shall not affect any of the other covenants or restrictions, which shall remain in full force and effect.
Signed and Sealed at Oklahoma City, Okla. this 18th day of March 1949.

Glenn Beach
Glenn Beach

Bernice Beach
Bernice Beach

State of Oklahoma } s.s.
County of Oklahoma }

Before me, the undersigned, a Notary Public, in and for said county and State on this 18th day of March 1949, personally appeared Glenn Beach and Bernice Beach, 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 act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal, the day and year above set forth.
My commission expires Oct. 11, 1952.

Gene Moody
Notary Public

BONDED ABSTRACTERS CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracters of Titles for the State of Oklahoma County of Oklahoma in said State, show that the of land shown on the annexed plat of BEACH ACRES ADDITION, Oklahoma County, Oklahoma, being a subdivision of the S.E. $\frac{1}{4}$, of the S.W. $\frac{1}{4}$, of the S.E. $\frac{1}{4}$, of Section 26, Township 12 North, Range 2 West of the I.M., is vested in Glenn Beach and Bernice Beach, husband and wife, and that on the 18th day of March, 1949, that there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said County and State against said lands or the owners thereof; that the taxes are paid for the year 1947, and prior years, and that no outstanding tax sales certificates are against said land and that no tax deeds are issued to any person and that there are no liens, mortgages, or encumbrances of any kind against the land described in said plat, except right of way in favor of Oklahoma Gas and Electric Company recorded in Book 38 Mec. Page 49, right of way in favor of Oklahoma Natural Gas Company recorded in Book 68 Mec. Page 379 and Oil and Gas lease in favor of H.R. Barker, recorded in Book 931, Page 644, and assigned to Shell Oil Company.

Signed and Sealed at Oklahoma City, Oklahoma this 6th day of April, 1949.

Attest Clara M. Jackson
Asst. Secretary

SOUTHWEST ABSTRACT & TITLE CO.
By Wm. A. Jackson
Vice President

State of Oklahoma } s.s.
County of Oklahoma }

Before me, the undersigned, a Notary Public, in and for said County and State on this 18th day of March, 1949, personally appeared Wm. A. Jackson to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument as its Vice President 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 said corporation for the uses and purposes therein set forth.

Witness my hand and Notarial Seal the day and year above set forth.
My commission expires, Oct. 11, 1952.

Gene Moody
Notary Public

SURVEYOR'S CERTIFICATE

I, E. D. Hill, do hereby certify that that I am by profession a land surveyor and a Registered Professional Engineer and that the annexed plat of Beach Acres Addition, Oklahoma County, Oklahoma, consisting of one sheet correctly represents a survey made under my supervision on the 4th day of March, 1949, and that all the monuments shown thereon actually exist and their positions are correctly shown.

E. D. Hill
Registered Professional Engineer

State of Oklahoma } s.s.
County of Oklahoma }

Before me, the undersigned, a Notary Public, in and for said County and State on this 17th day of March, 1949, personally appeared E. D. Hill, 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 uses and purposes therein set forth.

Witness my hand and Notarial Seal the day and year above set forth.
My commission expires; Oct. 11, 1952.

Gene Moody
Notary Public

REGIONAL PLANNING COMMISSION APPROVAL

I, Harlan E. Chase, Secretary to the Regional Planning Commission for the County of Oklahoma, State of Oklahoma, hereby certify that the said Commission duly approved the annexed plat of BEACH ACRES ADDITION at a meeting held on the 24th day of March, 1949.

Harlan E. Chase
Secretary

E. D. HILL
ENGINEER-SURVEYOR
Registered Professional Engineer
128 1/2 W. 2nd St.
Oklahoma City, Okla.
Phone 2-1940
Date 3-4-49 Survey No. 69-B-11

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