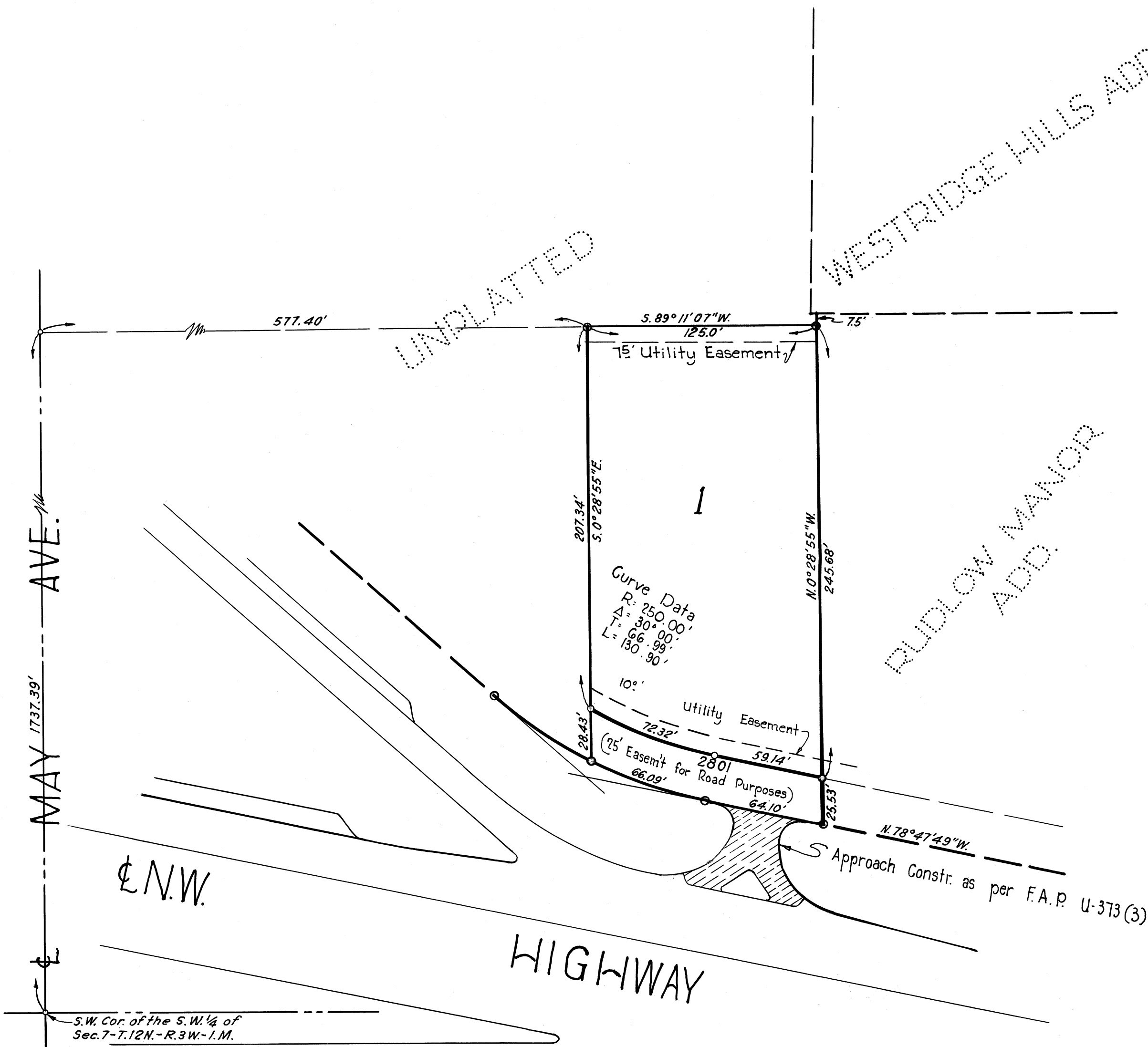


BEARD'S FIRST ADDITION

A PART OF THE S.W. 1/4, SEC 7, TWP. 12N. RGE. 3W. 1M.
OKLAHOMA CITY OKLAHOMA



OWNER'S CERTIFICATE & DEDICATION

Know All Men By These Presents: That the undersigned, C.K. Beard and Opal Lavern Beard, husband and wife, hereby certify that they are the owners of the legal title and the only persons, firm or corporation having any legal right, title or interest in and to the lands shown on the annexed map or plat, and does further certify:

(1) That as the owners of the title to said lands, which is shown on the annexed map or plat, of BEARD'S FIRST ADDITION to Oklahoma City, Oklahoma, hereby dedicates the streets and avenues shown on said map or plat for the use of the public and for its successors and assigns guarantees a clear title to said land and has caused the same to be released of all encumbrances so that the title is clear except mineral reservations and rights of way of record.

(2) That the areas indicated on said map or plat as "Utility Easement" are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public utility.

(3) That said property covered by said map or plat and this dedication is subject to certain restrictions, reservations, and covenants contained in a separate instrument which is a part and parcel thereof, and which instrument will be filed for record in the office of the County Clerk of Oklahoma County, State of Oklahoma contemporaneously with the filing of said map or plat and this dedication.

C. K. Beard

Opal Lavern Beard

State of Oklahoma) S.S.
County of Oklahoma)

Before me, the undersigned, a Notary Public in and for said County and State, on this 23rd day of February, 1960, personally appeared C.K. Beard and Opal Lavern Beard, husband and wife to me known to be the identical persons who subscribed the name of the maker as its owners, 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 notary seal the day and year last above written. My commission expires 10-11-60.

Dorene Moody
Notary Public

ENGINEER'S CERTIFICATE

I, E.D. Hill, Jr., a Civil Engineer and County Surveyor of Oklahoma County, Oklahoma, hereby certify that the annexed map or plat of BEARD'S FIRST ADDITION to Oklahoma City, Oklahoma correctly represents an accurate survey thereof made under my supervision and that the monuments shown thereon actually exist and their positions are correctly shown.

E. D. Hill, Jr.
E. D. Hill, Jr.

State of Oklahoma) S.S.
County of Oklahoma)

Before me the undersigned a Notary Public in and for said County and State on this 23rd day of February, 1960, personally appeared E.D. Hill, Jr. 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 Notary Seal the day and year last above written. My Commission expires 10-11-60.

Dorene Moody
Notary Public

CITY PLANNING COMMISSION APPROVAL

I, Vernon J. Scott, Chairman of the City Planning Commission of the City of Oklahoma City, Oklahoma, do hereby certify that the said Planning Commission duly approved the annexed map or plat of BEARD'S FIRST ADDITION to Oklahoma City, Oklahoma at a meeting on the 10th day of March 1960.

Vernon J. Scott
Chairman



BONDED ABTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracters of TITLES in and for the County of Oklahoma, State of Oklahoma, hereby certify that the records of said County and State of Oklahoma, show that the titles to the lands shown on the annexed map or plat of BEARD'S FIRST ADDITION to Oklahoma City, Oklahoma, is vested in C.K. Beard and Opal Lavern Beard, husband and wife and that on the 23rd day of February, 1960, there are no actions pending or judgments of any nature in any court of record or on file with the clerk of any court in said County or State against said lands or the owners thereof, that the taxes are paid for the year 1959 and prior years, and that no tax sales certificates are against said lands, and no tax deeds are issued to any person, and that there are no mortgages or encumbrances of any kind against the land described in said plat except mineral reservations and rights of way of record.

Signed and Sealed at Okla. City, Oklahoma this 23rd day of Feb. 1960.
American First Title & Trust Co.

Attest Christine Mead Ass't Secretary
Warren O. Ramberger 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 23rd day of February, 1960, personally appeared Warren O. Ramberger to me known to be the identical person who subscribed the name of the maker thereof to the above 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 seal the day and year last above written. My Commission Expires: 10-11-60.

Dorene Moody
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, Albert Dyer, do hereby certify that I am the duly elected qualified and acting County Treasurer of Oklahoma County, State of Oklahoma and that the records of said County and State show all taxes are paid for the year 1959 and prior years on said lands shown on the annexed map or plat of BEARD'S FIRST ADDITION to Oklahoma City, Oklahoma, and that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the payment of the current years taxes.

In Witness Whereof, said County Treasurer has caused this instrument to be executed at Oklahoma City, Oklahoma this 11th day of April 1960.

Albert Dyer County Treasurer
By J. W. Beckwith Chief Deputy

CITY CLERK'S CERTIFICATE

I, Orvin Crist, City Clerk of Oklahoma City, Okla. hereby certify that I have examined the records of said City and find all deferred payments or unamatured installments upon special assessments have been paid in full and that there is no special assessment proceeding now pending against the land shown on the annexed map or plat of BEARD'S FIRST ADDITION to Okla. City, Oklahoma this 3rd day of May 1960.

City Clerk Orvin Crist

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Oklahoma City, that the dedications shown on the attached map or plat of BEARD'S FIRST ADDITION to Oklahoma City, Oklahoma is hereby accepted. Adopted by the Council of the City of Oklahoma City, Okla. this 3rd day of May 1960. Approved by the Mayor of the City of Oklahoma City, Okla. this 3rd day of May 1960.

Attest Orvin Crist City Clerk
By Harry A. Bell Vice Mayor



SEWER AND WATER LINE DEDICATION

In consideration of the platting of the land shown on the annexed map of Beard's First Addition, the undersigned owners thereof for ourselves, our heirs, assigns and successors in interest to said land, hereby dedicate and convey to the City of Oklahoma City, for public use, the sewer and water lines, including all appurtenances thereto, constructed and installed or to be constructed and installed, in or over any of the streets, alleys, public utility easement, or other public ways shown on said annexed map.

Witness our hand this 23rd day of February, 1960.

C. K. Beard
Opal Lavern Beard

State of Oklahoma) S.S.
County of Oklahoma)

Before me the undersigned, a notary public in and for said County and State, on this 23rd day of February, 1960, personally appeared C.K. Beard and Opal Lavern Beard, husband and wife, who subscribed the name of the maker thereof to the above and foregoing owner's Sewer and Water Line Dedication as its owners 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 Notary Seal the day and year last above written. My Commission expires: 10-11-60.

Dorene Moody
Notary Public

Survey & Drawing By
E. D. HILL, JR.
Registered Professional Engineer
COUNTY SURVEYOR
Oklahoma County, Oklahoma
510 Courthouse Ph. CE 2-1940
OKLAHOMA CITY, OKLA.
Date: 1-28-60 Survey No. 27490

35/15