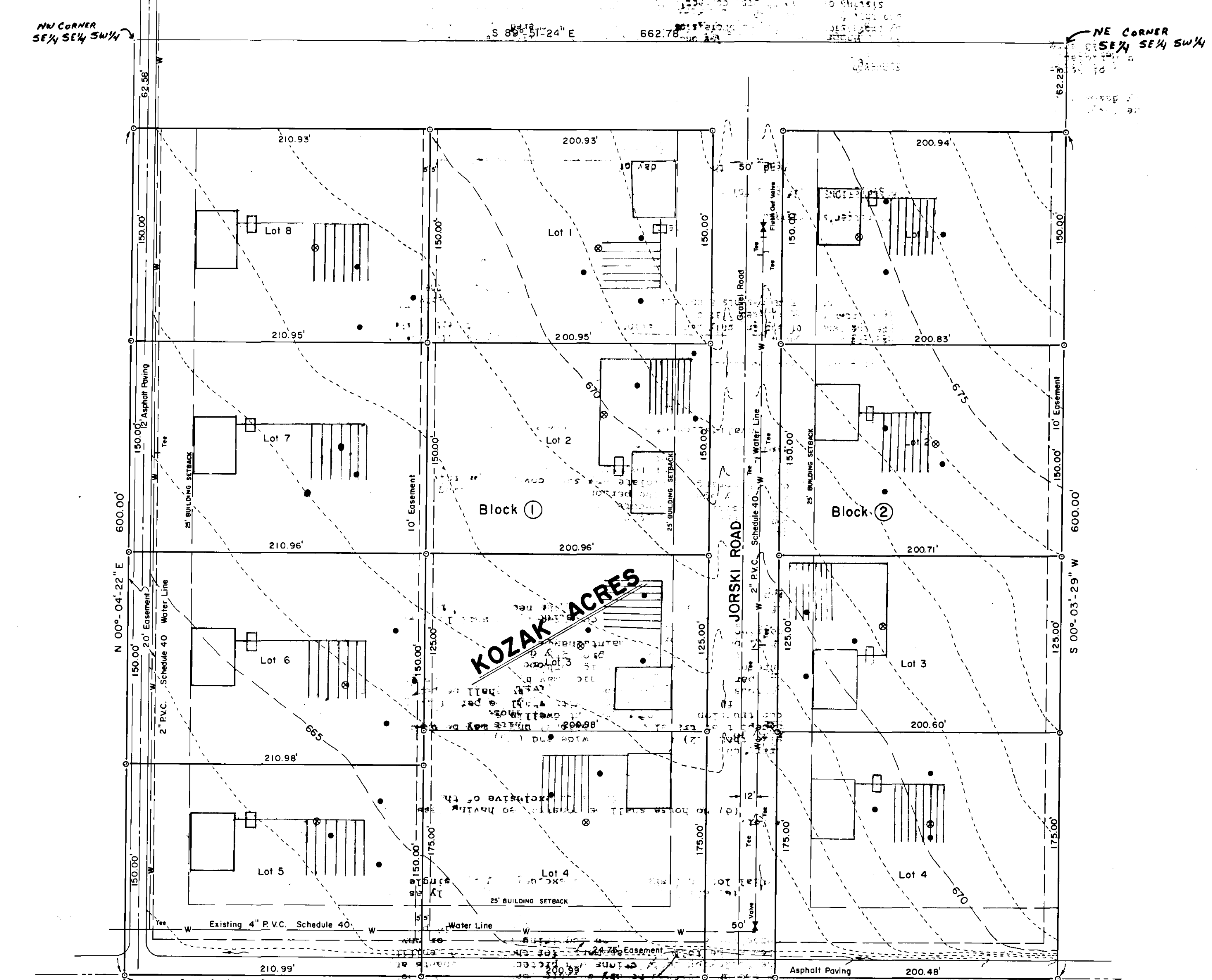


KOZAK ACRES



Restrictive Covenants
 Know all men by these presents:
 That we, the undersigned, Clement S. Kozak, a single person, and Mary Imogene Kozak, a single person, being the owners of the following described real estate in Wagoner County, Oklahoma, to-wit:
 South 600 feet of the SE 1/4 SE 1/4 SW 1/4 of Section 17, T17N, R19E of the Indian Base Meridian, Wagoner County, Oklahoma containing 9.1 acres, more or less.

hereby certify that we have caused the same to be surveyed, staked and platted into lots, do hereby guarantee clear title to all land that is dedicated; and for the purpose of providing an orderly development of the entire tract and for the further purpose of providing adequate restrictive covenants for the mutual benefit of ourselves and our successors in title to the subdivisions of said tract hereinafter referred to as lots and for the mutual benefit of the present owners and all future owners of said tracts, we the undersigned hereby declare, establish and impose the following restrictions and protective covenants and create the following easements for the use and benefit of ourselves and every person acquiring the title or any interest in any of the lots or tracts shown on said plat, and it shall be incumbent upon our transferees and successors to adhere thereto:

(a) All lots shall be known and used solely as residential lots and shall be used exclusively for single family dwelling purposes.
 (b) All lots shown on said plat are subject to the following restrictions and covenants:
 (c) Not more than one house shall be constructed on a lot.
 (d) No house shall be constructed having less than 1000 square feet of living area exclusive of the garage.
 (e) No tent, shack, barn or other out-building erected on any tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of temporary character be permitted. Also no mobile home less in size than (12) twelve feet wide and (60) sixty feet long, except that travel or recreational units may be used during construction time of permanent dwellings.
 (f) No commercial activity shall be permitted and no noxious or offensive trade or activity shall be permitted on any part of the property which may be or become an annoyance or nuisance in the neighborhood.
 (g) No part of the property described in said plat shall be used for the maintenance, care, breeding or housing of swine.
 (h) Any outbuilding constructed on said lots must be of good construction and be maintained in good repair and appearance.

If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other persons or persons owning any other tracts in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violations.

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.

OWNER'S CERTIFICATE AND DEDICATION.
 We, the undersigned, Clement S. Kozak and Mary Imogene Kozak do hereby certify that we are the owners of and the only person having any right, title, or interest in the land shown on the annexed Plat of: KOZAK ACRES and that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all the streets as shown on said annexed plat; that the easements as shown on the annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs, or assigns forever and have caused the same to be released from all encumbrances so the title is clear, except as shown in the abstractor's certificate.

RESTRICTIONS: (if any, follow here)
 Witness our hands this 3rd day of June, 1983.
 (ACKNOWLEDGMENT)

State of Oklahoma)
 County of Wagoner)
 Subscribed and sworn to before me this 3rd day of June, 1983.
 My Comm. expires Nov. 20, 1986
Naal Walker
Hobbs
 Notary Public

SURVEYOR'S CERTIFICATE
 I, A. Hobbs Osburn the undersigned, do hereby certify that I am by profession a registered professional engineer, or registered land surveyor, and that the annexed map of Kozak Acres consisting of 11 sheets, correctly represents a survey made under my supervision on the 1st day of May, 1983; and that all of the monuments shown hereon actually exist and their positions are correctly shown.

Signature: A. Hobbs Osburn
 (Acknowledgment)
 A. Hobbs Osburn L.S.#662

PLANNING COMMISSION APPROVAL
 I, Donnie J. Head Chairman/Secretary of the Wagoner Metropolitan Area Planning Commission, hereby certify that the said Commission duly approved the annexed map of Kozak Acres on the 1st day of May, 1983.

Chairman/Secretary

COUNTY TREASURER'S CERTIFICATE
 I, (Treasurer) Donnie J. Head do hereby certify that I am the duly elected, qualified, and acting County Treasurer of Wagoner County, State of Oklahoma; that the tax records of said county show all taxes are paid for the year 1982 and prior years on the land shown on the annexed plat of Kozak Acres in Wagoner County, Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused the instrument to be executed at Wagoner, Oklahoma, on this 1st day of May, 1983.

County Treasurer
 Wagoner County, Oklahoma

I, Donnie J. Head Sanitarian of the State Health Department, certify that the lots shown on this plat meet the requirements of the State Health Department with respect to lots which are not served by a municipal sanitary sewerage system.

Signature: Donnie J. Head, R.P.S.

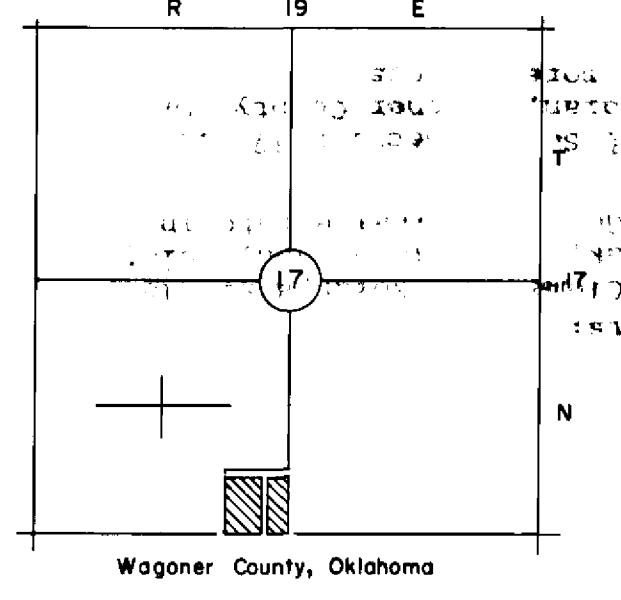
Date: 6-30-83

I, the Treasurer certify that I am the acting County Treasurer of Wagoner County, Oklahoma, on this 1st day of May, 1983.

Signature: Patsy Coates

Block	Minutes/Inch
Block 1	
Lot 1	11/10/8
" 2	9/12/12
" 3	7/8/11
" 4	25/15/24
" 5	22/22/16
" 6	16/19/26
" 8	13/13/25
Block 2	
Lot 1	8/12/6
" 2	6/8/7
" 3	11/23/10
" 4	13/28/13

SCALE: 1" = 50'



LEGAL DESCRIPTION
 Kozak Acres, an addition to the County of Wagoner, Oklahoma more particularly described as follows, to-wit:
 The South 600 feet of the SE 1/4 SE 1/4 SW 1/4 of Section 17, T17N, R19E of the Indian Base Meridian, Wagoner County, Oklahoma, containing 9.13 acres more or less.

NOTES:
 1. Iron Pin Set at Each Lot Corner.
 2. Denotes Perculation Test Hole.
 3. Denotes Core Hole Location.
 4. Contour Interval is of One Foot.

South Quarter Corner of Section 17, T-17-N, R-19-E, Wagoner County, Oklahoma. BENCHMARK. Elevation = 668.00 as Per U.S.C. & G.S.