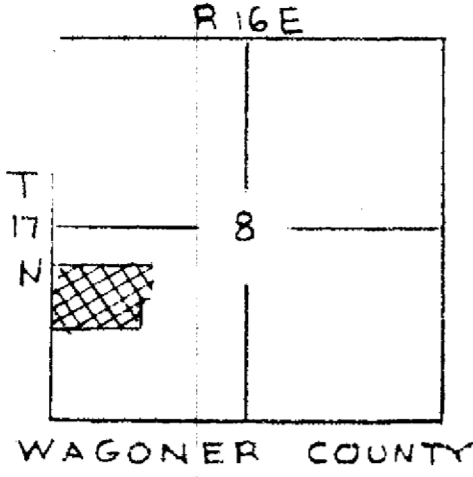


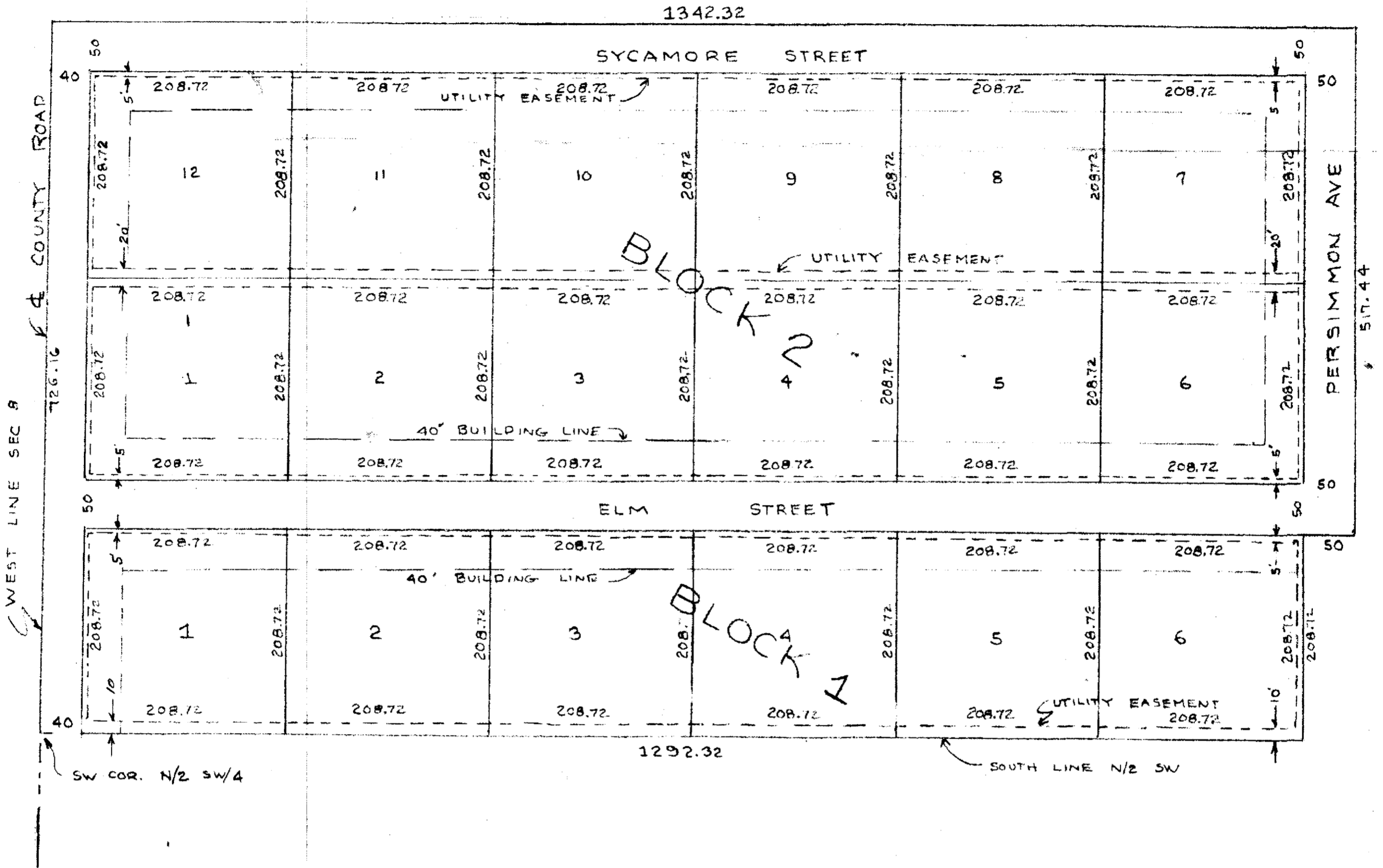
TOWER VIEW ACRES

A SUBDIVISION TO THE COUNTY OF WAGONER, STATE OF OKLAHOMA

BEGINNING AT THE SW CORNER OF THE NORTH HALF SW QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 16 EAST, WAGONER COUNTY, STATE OF OKLAHOMA: THENCE EAST 1292.32 FEET, THENCE NORTH 208.72 FEET, THENCE EAST 50 FEET, THENCE NORTH 517.44 FEET, THENCE WEST 1342.32 FEET, THENCE SOUTH 726.16 FEET TO THE POINT OF BEGINNING



Plat Book 5 Page 8
 STATE OF OKLAHOMA
 COUNTY OF WAGONER
 Filed for Record in this Office of the
 COUNTY CLERK AND RECORDED
FEB 14 1972
 AT 2:45 O'CLOCK
 JACK C. JONES, County Clerk
W. W. Boyd



CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS
 KNOWN ALL MEN BY THESE PRESENTS

THAT WILLIS C. BELL AND VIRGINIA F. BELL ARE THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING AT THE SW CORNER OF THE NORTH HALF SW QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 16 EAST, WAGONER COUNTY, OKLAHOMA: THENCE EAST 1292.32 FEET, THENCE NORTH 208.72 FEET, THENCE EAST 50 FEET, THENCE NORTH 517.44 FEET, THENCE WEST 1342.32 FEET, THENCE SOUTH 726.16 FEET TO THE POINT OF BEGINNING.

THAT WILLIS C. BELL AND VIRGINIA F. BELL THE OWNERS OF THE ABOVE DESCRIBED PROPERTY HAVE CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND BLOCKS, STREETS AND UTILITY EASEMENTS AND HAVE CAUSED THE SAME TO BE NAMED AND DESIGNATED AS "TOWER VIEW ACRES" A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF, AND HEREBY DEDICATE FOR THE PUBLIC USE THE STREETS AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY GUARANTEE CLEAR TITLE TO ALL LANDS SO DEDICATED AND FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE ENTIRE TRACT, FOR ALSO THE PURPOSE OF PROVIDING RESTRICTIVE COVENANTS FOR THE MUTUAL BENEFIT TO THE SUCCESSORS IN TITLE DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND CREATE THE FOLLOWING COVENANTS TO WHICH IT SHALL BE INCUMBERT TO OUR SUCCESSOR TO ADHERE.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING RIGHT UNDER THEM. THESE RESTRICTIONS MAY BE CHANGED, ALTERED OR AMENDED BY A TWO-THIRDS (2/3) VOTE OF THE INDIVIDUAL PROPERTY OWNERS IN THIS ADDITION.

IF THE PARTIES HERETO, OR ANY OF THEIR HEIRS OR ASSIGNS, SHALL VIOLATE, OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OF THE OTHER PERSONS OWING ANY REAL ESTATE SITUATED IN THE SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION OF ANY OF THESE COVENANTS, BY JUDGMENT OR COURT ORDER. INVALIDATION OF ANY OF THESE COVENANTS SHALL IN NO WAY AFFECT ANY OF THE RESTRICTIONS NOT IN QUESTION.

1. ALL LOTS IN THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS RESIDENTIAL.
2. ALL LOTS SHALL BE RESTRICTED TO SINGLE RESIDENCE, THE GROUND FLOOR SHALL BE AT LEAST 1,100 SQUARE FEET OF ENCLOSED LIVING SPACE, EXCLUDING EASEMENT, OPEN PORCHES, OR GARAGES.
3. NO STRUCTURE SHALL BE LOCATED NEARER THAN FIFTEEN FEET OF ANY LOT LINE.
4. NO STRUCTURE OF A TEMPORARY CHARACTER, MOBILE HOME, TRAILER, PAVEMENT, TENT, SHACK, BARN OR OTHER OUT-BUILDING SHALL BE MOVED ONTO OR BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY, OR PERMANENTLY.
5. OUT-BUILDINGS MAY BE CONSTRUCTED PROVIDED THEIR ARCHITECTURE IS IN CONFORMITY WITH THE RESIDENCE THEREON, NO SHACKS OR SHEDS MAY BE CONSTRUCTED ON ANY OF ANY LOT WHICH WOULD DETRACT FROM THE GENERAL APPEARANCE OF THE SUBDIVISION.
6. NO STRUCTURE PREVIOUSLY USED SHALL BE MOVED ONTO ANY LOT IN THE SUBDIVISION.
7. NO ANIMALS, LIVESTOCK OR HOULING OF ANY KIND SHALL BE RAISED, FEED, OR KEPT ON ANY LOT, EXCEPT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, FEED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.
8. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREIN WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
9. ALL INDIVIDUAL WATER SUPPLY SYSTEMS AND INDIVIDUAL SEWER SYSTEMS MUST BE APPROVED BY THE COUNTY OF WAGONER AND STATE OF OKLAHOMA HEALTH DEPTS.
10. NO LOT AS SHOWN ON THE ABOVE PLAT SHALL BE SUB-DIVIDED.

IN WITNESS WHEREOF SAID WILLIS C. BELL AND VIRGINIA F. BELL HAVE HERETO SET OWN HANDS THIS Feb 12, 1972

Willis C. Bell
 WILLIS C. BELL
Virginia F. Bell
 VIRGINIA F. BELL

STATE OF OKLAHOMA)
 COUNTY OF WAGONER)ss

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY OF WAGONER AND STATE OF OKLAHOMA ON THIS 12 DAY OF Feb, 1972, PERSONALLY APPEARED WILLIS C. BELL AND VIRGINIA F. BELL TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THE NAMES OF THE MAKERS OF THE FOREGOING INSTRUMENT AND AS ITS OWNER, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES SET FORTH.

MY COMMISSION EXPIRES 7-7-72

M. A. Dunn
 NOTARY PUBLIC

TREASURER CERTIFICATION

I HEREBY CERTIFY THAT THE 1971 AND BACK TAXES HAVE BEEN PAID ON THE ABOVE DESCRIBED PROPERTY. *According to 1971 tax roll.*

14th DAY OF Feb, 1972
John F. Sheridan
 WAGONER COUNTY TREASURER

SURVEYOR CERTIFICATION:

I, JOHN F. SHERRIDAN, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA AND THE DULY ELECTED SURVEYOR OF WAGONER COUNTY STATE OF OKLAHOMA HAVE SURVEYED THE ABOVE SHOWN PROPERTY AND DO HEREBY STATE THAT SAID SURVEY IS CORRECT TO THE BEST OF MY CURRENT KNOWLEDGE.

20 DAY OF JAN, 1972
John F. Sheridan
 WAGONER COUNTY SURVEYOR