

STATE OF OKLAHOMA }
Washington County } SS

This instrument was filed for record

JUN 29 1953

at 10⁵⁰ o'clock A.M.

CLYDE V. REASOR, County Clerk

BY [Signature] DEPUTY

DEDICATION OF BEALL VALLEY SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS That we, the undersigned J. A. Beall and Annabel Beall, husband and wife, the owners of the following described land situated in Washington County, State of Oklahoma, to-wit:

The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the West 264 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and all that part of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ described as follows:

Beginning at a point on the north line thereof and 200 feet east of the Northwest Corner thereof as a point of beginning, thence South 220 feet, thence West 200 feet, thence South 150 feet, thence East 772.6 feet, thence North 220 feet, thence East 151.4 feet, thence North 150 feet, to the north line of said S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, thence West 724.0 feet to the point of beginning, all being in Section 22, Township 26 North, Range 13 East,

have caused said land to be surveyed and subdivided into lots, blocks and streets, as shown on the plat thereof bearing date the same date as this instrument and filed in the office of the County Clerk at the same time as this instrument, and we do hereby dedicate unto the perpetual use of the public the streets indicated on said plat of said land, said land so subdivided to be known as Beall Valley Subdivision, in Washington County, Oklahoma.

And we do hereby impress upon and attach to said land as above described the following restrictions and conditions, to-wit:

1. The lots described in said plat shall be known and used only as one family residential lots. Each residence erected in said subdivision shall be connected to sanitary sewer lines or to a septic tank, and no outdoor toilet shall be permitted.
2. No building shall be located nearer to the front lot line than the building set back lines shown on the recorded plat; and the front of any lot shall be deemed to be the shrotest end thereof which faces on any street or road. No building shall be located nearer than 5 feet to any side lot line except that the side line restrictions shall not apply to a detached garage or other outbuilding located 65 feet or more from the front lot line.
3. The lots as shown on said plat shall not be subdivided. Dwelling houses erected thereon shall have not less than 1000 square feet of floor area, exclusive of garages and porches. No structures shall be erected on any lots except structures built of standard milled lumber or superior materials such as stucco, brick, rock, tile or concrete. All outside buildings must conform in design to the main house on the lot where located.
4. No noxious or offensive trade shall be carried on, on any of said property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No business building of any type shall be erected thereon nor shall any commercial business be carried on at any time.
5. No race or nationality other than the Caucasian race or American Indian shall use, own or occupy any lot or building on any lot, except this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed on the property by an owner or tenant living on the property.
6. No trailer, tent, shack, barn, or other outbuilding erected on said property shall at any time be used as a residence, temporary or permanent.
7. No structure of any type shall be moved from another location and placed on any lot in said subdivision.
8. An easement is hereby reserved utility installation and maintenance, and for drainage, on the areas as indicated for easements on the plat of said subdivision.

9. All of the restrictions above set out shall be binding upon the present owners and upon the purchaser of any portion of said subdivision and upon their heirs, assigns and legal representatives until June 26, 1978, and shall continue after that time unless changed by agreement in writing between the owners of a majority of the area of said subdivision; provided, however, said restrictions shall be subject to change at any time by agreement in writing between the owners of a majority of the area of said subdivision. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

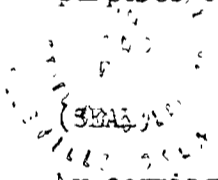
10. The restrictions and covenants herein contained shall be annexed to and run with the land, and the grantors herein or any owner of any part of said subdivision shall have the right to enforce said restrictions in any court of competent jurisdiction, either by suit or injunction, to prevent the violation of such restrictions, or to recover damages for a violation of such restrictions.

IN WITNESS WHEREOF, the said parties above named have hereunto set their hands this 26th day of June, 1953.

J. A. Beall
J. A. Beall
Annabel Beall
Annabel Beall

STATE OF OKLAHOMA
SS
WASHINGTON COUNTY

Before me, the undersigned, a Notary Public in and for said County and State, on this 26th day of June, 1953, personally appeared J. A. Beall and Annabel Beall, 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.



J. D. Lane
Notary Public.

My commission expires April 1, 1954.

STATE OF OKLAHOMA }
Washington County } SS
This instrument was filed for record

JAN 18 1977

at 9:30 o'clock A.M.
BEN J. ELSWORTH, County Clerk
Deputy

AMENDMENT TO RESTRICTIVE COVENANT

WHEREAS, on the 26th day of June, 1953, the following described real property was surveyed and platted under the name of Beall Valley Subdivision, Washington County, Oklahoma, and the Dedication, Restrictions and Plat of the said subdivision were filed in the office of the County Clerk of Washington County and recorded in Book 281, at Page 133, and the property was subjected to said restrictive covenants which were to run with the land and enforceable by any owner, said lands being described as follows, to-wit:

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The NW/4 of the NW/4 of the NW/4, and the West 264 feet of the NE/4 of the NW/4 of the NW/4, and all that part of the S/2 of the NW/4 of the NW/4 described as follows:
Beginning at a point on the north line thereof and 200 feet east of the Northwest Corner thereof as a point of beginning, thence South 220 feet, thence West 200 feet, thence South 150 feet, thence East 772.6 feet, thence North 220 feet, thence East 151.4 feet, thence North 150 feet, to the north line of said S/2 of the NW/4 of the NW/4, thence West 724.0 feet to the point of beginning, all being in Section 22, Township 26 North, Range 13 East, Washington County, State of Oklahoma.

AND, WHEREAS, it is in the best interest of and mutually desirable for the property owners of a majority of the area of all tracts comprising Beall Valley Subdivision to affect amendments upon the above restrictive covenants for the reason that said dedication and accompanying restrictions now work a hardship on available use of the said property for residential purposes.

NOW, THEREFORE, in consideration of the mutual covenants and agreements and benefits to be derived by all owners of property in Beall Valley Subdivision, we, the undersigned, do hereby consent and agree that the following amendments to the restrictive covenants referred to above shall be in force and effect upon attaining the signatures of the owners of a majority of the entire area of all tracts comprising such subdivision, to-wit:

1. Restriction No. 2 shall be amended to read: "No building shall be located nearer to the front lot line than the building set back lines shown on the recorded plat with the exception that the front set back lines on Lots 1 through 10, Block 1 is hereby amended from 30 feet to 25 feet. Further, the front of any lot shall be deemed to be the shortest end thereof which faces on any street or road. No building shall be located nearer than 5 feet to any side lot line except that the side line restrictions shall not apply to a detached garage or other out-building located 65 feet or more from the front lot line."

2. Restriction No. 3 shall be amended to read: "The lots as shown on said plat shall not be subdivided in such a manner as to reduce the square footage of any building site below 11,347.5 square feet and, further, no lot shall be subdivided in such a manner as to reduce any building site's front footage to less than 75 feet. It is provided that dwelling houses erected thereon shall have not less than 1,000 square feet of floor area, exclusive of garages and porches. No structures shall be erected on any lots except structures built of standard milled lumber or superior materials such as stucco, brick, rock, tile, or concrete. All outside buildings must conform in design to the main house on the lot where located."

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P.O. Box 668
Bartlesville, OKla.

