

AIRPORT VIEW SUBDIVISION

OF PART OF W 1/2 OF S 1/2 OF BLOCK 9, HICKEY'S ACRES
BETHANY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That the undersigned, G.F. STUMPF & COMPANY, INCORPORATED, a corporation does hereby certify that it is the owner and the only person or persons, firm or corporation having any right, title or interest in and to the land described as follows, to wit:—
A tract of land in Oklahoma County, Oklahoma, which is a part of the S.W. 1/4 of Sec. 9, T.12 N., R.4 W. of I.M. more particularly described as a part of the W. 1/2 of the S. 1/2 of Block 9 Hickey's Acres.

The undersigned further certifies that it has caused said tract of land to be surveyed into lots, blocks, streets, and avenues, and have caused a plat to be made of said tract showing accurate dimensions of lots, set-back lines, rights of way, widths of streets and reserves for utilities, it hereby designates said tract of land as "AIRPORT VIEW SUBDIVISION" and dedicates to public use all the streets and avenues within the subdivision and reserves for installation and maintenance of utilities a strip of the subdivision in width as noted in the annexed plat. All lands so dedicated to public use are free and clear of all encumbrance, except as shown in the Abstractor's Certificate.

RESTRICTIONS

- All lots within the subdivision shall be known and designated as residential building plots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two automobiles and other outbuildings incidental to the residential use of the lot.
- No building shall be located nearer to the front lot line than the building set-back lines shown on the annexed plat.
- No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at anytime be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.
- The ground floor area of the main structure, exclusive of one-story open porches and garage, shall not be less than 575 square feet in the case of a one-story structure, or a one and one-half, two, and two and one-half story structure.
- No person of any race other than Caucasian or American Indian shall use or occupy any building or lot in this subdivision, except that this covenant shall not prevent occupancy of servant's quarters by a person or persons of a different race employed by an owner or tenant.
- These covenants shall run with the land and shall be binding on all persons and all parties claiming under them until January 1, 1975, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
- Invalidation of any one of these covenants by judge or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness our hands this 31st day of **OCTOBER**, 1949

G. F. STUMPF & COMPANY, INCORPORATED

Attest *Clarence Stumpf*
Secretary

G. F. Stumpf
President

State of Oklahoma ss
County of Oklahoma

On this 31st day of **OCTOBER**, 1949, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared G. F. STUMPF, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its 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.

Given under my hand and seal the day and year last above written.

My commission expires **July 6th, 1953.**

Edythe G. Patton
Notary Public

CITY COUNCIL APPROVAL

I, FRANKIE JERNIGAN, City Clerk of the City of Bethany, Oklahoma, hereby certify that the annexed map was duly approved by the City Council of said City on the 1st day of November 1949, and that I was authorized to indorse hereon the approval of said council, and the acceptance of all land dedicated to public use, as shown on said plat, and that I have examined the records of said City, and that all deferred payments or unamortized installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land as shown on the annexed plat on this 1st day of November, 1949.

Frankie Jernigan
City Clerk

CERTIFICATE OF BONDED ABSTRACTER

The undersigned duly qualified and lawfully bonded Abstractor of titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of the proper officials of said County show that the title to the land included in the annexed plat of AIRPORT VIEW SUBDIVISION a part of the West One-Half (1/2) of the South One-Half (1/2) of block nine of the Hickey's Acres Addition to Oklahoma County, Oklahoma, is vested in the G. F. STUMPF and COMPANY, INCORPORATED, a corporation, and that on the 31st day of **OCTOBER**, 1949, there were 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 land or the owners thereof; that the taxes are paid for said year 1948, and all prior years; 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 other encumbrances of any kind against the land included within said annexed plat, except: All oil, gas or other minerals for a term of 15 years from August 29, 1949, or as much longer as oil, gas or other minerals are produced in paying quantities.

IN WITNESS WHEREOF, said Bonded Abstractor has executed this instrument at Oklahoma City, Oklahoma, on this 31st day of **OCTOBER**, 1949.

COATES ABSTRACT COMPANY
A Sole Proprietorship composed of John J. Coates

John J. Coates SOLE OWNER

State of Oklahoma ss
County of Oklahoma

Before me, the undersigned, a Notary Public in and for the said County and State on this 31st day of **OCTOBER**, 1949, personally appeared JOHN J. COATES, to me known to be the identical person who subscribed the name of the maker to the within and foregoing Bonded Abstractor's Certificate as Sole Proprietor, 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 sole proprietorship for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires **July 6th, 1953.**

Edythe G. Patton
Notary Public

ENGINEER'S CERTIFICATE

I, JOHN E. REA, the undersigned, do hereby certify that I am a registered professional engineer and that the annexed plat of AIRPORT VIEW SUBDIVISION a part of the West 1/2 of the South 1/2 of Block 9 of the Hickey's Acres Addition to Oklahoma County, Oklahoma, consisting of one sheet, correctly represents a survey made under my supervision on the 22nd day of September, 1949.

John E. Rea
John E. Rea
State of Oklahoma
Registered Professional Engineer
No. 1850

State of Oklahoma ss
County of Oklahoma

Before me, the undersigned, a Notary Public, in and for said County and State, on this 4th day of **November**, 1949, personally appeared JOHN E. REA, 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.

Given under my hand and seal the day and year last above written.

My commission expires **March 3, 1951**

A. M. Drummond
Notary Public

REA ENGINEERING COMPANY
OKLAHOMA CITY, OKLAHOMA

