

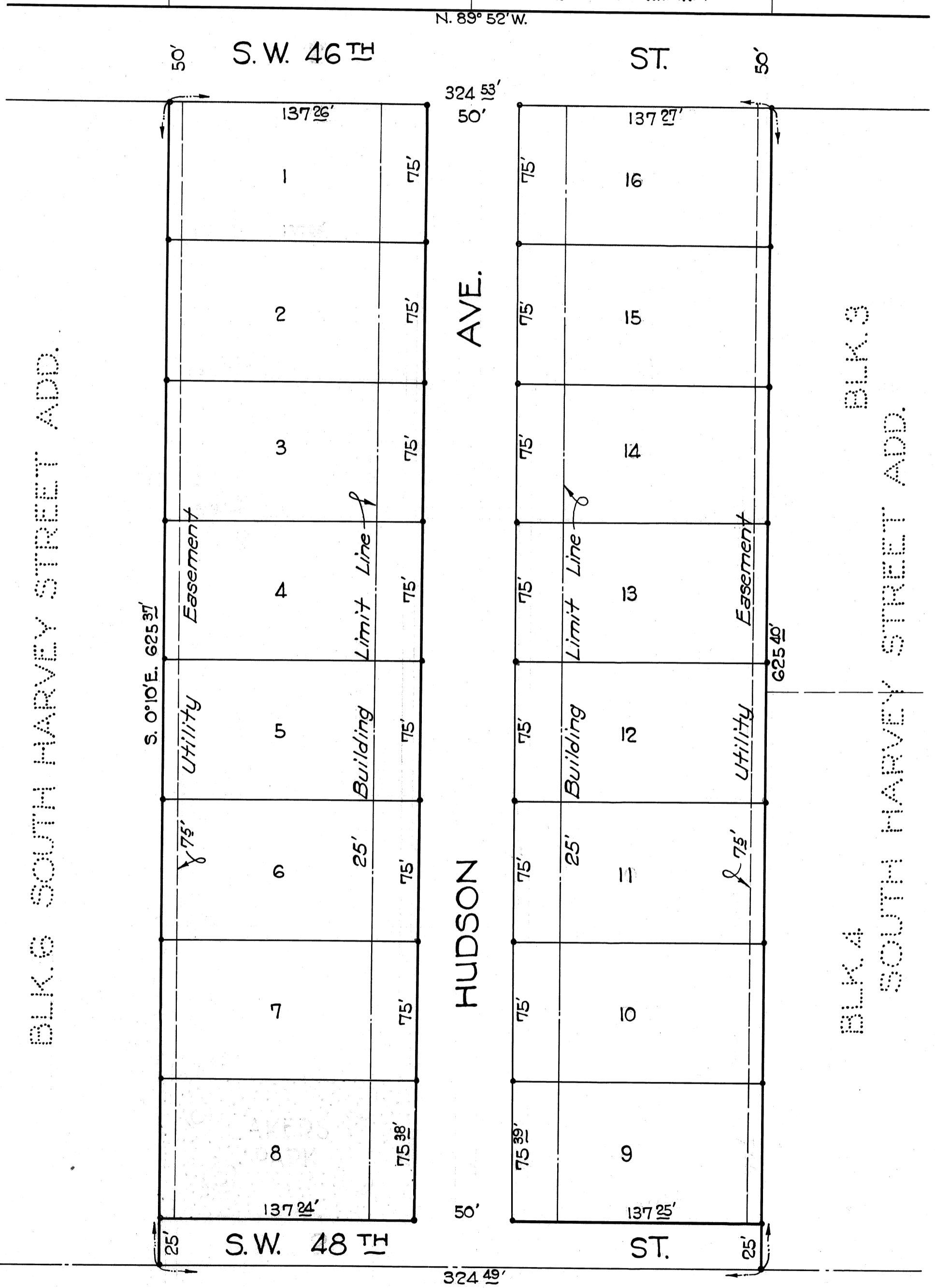
AKERS SUB

BLOCK 5, SOUTH HARVEY STREET ADD.

OKLAHOMA CITY, OKLA.

7/26/47
7/26/47

SUB. OF BLKS. SO. HAR. ST. ADD. BLK. 2 FOX ADD.



UNPLATTED

Scale 1"=50'
Iron Pins = •

OWNERS CERTIFICATE AND DEDICATION

We, Robert M. Akers and Alma Zell Akers, husband and wife, hereby certify that we are the owners of and the only persons who have any interest, right or title in the land shown and described on the annexed plat of AKERS SUB of Block 5, South Harvey Street Addition, Oklahoma City, Okla., and that the said plat correctly represents a survey made with our consent. We hereby dedicate to the public use all streets, avenues and parks, as shown on said annexed plat, and guarantee a clear title to the land so dedicated from ourselves, our heirs, or assigns forever, and have caused the same to be released from all encumbrances, so that the title is clear.

RESTRICTIONS

1. All lots shall be known and described as residential lots and no structure shall ever be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling and other structures customarily appurtenant thereto.
2. A Building Limit Line is hereby established, as shown on the plat, and no structure shall be erected nearer the street or front lot line than shown by said building limit line, nor nearer than five (5) feet to any side lot line, except structures erected sixty-five (65) feet from the front lot line may be not less than two (2) feet from the side lot line.
3. There is hereby reserved seven and one-half (7½) feet off of the rear of all lots, as shown on the plat, for the free use of all public utilities.
4. No dwelling shall be erected or placed on any lot which has less than eight hundred (800) square feet of floor space, exclusive of porches and garages.
5. No trailer, basement, tent, shack, garage or other outbuilding shall ever be used as a dwelling either temporarily or permanently, nor shall any structure of a temporary character be used as a dwelling.
6. No person of any race, other than the Caucasian or American Indian, shall ever own, use, or occupy any land or building, except that this covenant shall not prevent occupancy of domestic servants of a different race domiciled with an owner or tenant.
7. These covenants and restrictions are to run with the land and shall be binding on all persons and parties claiming under them.
8. If the parties hereto, their heirs or assigns, shall violate or attempt to violate any of these covenants or restrictions it shall be proper, and the intent hereof, for any other person or parties, owning land herein, to prosecute any proceedings at law or in equity against such person or parties violating, or attempting to violate, and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Robert M. Akers
Alma Zell Akers

State of Oklahoma
County of Oklahoma ss.
Before me, the undersigned, a Notary Public in and for the said county and state on this 30th day of November, 1946, personally appeared Robert M. Akers and Alma Zell Akers, 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.
Witness my hand and seal the day and year last above written.
My commission expires: 5-20-47

Iris Cole
Notary Public

BONDED ABSTRACTERS CERTIFICATE

The undersigned, duly qualified and lawfully bonded abstractor of titles in and for the County of Oklahoma, State of Oklahoma, hereby certify that the records of the County of Oklahoma, in said State, show that the title of the land shown on the annexed plat of AKERS SUB of BLOCK 5, SOUTH HARVEY STREET ADD., Oklahoma City, Okla., is vested in Robert M. Akers and Alma Zell Akers, husband and wife, and that on the 30th day of November, 1946, there are no actions pending or judgments of any nature in any court in said county and state against said lands, or the owners thereof; that the taxes are paid for year 1945, and prior years, and that no outstanding tax sale certificates are against said lands; that no tax deeds are issued to any person, and there are no liens, mortgages, or encumbrances of any kind against the land described and shown on the annexed plat.
Signed and sealed at Oklahoma City, Okla., this 30th day of Nov., 1946.

THE COATES ABSTRACT COMPANY, A Sole Proprietorship
John J. Coates
John J. Coates, sole proprietor

State of Oklahoma ss.
County of Oklahoma ss.
Before me, the undersigned, a Notary Public in and for the said county and state on this 30th day of November, 1946, personally appeared John J. Coates, 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 seal the day and year last above written.
My commission expires: 11-9-49
E. J. Wallace
Notary Public

SURVEYORS CERTIFICATE

I, Frank Brewer, hereby certify that I am by profession a Civil Engineer and that I have made a careful survey of the land shown on the annexed plat of Akers Sub of Block 5, South Harvey Street Add., Oklahoma City, Okla., and that the monuments shown thereon actually exist and their positions are correctly shown.

Frank Brewer
Civil Engineer

State of Oklahoma ss.
County of Oklahoma ss.
Before me, the undersigned, a Notary Public in and for the said county and state on this 4th day of December, 1946, personally appeared Frank Brewer, 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 seal the day and year last above written.
My commission expires: 6-12-49

J. D. Million
Notary Public

REGIONAL PLANNING COMMISSION APPROVAL

I, J.W. Hinton, secretary to the Regional Planning Commission for Oklahoma County, State of Oklahoma, hereby certify that said commission duly approved the annexed plat of Akers Sub of Block 5, South Harvey Street Add., Oklahoma City, Okla., at its meeting on the 19th day of December, 1946.

J. W. Hinton
Secretary

