

ANDERSON'S SKY LINE VIEW

A PART OF THE NE 1/4 SECTION 23 T12N R1W IM
CHOCTAW, OKLA.

OWNER'S CERTIFICATE & DEDICATION

We the undersigned, **BOYD ANDERSON** and **KATHERINE ANDERSON**, husband and wife, **LONELL L. ANDERSON** and **ELIZABETH H. ANDERSON**, husband and wife, **ANTHONY J. SARACENO** and **DOROTHY SARACENO**, husband and wife do hereby certify that we are the owners of and the only persons having any right, title or interest in the land shown on the annexed plat of "ANDERSON'S SKY LINE VIEW ADDITION" to Choctaw, Oklahoma County, Oklahoma and that the said annexed plat represents a correct survey of the above described property made with our consent and that we hereby dedicate to the public use of all the streets shown on said annexed plat. That the easements as shown on said 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 that the title is clear, except as shown in the Bonded Abstracter's Certificate.

- RESTRICTIONS:**
- All lots in this addition shall be known and described as residential lots and no structures shall be erected, placed or permitted to remain on any residential lot except one detached single family dwelling. Except lots 2 & 3 Block 1, lots 5, 6, 7, 8, 9 & 10 Block 2 and lots 1 & 2 Block 3 which may be used for business or residential purposes.
 - No trailer, tent, basement, shack, garage, barn or other out-buildings erected on this tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary nature be used as a residence.
 - No building shall be located on any residential lot nearer than shown on the annexed plat to the front or side street lot lines and no building shall be located nearer than 5 feet to any side lot line.
 - No dwelling containing less than 700 square feet shall be permitted on any lot.
 - No noxious or offensive activity shall be carried on upon any lot nor shall anything done thereon which may become a nuisance to the neighborhood.
 - All lots in this addition shall be served by an approved septic tank or an approved public sanitary disposal system. Septic tanks to be located at least 20 feet away from dwelling.
 - No old house will be permitted to be moved onto any lot in this addition. However new homes may be moved in.
 - No animal, livestock, fowls, etc. excluding house pets shall be permitted on any lot in this addition.
 - The owner or owners of any parcel of land in this addition may severally or jointly by proper action in court enforce any restriction herein contained or prevent the violation thereof.
 - These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until Jan. 1, 1979, at which time said covenants shall be automatically extended for successive period of 10 years unless by 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 judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF: We have set our hand this 5 day of Feb., 1960.

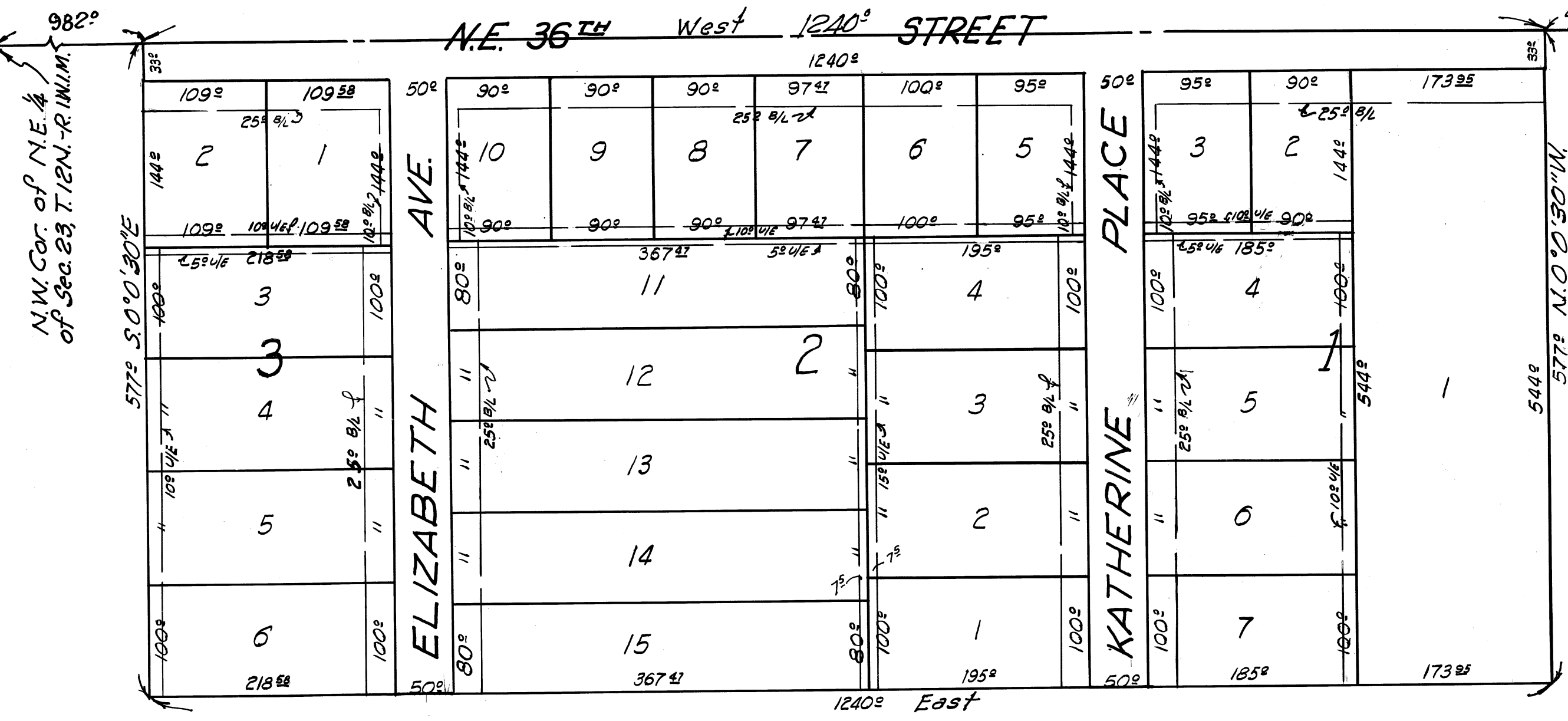
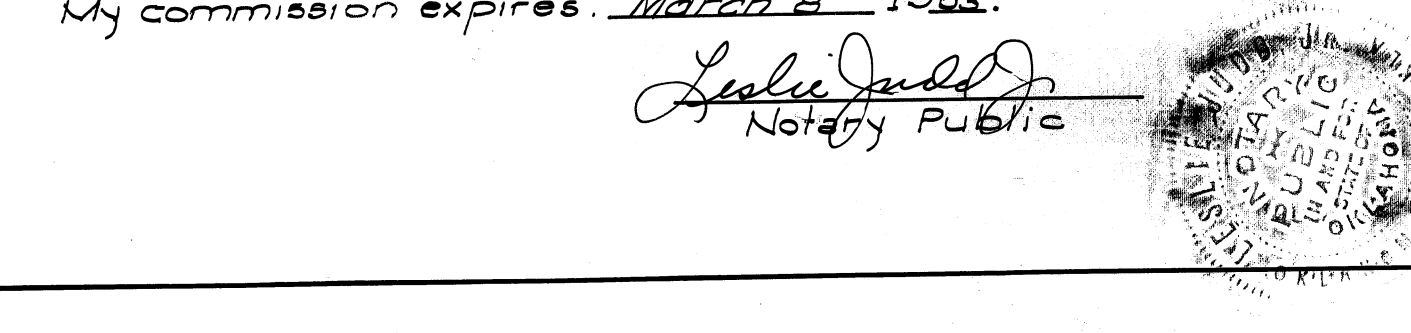
Anthony J. Saraceno Husband
Boyd Anderson Husband
Lonell L. Anderson Husband

Dorothy Saraceno Wife
Katherine Anderson Wife
Elizabeth H. Anderson Wife

STATE OF OKLAHOMA } s.s.
COUNTY OF OKLAHOMA }

Before me the undersigned, a notary public, in and for said county and state on this 5 day of Feb., 1960 personally appeared **Boyd Anderson** and **Katherine Anderson**, 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 own 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 8, 1963.

Leslie Judd
Notary Public



STATE OF OKLAHOMA } s.s.
COUNTY OF OKLAHOMA }

Before me the undersigned, a notary public, in and for said county and state on this 5 day of Feb., 1960 personally appeared **Lonell L. Anderson** and **Elizabeth H. Anderson**, 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 own 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 8, 1963.

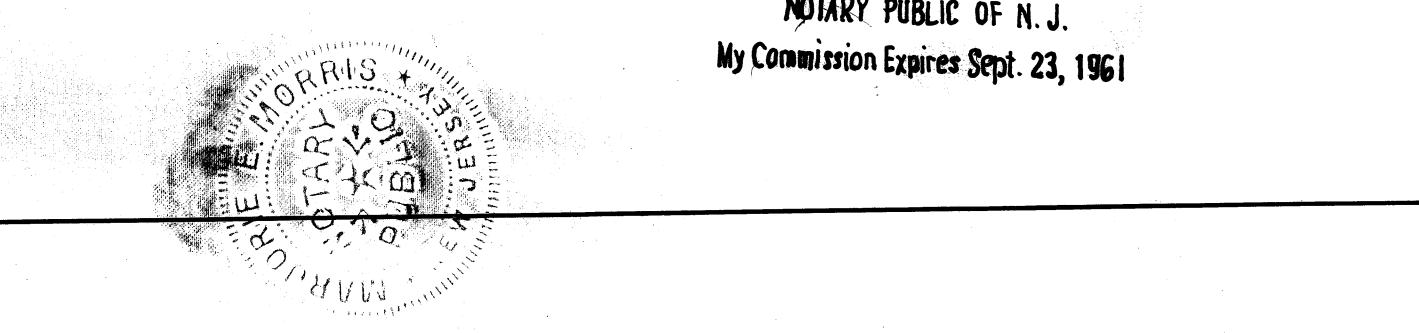
Leslie Judd
Notary Public

STATE OF OKLAHOMA } s.s.
COUNTY OF OKLAHOMA }

Before me the undersigned, a notary public, in and for said county and state on this 11 day of Feb., 1960 personally appeared **Anthony J. Saraceno** and **Dorothy Saraceno**, 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 own 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: Sept. 23, 1961.

Margaret J. Morris
Notary Public

NOTARY PUBLIC OF N. J.
My Commission Expires Sept. 23, 1961



SURVEYOR'S CERTIFICATE

I, **R.W. Thomas**, do hereby certify that I am by profession a land surveyor and the annexed plat of "ANDERSON'S SKY LINE VIEW ADDITION" to Choctaw, Oklahoma consisting of one sheet correctly represents a survey made under my supervision on the 5 day of Feb., 1960, and that all the monuments shown hereon actually exist and their positions are correctly shown.

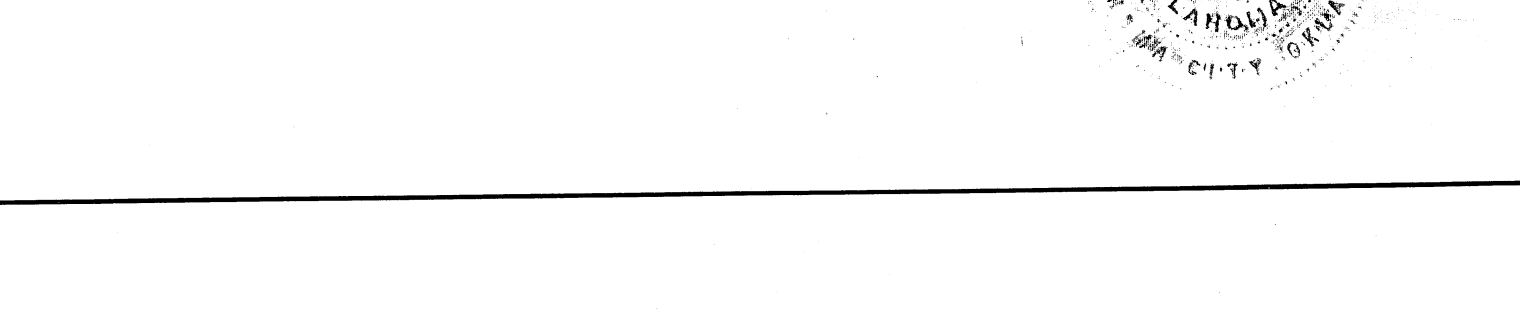
R.W. Thomas
Surveyor

STATE OF OKLAHOMA } s.s.
COUNTY OF OKLAHOMA }

Before me the undersigned, a notary public, in and for said County and state on the 5 day of Feb., 1960 personally appeared **R.W. Thomas**, 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. My commission expires: March 8, 1960.

Leslie Judd
Notary Public

NOTARY PUBLIC OF N. J.
My Commission Expires Sept. 23, 1961



BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter of titles in and for the County and State of Oklahoma, hereby certifies that the records of the said County show that the title to the land shown on the annexed plat of "ANDERSON'S SKY LINE VIEW ADDITION" to Choctaw, Oklahoma is vested in **Boyd Anderson** and **Katherine Anderson**, husband and wife, **Lonell L. Anderson** and **Elizabeth H. Anderson**, husband and wife, and **Anthony J. Saraceno** and **Dorothy Saraceno**, husband and wife, and that on the 5 day of Feb., 1960, there are no actions pending or judgments of any kind 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 for the year 1959 and all prior years are paid, that there are no outstanding tax sales certificates 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 said land included in the said annexed plat except Oil and Gas leases, mineral conveyances, easements and rights of way record. Any except mortgage to First National of Jones recorded in Book 2012 page 100.

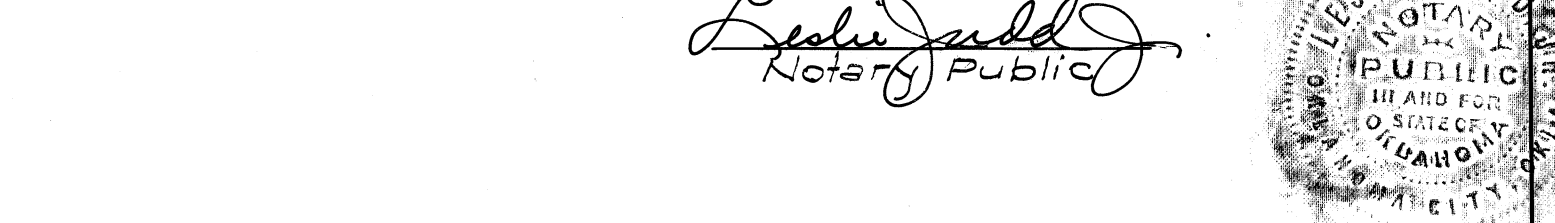
IN WITNESS WHEREOF: We have set our hand and seal this 5 day of February, 1960.

OKLAHOMA CITY ABSTRACT CO.
Joe Dixon
Sole Owner

STATE OF OKLAHOMA } s.s.
COUNTY OF OKLAHOMA }

Before me the undersigned, a notary public, in and for said county and state on this 5 day of Feb., 1960 personally appeared **Joe Dixon** to me known to be the identical person who subscribed the name of Oklahoma City Abstract Co. as its sole owner and acknowledged to me that he executed the same as his and voluntary act and deed and as the free and voluntary act and deed of said sole owner for the uses and purposes therein set forth. My commission expires: March 8, 1963.

Leslie Judd
Notary Public



TOWN BOARD APPROVAL

ALVIN MALLORY, chairman of the town Board of the town of Choctaw, Oklahoma hereby certify the said Town Board duly approved the annexed plat of "ANDERSON'S SKY LINE VIEW ADDITION" to Choctaw, Oklahoma on the 5 day of Feb., 1960.

Alvin Mallory
Chairman

COUNTY TREASURER'S CERTIFICATE

I, **Albert Dyer**, do hereby certify that I am the duly elected qualified and acting County Treasurer of Oklahoma County, Oklahoma. That the Tax records show all Taxes paid for the year 1959 and prior years on the land shown on the annexed plat of "ANDERSON'S SKYLINE VIEW" an addition to Choctaw, OKLAHOMA. That the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment for the current years taxes. In Witness Whereof: Said County Treasurer has caused this instrument to be executed in Oklahoma City, Oklahoma on this 18 day of Feb., 1960.

Albert Dyer
County Treasurer

By: *W. Blackwell*
Chief Deputy

PLAN & SURVEY
By
R.W. THOMAS
214 N. HARVEY CEG-1413
OKLAHOMA CITY, OKLA.



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