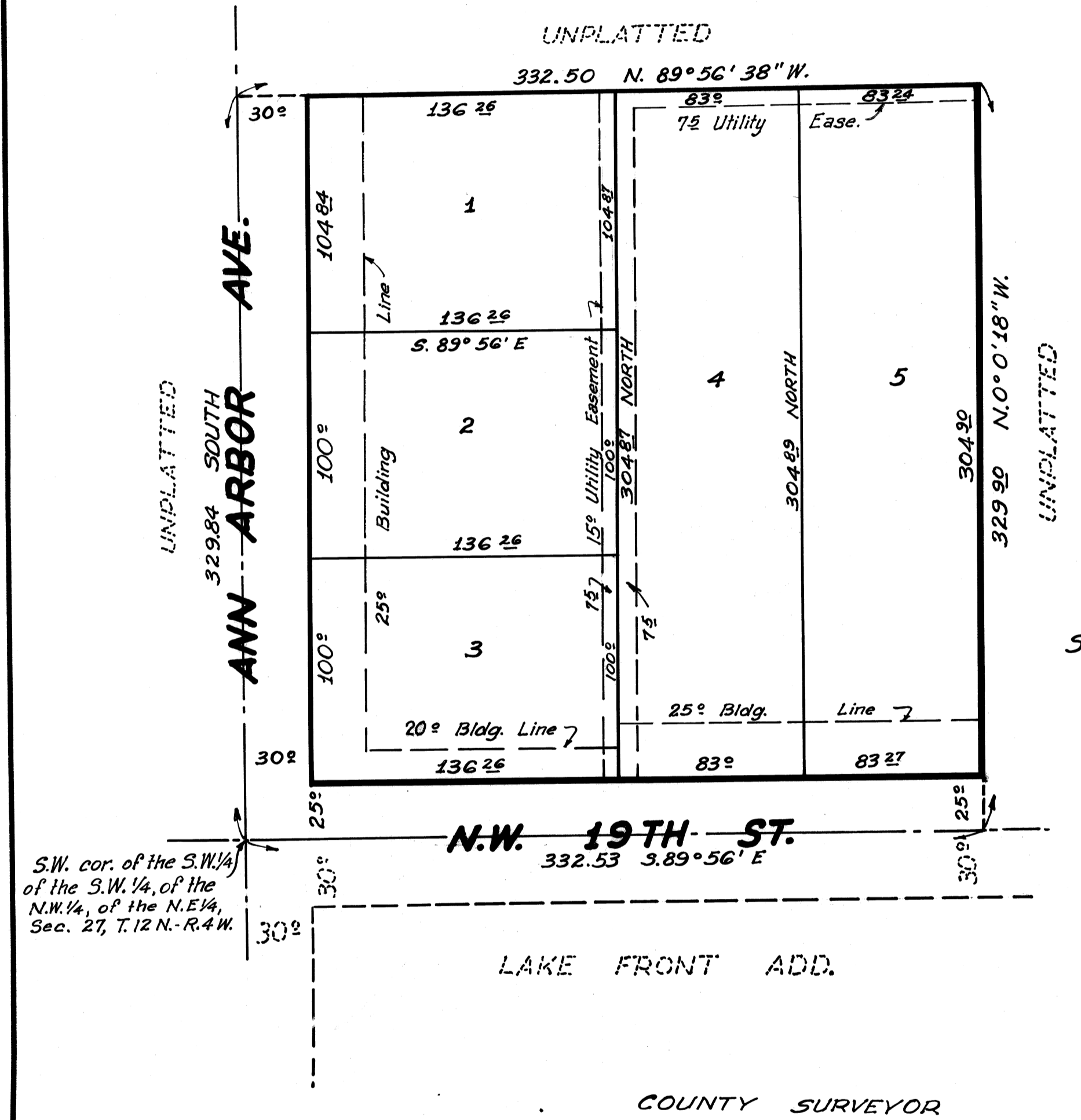


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Fee \$7.75

ARBOR HEIGHTS ADD.

A SUBDIVISION OF THE S.W. 1/4, OF THE S.W. 1/4, N.W. 1/4, N.E. 1/4, SEC. 27, T.12N.-R.4W.
OKLAHOMA COUNTY, OKLAHOMA



Scale: 1" = 50'

OWNER'S CERTIFICATE & DEDICATION

We the undersigned, George D. Hawks and Esther Rae Hawks, husband and wife hereby certify that we are the owners of and the only persons who have any right, title or interest in the land shown on the annexed plat of "Arbor Heights Addition" to Oklahoma County, Oklahoma, and that the plat represents a correct survey of the above described property, and that we hereby dedicate to the public use all of the streets, easements, and other lands shown on said annexed plat, that we hereby guarantee a clear title to all 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. EXCEPT as show on the Bonded Abstracter's Certificate.

- RESTRICTIONS:
- All lots in this subdivision shall be known as residential lots, and no structures shall be erected, altered, place or permitted to remain on any residential lot except, one detached single family dwelling.
 - No building shall be located on any residential lot nearer than shown on the annexed plat to the front or side lot lines, and no building shall be located nearer than 5 feet to any side lot line.
 - No trailer, tent, basement, shack, garage, barn or other outbuildings erected on this tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be use as a residence.
 - No dwelling containing less than 700 sq. feet exclusive of garage and porches shall be permitted on any lot.
 - No noxious or offensive activity shall be carried on upon any lot in this addition, nor shall anything be done thereon which may or become a nuisance to the neighborhood.
 - There shall be no unpainted structures permitted on any lot in this Addition.
 - All lots in this subdivision shall be served by an approved septic tank, or an approved public sanitary sewer disposal system. Septic tanks, to be located at least 20 feet away from the residence.
 - The owner or owners of any parcel of land in this subdivision may severally or jointly, by proper action in court, enforce any restrictions herein contained or prevent the violation thereof.

Witness our hand this 12th day of February, 1954.

George D. Hawks
Esther Rae Hawks

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracter's of Titles in and for the County of Oklahoma, State of Oklahoma, hereby certify that the records of the proper officials of said County show that the title to the land included in the annexed plat of "Arbor Heights Addition" Oklahoma County, Oklahoma, is vested in George D. Hawks and Esther Rae Hawks, husband and wife, and that on the 12th day of Feb. 1954 there are no actions pending or judgements 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 owner thereof; that the taxes are paid for the year of 1953 and all prior years; that no outstanding 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 within said annexed plat; EXCEPT, Right of way agreement in favor of Phillips Petroleum Company, recorded in book 424, page 600 of misc. Records.

IN WITNESS WHEREOF, said Bonded Abstracter has executed this instrument at Oklahoma City, Oklahoma, on this 12th day of February, 1954.

ATTEST: L. B. Jackson
Asst. Secretary

COATES-SOUTHWEST TITLE CO.
By E. D. Wall
E. D. Wall, Vice-President

STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }

Before me the undersigned, a Notary Public in and for said County and State on this 12th day of Feb. 1954, personally appeared E. D. Wall, to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing Bonded Abstracter's Certificate, as Vice-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: 7-27-56

Zula D. Zuercher
Notary Public

I, R. W. Thomas, the undersigned, do hereby certify that I am by profession a land surveyor, and that the annexed plat of "Arbor Heights Addition" to Oklahoma County, Oklahoma, consisting of one (1) sheet, correctly represents a survey made under my supervision on the 12th day of Feb. 1954, and that all of the monuments shown hereon actually exist and their positions are correctly shown.

R. W. Thomas
Land Surveyor

STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }

Before me the undersigned, a Notary Public in and for said County and State on this 12th day of Feb. 1954, personally appeared R. W. Thomas, to me known to be the identical person who subscribed the name of the maker to 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 8, 1955.

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 the 12th day of Feb. 1954, personally appeared George D. Hawks and Esther Rae Hawks, husband and wife, to me known to be the identical persons who executed within and foregoing instrument and acknowledged to me they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand seal the day and year last above written.
My commission expires, March 8, 1955.

Leslie Judd
Notary Public

COUNTY PLANNING COMMISSION APPROVAL

I, Ralph Adair, Vice Chairman of the County Planning Commission for the County of Oklahoma, State of Oklahoma hereby certify the said County Commission duly approved the annexed plat of "Arbor Heights Add." on the 12th day of February, 1954.

Ralph Adair
Vice Chairman

COUNTY TREASURERS CERTIFICATE

I, W. T. "Bill" Hale, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County, Oklahoma, that the tax records of said County show all taxes are paid for the year of 1954, and prior years on the land shown on the annexed plat of "Arbor Heights Addition" in Oklahoma County, Oklahoma, that the required security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes.

In Witness Whereof, said County Treasurer has caused this instrument to be executed at Oklahoma City, Oklahoma, on this 12th day of February, 1954.

W. T. "Bill" Hale
County Treasurer
By Sam
Chief Deputy

PLANS & SURVEYS
BY
R. W. THOMAS
COUNTY SURVEYOR
510 COUNTY BLDG. PH. FO. 5-9841
OKLAHOMA CITY, OKLAHOMA