

BALES ADDITION

BLOCK 3

BEING A SUBDIVISION OF PART OF THE S.E. 1/4 OF SEC. 18 T11N. R2W. I.M.
OKLAHOMA COUNTY, OKLAHOMA

Book 30
Page 27
File 113

[Signature]

OWNER'S CERTIFICATE AND DEDICATION

We, the undersigned, Robert Bales and Gladys Bales, 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 "BALES ADD., Block 3" in 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, easement and other lands as 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 title is clear, except as shown in the Bonded Abstracter's Certificate.

RESTRICTIONS:

1. All lots in this Addition shall be known and described as residential lots and no structure shall be erected, altered, placed or permitted to remain on any residential lot except one detached single-family dwelling, EXCEPT, on lot 1 Block 3, which may be used for business or residential purposes.
2. 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 except a detached garage or other out buildings shall be placed nearer than five (5') to any side lot line.
3. 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 used as a residence.
4. No dwelling containing less than 600 square feet shall be permitted on any lot.
5. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
6. 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.

Witness our hand this 23rd day of July, 1952.

[Signature: Robert Bales]
[Signature: Gladys Bales]

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

Before me, the undersigned, a Notary Public in and for said county and state on the 23rd day of July 1952, personally appeared Robert Bales and Gladys Bales, 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.

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

[Signature: Leslie Judd, Jr.]
Notary Public

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 certifies that the records of the proper officials of said County show that title to the land included in the Annexed plat of "BALES ADD., Block 3," in Oklahoma County, Oklahoma is vested in Robert Bales, and that on the 23rd day of July, 1952, there are 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 owner thereof; that the taxes are paid for the year 1951 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 royalty conveyances of record; all oil and gas leases of record; pipeline right-of-way recorded in Book 95, page 421 in favor of Cities Service Gas Co.; restrictions imposed by rules and regulations pertaining to Airports in 906 records, page 301.

IN WITNESS WHEREOF, said Bonded Abstracter has executed this instrument at Oklahoma City on this 23rd day of July, 1952.

Attest: *[Signature: Wanda Robison]*

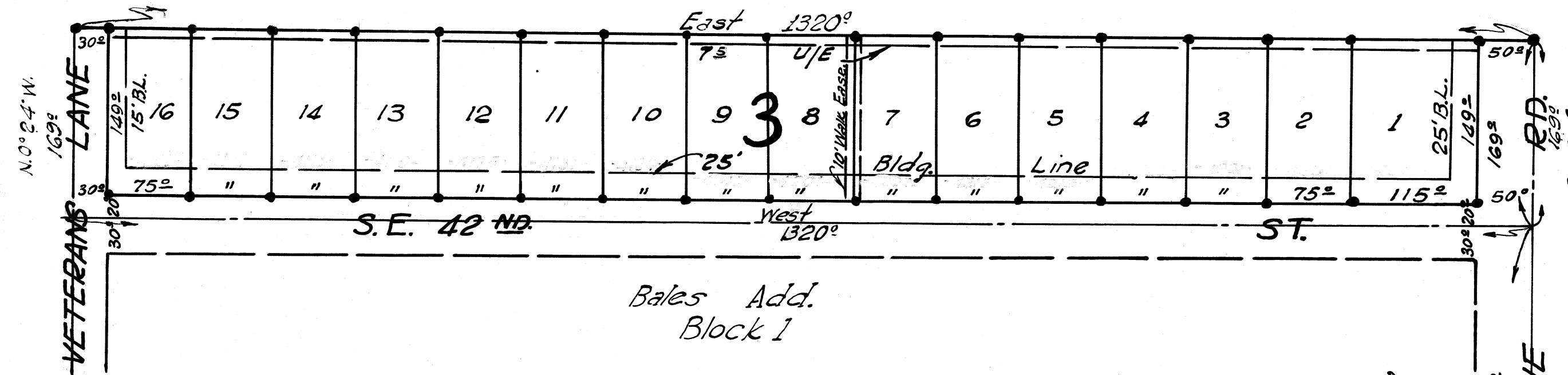
Asst. Secretary

Guaranty Title And Abstract Co.
Corporation
[Signature: W. Cox]
Vice President

PLAN & SURVEY
BY

R. W. THOMAS
County Surveyor 510 County Bldg. 3-9841
Oklahoma City, Oklahoma

Un Platted



SURVEYOR'S CERTIFICATE

I, R.W. Thomas, the undersigned, do hereby certify that I am by profession a land surveyor and that the Annexed Plat of "BALES ADD., Block 3" to Oklahoma County, Oklahoma, consisting of one sheet, correctly represents a survey made under my supervision on the 3rd day of July, 1952, and that all of the monuments shown hereon actually exist and their positions are correctly shown.

[Signature: 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 23rd day of July 1952, 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

[Signature: Leslie Judd, Jr.]
Notary Public

COUNTY PLANNING COMMISSION APPROVAL

I, J.P. Oliver, Vice-Chairman of the County Planning Commission for the County of Oklahoma, State of Oklahoma, hereby certify that the said Commission duly approved the annexed plat of "BALES ADD., Block 3," on the 23rd day of August 1952.

[Signature: J.P. Oliver]
Vice-Chairman

COUNTY TREASURER'S CERTIFICATE

I, W.T. Bill Hale, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, State of Oklahoma; that the tax records of said County show all taxes are paid for the year 1951; and prior years on the land shown on the Annexed Plat of "BALES ADD., Block 3," in Oklahoma County, Oklahoma; that the required statutory 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 5th day of August, 1952.

[Signature: W.T. Bill Hale]
County Treasurer

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

Before me, the undersigned, a Notary Public in and for said County and State, on this 23rd day of July, 1952, personally appeared W.K. Cox, to me known to be the identical person who subscribed the name of the maker 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: March 8, 1955

[Signature: Leslie Judd, Jr.]
Notary Public

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