

BALL RANCH ADDITION

A SUBDIVISION OF A PART OF THE WEST EIGHTY ACRES OF THE NW 1/4 OF SEC. 22 T. 11 N. - R. 4 W. OF THE M. 1. AS SHOWN ON THE ANNEXED PLAN IN OKLAHOMA COUNTY, OKLAHOMA

OWNERS CERTIFICATE AND DEDICATION

Roy H. Ball and Victoria C. Ball, his wife, of Oklahoma City, Oklahoma do hereby certify that they are the owners of and the only persons who have any right, title or interest in the land shown and described on the annexed map of "Ball Ranch Addition" an addition to Oklahoma City, Oklahoma; that the said map is a correct survey of the said property, made with our consent; that they hereby dedicate to the public use the streets as shown on said plat for street purposes only, it being specifically understood that no oil and gas or other mineral rights pass hereby.

The owners further state that the annexed plat represents a correct survey of the land as shown, the same being a part of the north-west one-quarter of the north-west one-quarter of section twenty-two, township eleven north, range four west, in Oklahoma County, Oklahoma.

The owners Roy H. Ball and Victoria C. Ball, do hereby guarantee a clear title to the 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.

EASEMENTS, BUILDING LINES AND RESTRICTIONS:

1. A perpetual easement of 17 feet is hereby reserved on the north side of all lots adjoining South-west 44th St. and MacArthur Blvd., over which no encroachments shall be built. A perpetual easement of 7 1/2 feet is hereby reserved on the rear of all other lots, with the right of ingress or egress for the purpose of installation and maintenance of all utilities.
2. There is hereby established a building line of 50 feet from the front of each lot. There shall be but one dwelling on each lot, same to be one family, one story design, newly constructed, with suitable out buildings. Nothing in this restriction shall prevent a temporary garage apartment or apartment for servants, or any corner tract from being used for business purposes.
3. This dedication is given subject to any restrictions or requirements of the proper governmental authorities and to the rail-road right-of-way and all existing roads bordering said addition.
4. No lot in this addition shall ever in any manner be owned or held by or for or occupied by any person of African decent commonly known as negroes, without there first having been filed in the office of the County Clerk of Oklahoma County, Oklahoma, an agreement in writing signed by 100 per cent of the property owners in this addition voiding such restriction. Should this restriction be violated or attempted to be violated before such instrument is filed of record as herein provided, then in that event the lot or lots involved immediately reverts to Roy H. Ball and Victoria C. Ball, their heirs, executors, administrators and or devisees.

Witness our hands and seal this 16th day of August 1945.

Roy H. Ball
Victoria C. Ball

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

Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of August 1945, personally appeared Roy H. Ball and Victoria C. Ball, his wife, to me known to be the identical persons who executed the same as their free and voluntary act and deed for the purposes therein set forth. Witness my hand and official seal the day and year above set forth.

My commission expires, April 16th, 1947

Nanda Conley
NOTARY PUBLIC

BONDED ABTRACTOR'S CERTIFICATE

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

The undersigned, THE OKLAHOMA CITY ABSTRACT COMPANY, lawfully bonded Abstractors of title to real estate within and for Oklahoma County, State of Oklahoma, do hereby certify that after careful and diligent search, we find that:

Roy H. Ball is the fee owner of the West Eighty (80) Acres of the Northwest Quarter (NW 1/4) of Section Twenty-two (22), Township Eleven (11) North, Range Four (4) West of the 1.M. That there are no judgments, suits pending or liens of any kind affecting the title of said real estate and that all taxes are paid.

Witness my hand this 21st, Day of May, 1945.

THE OKLAHOMA CITY ABSTRACT COMPANY
BY *Joe Dixon*
Member of the Firm

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

Before me, the undersigned, a Notary Public in and for said County and State, on this 21st, Day of May 1945, personally appeared Joe Dixon 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.

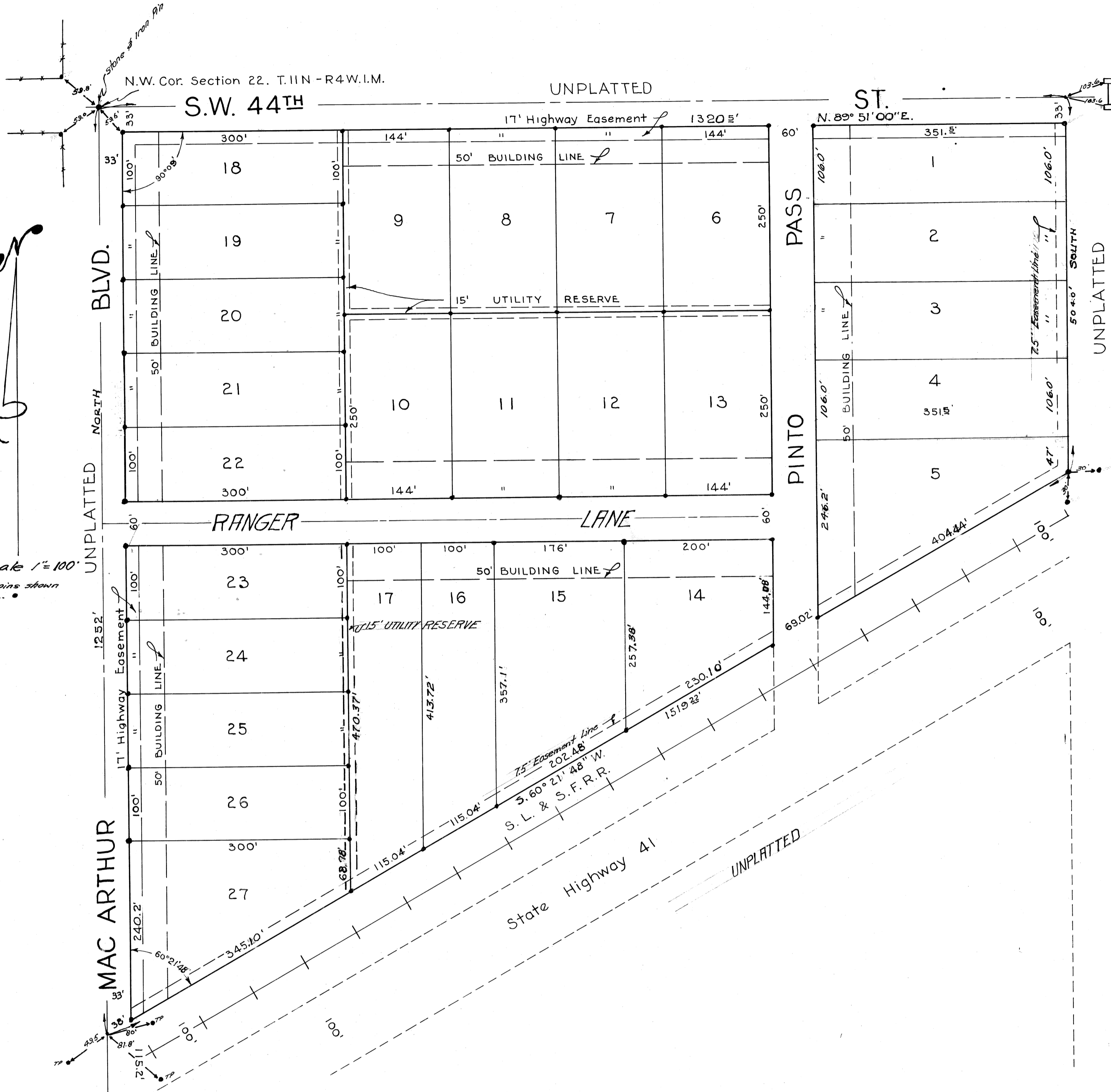
My commission expires April 16th 1947

Nanda Conley
NOTARY PUBLIC

REGIONAL PLANNING COMMISSION APPROVAL

I, J.W. Hinton, Secretary of the Regional Planning Commission for the County of Oklahoma, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of Ball Ranch Addition an addition to Oklahoma City, Oklahoma, on the 29th day of December, 1945.

J.W. Hinton
SECRETARY



SURVEYOR'S CERTIFICATE

I, R.W. Thomas, do hereby certify that I am by profession a surveyor and that the above map, consisting of one sheet, correctly represents a survey made by me on the 29th of August 1945, and that all 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 this 30th day of August 1945, personally appeared R.W. Thomas, to me known to be the identical person who executed the 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 above written.

My commission expires: April 16, 1947

Nanda Conley
NOTARY PUBLIC

Plan & Survey
By
R.W. THOMAS
Land Surveyor
First Nat'l Bldg. 3-9841
Oklahoma City, Oklahoma