BALLARDS ADDITION
BEING A SUB-DIVISION IN THE S 1/2 OF THE S 1/2 OF THE SE 1/4 OF SECTION 25
T.12 N., R.4.W., I.M.
OKLAHOMA COUNTY, OKLAHOMA

OWNERS' CERTIFICATE AND DEDICATION
We, the undersigned, Bella Salitri Ballard, a widow; Noble Ballard, and Rachel Z. Ballard, her husband and Norval Ballard and Charlotte Hill Ballard, his wife, being the owners of the property herein described, do, in the name of ourselves, and of the said Rachel Z. Ballard and Norval Ballard, and in the name of said Charlotte Hill Ballard and Norval Ballard, covenant with the City of Oklahoma City, a corporation, and BELL & BALLARD, a widow; NORMAN BALLARD, and NORVAL BALLARD, the date of this document, and their heirs, executors, administrators, and assigns, to own and maintain said subdivision, and to perform and do all things necessary to make the same a proper subdivision, and to dedicate the same to the public use, and that said subdivision shall be known and hereafter be known as BALLARDS ADDITION to Oklahoma City, Oklahoma, and a clear title to the lands dedicated to the public use from ourselves is hereby guaranteed; forever; and all lots herein shall be subject to the following restrictions:

(1) All the lots herein shall be known and described as residential lots, and no lot or structure thereon shall be used for business purposes.
(2) No residence, or part thereof, except upon permits, shall be erected or maintained on any lot unless the lot on which said building may be erected be shown on said plat.
(3) No residence of a temporary character shall be permitted on any lot except upon permits, as shown on said plat.
(4) No dwelling costing less than $8,000.00 shall be permitted on any lot, except upon permits, as shown on said plat.
(5) No person of any race, other than the Ceylonese or American Indian, shall be permitted to occupy any building on any lot except upon permits, as shown on said plat.
(6) No garage or out-building on any lot shall be used for a residence or business purposes.

SURVEYOR'S CERTIFICATE
I, S.W. Thomas, hereby certify, under the penalties of law, that all the maps and plans of the same are correct representations of a survey made by me on the 10th day of April, 1946, and that all monuments shown herein actually exist and their positions are correctly shown.

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared S.W. Thomas, to me known to be the person who executed the foregoing instrument and acknowledged me to be the person who executed the same.

Notary Public

CITY PLANNING COMMISSION APPROVAL

BONDED ABSTRACTORS CERTIFICATE
The undersigned, duly qualified and licensed bond abstractors of titles in and for said County of Oklahoma, hereby certify that the records of said County show that the title of the land shown on the aforesaid plat of Ballards Addition, and the records of the City of Oklahoma City, a corporation, show that the title of the land shown on the aforesaid plat of Ballards Addition, and that all taxes are paid for the year 1946 and prior years, and that no outstanding tax sale certificates are against said land and that no tax deeds are issued to any person, and that there are no liens or mortgages or encumbrances against said land.

Signed and sealed at Oklahoma City, Oklahoma this 5th day of May, 1946.

ATTEST:

AMERICAN FIRST TRUST CO.
By

Vice President

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared S.W. Thomas, to me known to be the person who executed the foregoing instrument and acknowledged me to be the person who executed the same.

Notary Public

CITY PLANNING COMMISSION APPROVAL

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared S.W. Thomas, to me known to be the person who executed the foregoing instrument and acknowledged me to be the person who executed the same.

Notary Public

STATE OF WYOMING
COUNTY OF
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared S.W. Thomas, to me known to be the person who executed the foregoing instrument and acknowledged me to be the person who executed the same.

Notary Public

CITY PLANNING COMMISSION APPROVAL

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared S.W. Thomas, to me known to be the person who executed the foregoing instrument and acknowledged me to be the person who executed the same.

Notary Public