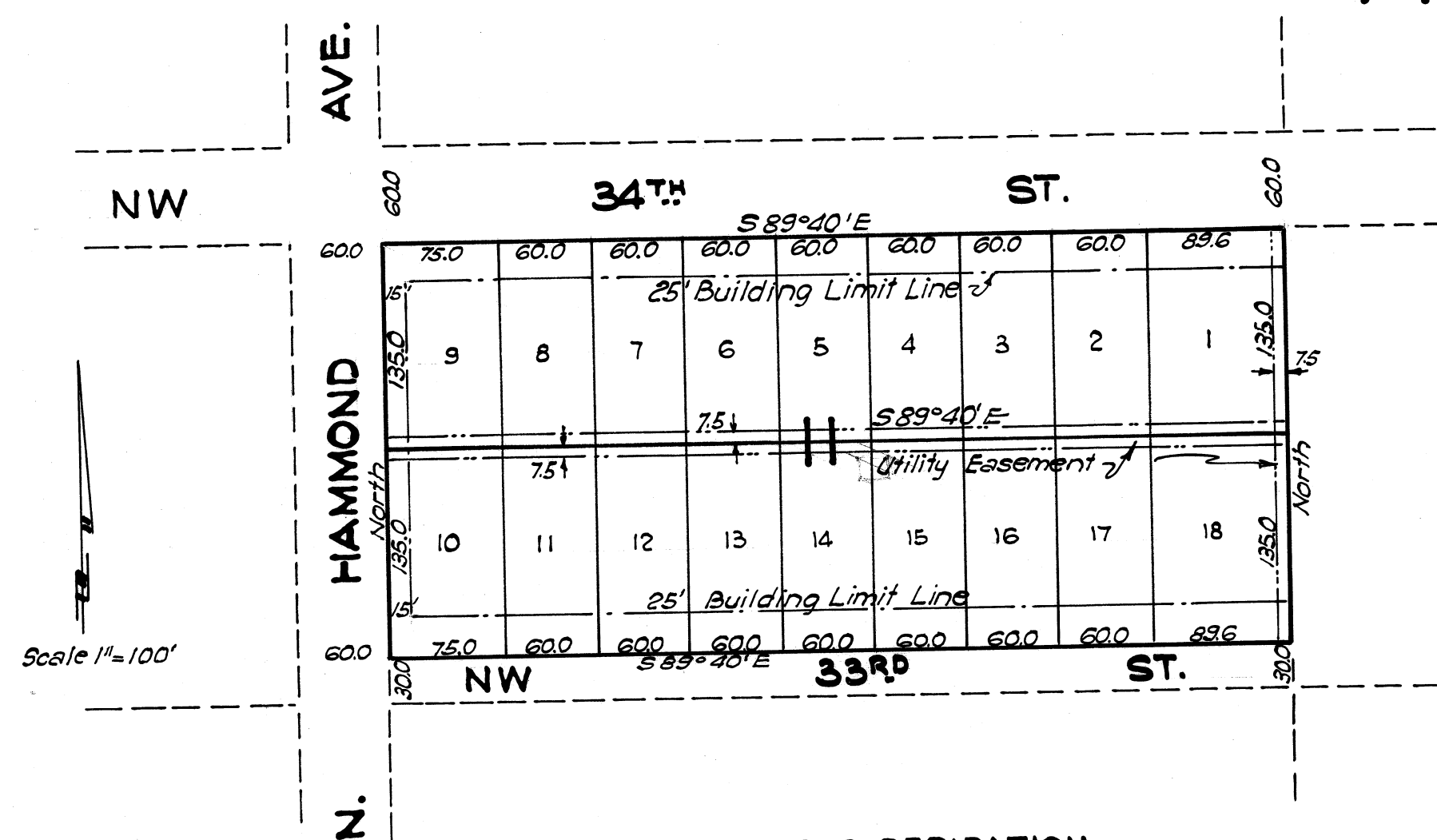


BARKOW'S SUBDIVISION OF LOT 11

FRUITLAND GARDENS

OKLAHOMA COUNTY, OKLAHOMA

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OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, W.H. Barkow and Grace Barkow, husband and wife, hereby certify that they are the owners of the legal title, and the only person or persons, firm or corporation, having any legal right, title or interest in and to the land shown on the annexed map or plat, and do further certify:

(1) That as the owners of the legal title to said land which is shown and described on the annexed map or plat of BARKOW'S SUBDIVISION OF LOT 11, FRUITLAND GARDENS, Oklahoma County, Oklahoma, we hereby dedicate the streets and avenues shown on said map or plat for the use of the public, and for ourselves, our successors and assigns guarantee a clear title to said land and have caused the same to be released of all encumbrances so that the title is clear.

(2) That the areas indicated on said map or plat as "Utility Easement" are hereby reserved for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public utility or utility function or service, above or beneath the surface of the ground, with right of ingress and egress at any time for the purpose of installation, repair, maintenance, operation and removal of any such public or quasi-public utilities.

(3) That to provide for the orderly development of the property covered by said map or plat and this dedication, said property is subject to certain restrictions, reservations, and covenants, as follows, to wit:

- a. All lots in this addition shall be known, described and used solely as residential lots for one-story, single-family residences having a ground floor area, exclusive of open porches and garages, of not less than 900 square feet.
- b. All buildings shall be constructed of brick, stone, stucco on concrete blocks, except that wood may be for not to exceed 30% of any elevation where its use will improve or enhance the appearance of the building.
- c. No building shall be erected nearer to the front lot line than 25 feet nor nearer to the side street line than 15 feet. No building exclusive of detached garages shall be located nearer than 5 feet to any side lot line.
- d. No noxious or offensive trade or activity shall be carried on upon any lot in this Addition nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- e. No trailer, basement, tent, shack, garage or other outbuilding erected in this Addition shall at any time be used as a residence either permanently or temporarily.
- f. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions contained herein.

WITNESS our hand this 28th day of January, 1954

W.H. Barkow
W.H. Barkow

Grace Barkow
Grace Barkow

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

Before me, the undersigned, a Notary Public in and for said County and State, on this 28th day of January, 1954, personally appeared W.H. Barkow and Grace Barkow, 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.

Witness my hand and notarial seal the day and year last above written.

Ed. W. Duvach
Notary Public

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded Abstracter of Titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of said County show that the title to the land shown on the annexed map or plat of BARKOW'S SUBDIVISION OF LOT 11, FRUITLAND GARDENS, an addition in Oklahoma County, Oklahoma, is vested in W.H. Barkow and Grace Barkow, husband and wife, and that on the 28th day of January, 1954, there were 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 owners thereof; that the taxes are paid for the year 1953 and prior years; and that there are no outstanding tax sale certificates against said lands; that no tax deeds are issued to any person; and that there are no liens, mortgages or encumbrances of any kind against the land described within the said annexed map or plat except one half (1/2) minerals reserved.

IN WITNESS WHEREOF said Bonded Abstracter has executed this instrument at Oklahoma City, Oklahoma on this 28th day of January, 1954.

ATTEST: *Sara M. Jackson*

COATES-SOUTHWEST TITLE COMPANY

By *E. D. Wall*
Vice-President

Secretary

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

Before me, the undersigned, a Notary Public in and for said County and State, on this 28th day of January, 1954, personally appeared E. D. Wall to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its 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.

Witness my hand and notarial seal the day and year last above written.

My commission expires 1-29-1956

Lula A. Ziesendon
Notary Public

ENGINEER'S CERTIFICATE

I, Ross Phillips, the undersigned, do hereby certify that I am a Registered Professional Engineer and that the annexed map or plat of BARKOW'S SUBDIVISION OF LOT 11, FRUITLAND GARDENS, consisting of one (1) sheet, correctly represents a survey made under my supervision on the 14th day of January, 1954.

Ross Phillips
Ross Phillips

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 January, 1954, personally appeared Ross Phillips, 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.

Witness my hand and notarial seal the day and year last above written.

My commission expires August 26, 1956

Anna Belle Turner
Notary Public

CITY COUNCIL APPROVAL

BE IT RESOLVED by the Council of the City of Warr Acres, State of Oklahoma that the plat and dedications shown on the attached plat of BARKOW'S SUBDIVISION OF LOT 11, FRUITLAND GARDENS are hereby approved

Adopted by the Council of the City of Warr Acres, Oklahoma, this 23rd day of February, 1954.

Approved by the Mayor of the City of Warr Acres, Oklahoma, this 23rd day of February, 1954.

ATTEST:

City Clerk *Louis E. Lohine*

By *E. J. Ellis, Jr.*
Mayor

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 1953, and prior years, on the land shown on the annexed map or plat of BARKOW'S SUBDIVISION OF LOT 11, FRUITLAND GARDENS, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing the payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at Oklahoma City, Oklahoma, this 8th day of March, 1954.

W. J. Bill Hale
W.T. "Bill" Hale, County Treasurer
By: *Albert...* CHIEF DEPUTY