

26
122
450

BEDNAR SECOND ADDITION

BEING A SUBDIVISION OF A PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 21, T.12 N. - R. 4 W.1.M.
OKLAHOMA COUNTY, OKLAHOMA

OWNERS' CERTIFICATE AND DEDICATION

We, the undersigned, James Bednar and Ora M. Bednar, husband and wife, hereby certify that we are the owners of and the only person or persons who have any right, title or interest in the land shown on the annexed plat of BEDNAR SECOND ADDITION, being a subdivision of the N.E. 1/4 of the N.W. 1/4 of Section 21, T.12 N.-R.4 W.1.M., except the north 37 1/2 feet thereof, Oklahoma County, Oklahoma and that the plat represents a correct survey of the above described property and they do hereby dedicate to the public use all the streets, easements or other lands as shown on said plat; we do hereby guarantee a clear title to all lands so dedicated by them, their heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the Abstractor's Certificate.

RESTRICTIONS:

- Any person or persons hereafter becoming the owner or owners, directly or through any subsequent transfer, or in any manner whatsoever, of any lot or lots, blocks or tracts of land hereby platted shall take, hold and convey the same subject to the following restrictions, to-wit:
 - All lots in this addition shall be known and described as residential lots and no business building of any kind shall be built or operated in this addition on any lot.
 - A building line is hereby established as shown on the annexed plat and no structure shall be built closer to the front lot line than same, beyond which no portion of any structure shall project, except open porches and steps and in no case closer than 6 feet to any side street line, and no garage or outbuildings shall be constructed closer than 2 feet to any side lot line.
 - There is hereby reserved off the rear of each lot 7.5 feet easement for the free use of all public utilities as shown on said annexed plat.
 - No residential building shall be erected with less than 650 square feet of floor space.
 - No residential lot shall be subdivided into a smaller tract than shown on the annexed plat for a period of ten (10) years from filing date of this plat.
 - No residence of a temporary character shall ever be permitted on any lot in BEDNAR SECOND ADDITION. Moreover, no existing structure, or part thereof, may ever be moved on to any lot shown on said annexed plat.
 - No person of any race other than the Caucasian or American Indian race shall own, use or occupy any building on any lot except the necessary occupancy of servants quarters on property which is occupied by owner or renter.
- 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 hands this 31st day of January, 1948.

James Bednar
Ora M. Bednar

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded Abstractor of Titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of the County of Oklahoma in said State, show that the title to the land shown on the annexed plat of BEDNAR SECOND ADDITION to Oklahoma County, Oklahoma, is vested in James Bednar, and that on the 17th day of January, 1948, 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 1947 and prior years; that no outstanding tax sales certificates are against said lands 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 the annexed plat, except as follows: Right of way contract in favor of Earl W. Baker Utilities Company, a corporation, dated November 30, 1935, recorded in Book 280 Misc., page 381 in the records of Oklahoma County, State of Oklahoma.

IN WITNESS WHEREOF, said Bonded Abstractor has caused this instrument to be executed at Oklahoma City, Oklahoma, on this 31st day of January, 1948.

COATES ABSTRACT COMPANY
a sole proprietorship composed of
John J. Coates

By *John J. Coates*
Sole Owner

STATE OF OKLAHOMA } s.s.
COUNTY OF OKLAHOMA }

Before me, the undersigned, a Notary Public in and for said County and State, on this 31st day of January, 1948, personally appeared John J. Coates, to me known to be the identical person who subscribed the name of the maker to the within and foregoing instrument as sole owner 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 sole owner for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.
My commission expires: July 6, 1949.

Edythe L. Patton
Notary Public

REGIONAL PLANNING COMMISSION APPROVAL

I, R.R. Murphy, 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 BEDNAR SECOND ADDITION in Oklahoma County, Oklahoma on the 13th day of February 1948.

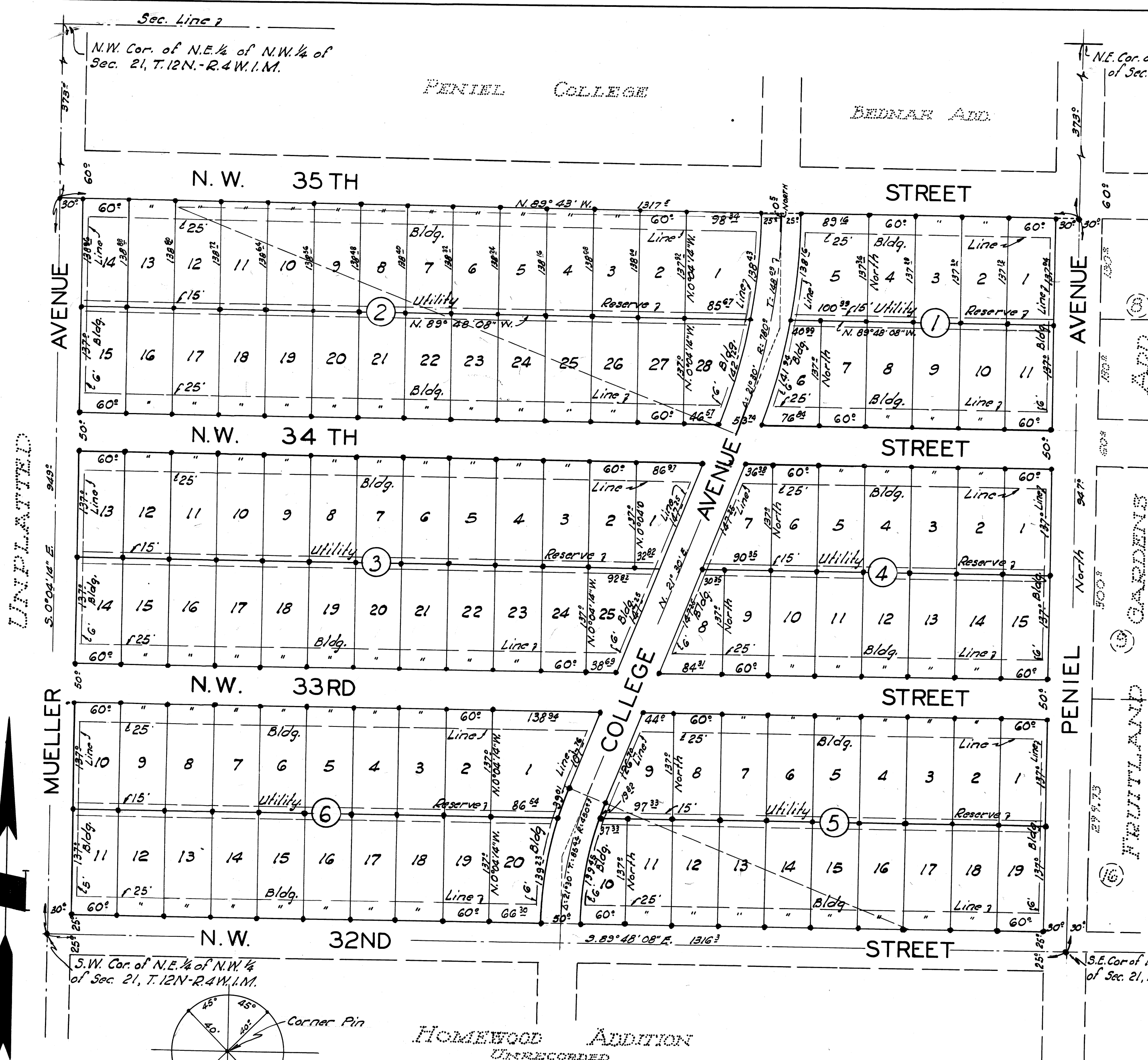
R.R. Murphy
Secretary

STATE OF OKLAHOMA } s.s.
COUNTY OF OKLAHOMA }

Before me, the undersigned, a Notary Public, in and for said County and State, on this 31st day of January, 1948, personally appeared James Bednar and Ora M. Bednar, 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 seal the day and year last above written.
My commission expires: March 8, 1951.

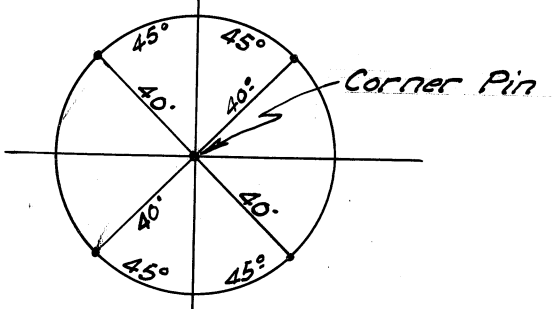
Leslie Judd, Jr.
Notary Public



UNPLATTED



Scale: 1" = 100'
Iron Pins shown thus *



Note: System used in referencing Boundary Corners.

SURVEYOR'S CERTIFICATE

I, R.W. Thomas, do hereby certify that I am by profession a land surveyor and the above plat consisting of one sheet correctly represents a survey made by me on the 3rd day of January, 1948, 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 31st day of January, 1948, personally appeared R.W. Thomas 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: March 8, 1951.

Leslie Judd, Jr.
Notary Public

PLAN B SURVEY
BY
R.W. THOMAS
LAND SURVEYOR
565 FIRST NAT'L Bldg. 3-9841
OKLAHOMA CITY, OKLAHOMA