

BEDNAR ADDITION

TO BETHANY OKLAHOMA

BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SEC. 21-T. 12N-R4 W-1M.

1931 MAR - 11 - 11 31:30
 DEPUTY

OWNERS CERTIFICATE & DEDICATION

We, the undersigned, James Bednar and Ora M Bednar, his wife, do hereby certify that we are the owners of, and the only persons who have any right title or interest in the land described on the annexed map of "Bednar Addition" to Bethany Oklahoma, Being a part of, and in the North East corner of, the North East Quarter (N.E. 1/4) of the North West Quarter (NW 1/4) of Section Twenty One (21) Township Twelve (12) North, Range Four (4) West of the Indian Meridian; that the said map represents a correct survey of the said property made with our consent; that we hereby dedicate to the public use all the streets, alleys, parks or other lands so shown on said map; that we 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 encumbrances so that the title is clear.

RESTRICTIONS:— Any Person or Persons hereafter becoming the owner or owners, either directly or indirectly, or any subsequent transfers, or in any manner whatsoever of the lots in the block hereby platted shall take, hold and convey the same subject to the following conditions and restrictions, to wit:—

FIRST:— Five (5) feet off the rear of each lot is hereby reserved for the free use of all Public Utilities.

SECOND:— A building line is hereby established Twenty Five (25) feet south of the North line and North of the South line of said Block. No building or portion or part thereof shall be placed upon the space between said line and street, except said space may be occupied by open porches or steps.

THIRD:— No residence, or duplex or apartment building shall be built on any lot in said block which shall cost less than One Thousand Five Hundred (1500) Dollars.

FOURTH:— No lot or lots herein platted shall ever be owned or held by or for, or the improvements thereon occupied by, except necessary occupancy of servants quarters by a servant employed by a white occupant of the main improvements thereon, any person or persons of African descent, commonly known as negroes.

FIFTH:— Any property owner in this Addition shall have the right to enforce any of the provisions contained herein or to prevent the violation of the same by proper action in court.

WITNESS our hands this 5th day of March 1931

James Bednar
 Ora M Bednar
 OWNERS

BONDED ABSTRACTERS CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracters of Titles in and for the State that the title of the land shown on the annexed plat of Bednar Addition to Bethany Oklahoma, Being a part of, and in the North East corner of, the North East Quarter (N.E. 1/4) of the North West Quarter (NW 1/4), of Section Twenty One (21), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, is vested in James Bednar and Ora M. Bednar, his wife — and that on the 3rd day of March 1931, that 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 owners thereof, that the taxes are paid for the year of 1930 and prior years and 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 encumbrances of any kind against the land shown on the annexed map, except lease in favor of J. F. Cunniff Trustee dated June 3rd 1929 Recorded in; Book number 73, Misc., Page 36.

Signed and sealed at Oklahoma City, Oklahoma, this 3rd day of March, 1931

THE AMERICAN-FIRST TRUST COMPANY in Oklahoma City

Attest: J. H. McCormick
 SECRETARY

Ray M. Lain
 VICE PRESIDENT

State of Oklahoma } S.S.
 County of Oklahoma }

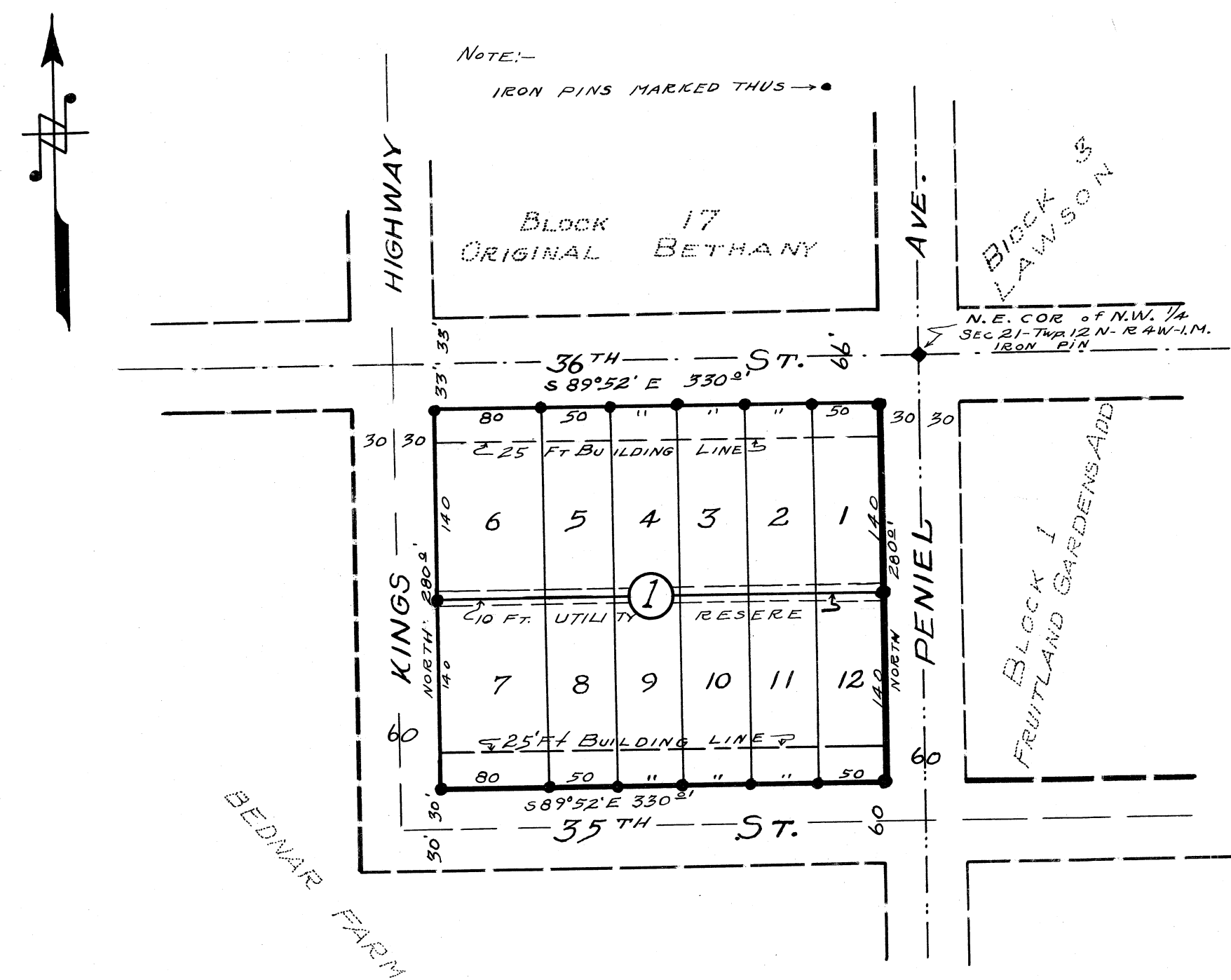
Before me, the undersigned, a Notary Public in and for said County and State on this 3rd day of March 1931 personally appeared Ray M. Lain, to me known to be the identical person who subscribed the name of the maker here of to the within and foregoing instrument as its Vice-President and acknowledged 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 above set forth.
 My Commission expires April 18, 1933
 J. H. P. M. Donnell
 NOTARY PUBLIC

COUNTY ENGINEER'S CERTIFICATE

I, J. Floyd Frazier, County Engineer of Oklahoma County, State of Oklahoma hereby certify that I have examined the land included within the Addition as shown on the annexed map; that it is suitable for residence or business purposes, that the lands dedicated to the public use are of correct dimensions and that the improvement of the same will not be an undue burden upon the public treasury.

J. Floyd Frazier
 COUNTY ENGINEER



SURVEYOR'S CERTIFICATE

I, the undersigned do hereby certify that I am by profession a land Surveyor or Civil Engineer and that the above map of "BEDNAR ADDITION" to the CITY of BETHANY OKLAHOMA, consisting of one sheet correctly represents a survey made under my supervision on the 28th day of Feb. 1931; that all the monuments shown hereon actually exist and their positions are correctly shown.

S. Karl Beon
 CIVIL ENGINEER

State of Oklahoma } S.S.
 County of Oklahoma }

Before me the undersigned a Notary Public in and for said County and State on this 5th day of March 1931, personally appeared S. Karl Beon 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 here in set forth.

Witness my hand and Notarial Seal the day and year above set forth.
 My commission expires:— Feb 2nd 1932

O. W. Ludwig
 NOTARY PUBLIC

State of Oklahoma } S.S.
 County of Oklahoma }

Before me, the undersigned, a Notary Public in and for said County and State on this 5th day of March 1931, personally appeared James Bednar and Ora M. Bednar, his 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 above set forth.
 My Commission expires:— Feb 2nd 1932

O. W. Ludwig
 NOTARY PUBLIC