

SEE PLATS GO ON FILE
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MAY 27 1950

FEE \$ 775
Book 28
PAGE 14

ABSTRACTERS CERTIFICATE

The undersigned, qualified and bonded abstractor of titles in Oklahoma County, Oklahoma, hereby certifies that the records of said County show that the title to the land shown on the annexed plat of BOULEVARD PLACE, an addition to Edmond, Oklahoma, is vested in Raymond H. Coyner and Anna S. Coyner, husband and wife, and Arthur D. White, and that on the 29th day of May, 1950, 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 lands or the owners thereof; that the taxes are paid for 1949, and prior years, and there are no outstanding tax deeds or tax sales certificates against said lands, and that there are no liens, mortgages, or other encumbrances of any kind against the lands herein platted, except mineral interests, rights of way and easements of record.

Signed and sealed of Oklahoma City, Okla., this 29th day of May, 1950.
SOUTHWEST ABSTRACT AND TITLE COMPANY
A Corporation

Attest: *J. M. Jackson* Secretary By: *William A. Jackson* Vice President

State of Oklahoma ss. County of Oklahoma ss. Before me, the undersigned, a Notary Public in and for said County and State, on this 29th day of May, 1950, personally appeared William A. Jackson, to me known to be the identical person who subscribed the name of the maker 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 seal the day and year last above written. My commission expires Jan. 22, 1951.

W. M. O'Shea
Notary Public

ENGINEERS CERTIFICATE

I, Lee M. Bush, the undersigned, do hereby certify that I am by profession a Registered Engineer and that the annexed plat of BOULEVARD PLACE, an addition to Edmond, Oklahoma, correctly represents a survey made under my supervision on the 29th day of May, 1950, and that all the monuments shown thereon actually exist and their positions are correctly shown.

Lee M. Bush
Registered Professional Engineer No. 12

State of Oklahoma ss. County of Oklahoma ss. Before me, the undersigned, a Notary Public in and for said County and State on this 29th day of May, 1950, personally appeared Lee M. Bush, 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 seal the day and year last above written. My commission expires March 18, 1954.

Frank Mullins
Notary Public

APPROVAL BY THE COUNTY PLANNING COMMISSION
I, J. D. Sapp, Secretary of the County Planning Commission for the County of Oklahoma, State of Oklahoma, hereby certify that the said Commission duly approved the annexed plat of BOULEVARD PLACE, an addition to Edmond, Oklahoma, at its regular meeting on the 15th day of June, 1950.

J. D. Sapp
J. D. Sapp, Secretary

OWNERS CERTIFICATE AND DEDICATION

We, the undersigned, Raymond H. Coyner and Anna S. Coyner, husband and wife, and Arthur D. White, hereby certify that they are the owners of and the only persons who have any right, title, or interest, in the land shown on the annexed plat of BOULEVARD PLACE, an addition to Edmond, Oklahoma, and that we have caused the same to be surveyed and platted into lots and streets, as shown on the annexed plat, which plat is adapted as the subdivision of the property.

We do hereby dedicate to the public use for street purposes and utility uses all streets, roads, and avenues, as shown on the annexed plat, reserving, however, all oil, gas, and/or mineral interests thereto, and do guarantee a clear title to the land so dedicated from ourselves, our heirs, and assigns, and have caused the same to be released from all encumbrances so that the title is clear.

Any person, or persons, hereafter acquiring title to any land herein platted shall take and hold the same subject to the following covenants and restrictions.

-RESTRICTIONS-

- 1- All lots shall be known and described as residential property. No structure shall be erected, altered or placed on any residential lot except dwellings and outbuildings which are customarily appurtenant thereto, and no structure of any kind shall exceed one hundred (100) feet in height.
- 2- No building shall be located nearer to the front lot line, or side street line, than is shown by the Building Limit Lines, except that open porches and steps may extend not more than ten (10) feet beyond the front Building Line, and/or not more than six (6) feet beyond the side street Building Limit Line. No dwelling shall be located nearer than five (5) feet to any side lot line, on the front one hundred (100) feet of any lot, nor nearer than fifteen (15) feet to the side street.
- 3- One-story dwellings shall have a minimum of 1200 square feet of floor area, exclusive of open porches and garages. One and one-half (1 1/2) story dwellings shall have a minimum of 1200 square feet of floor area, exclusive of open porches and garages. No dwelling shall exceed one and one-half stories in height and shall be constructed of brick or rock veneer.
- 4- No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which is or may become an annoyance to the neighborhood.
- 5- No trailer, basement, tent, shack, garage, or outbuilding shall at any time be used as a dwelling, either temporarily or permanently, nor shall any structure of a temporary character be used as a dwelling.
- 6- There is hereby established a utility easement, as shown on the annexed plat, for the free use of all utilities. No permanent structure may be erected over or across said easement.
- 7- These covenants and restrictions shall run with the land and shall be binding upon all persons claiming under them. If any person or persons shall violate, or attempt to violate, any covenant or restriction, it shall be lawful, and within the intent hereof, for any other owner to prosecute any proceedings at law or in equity and to prevent such violation or to receive damages for the same.

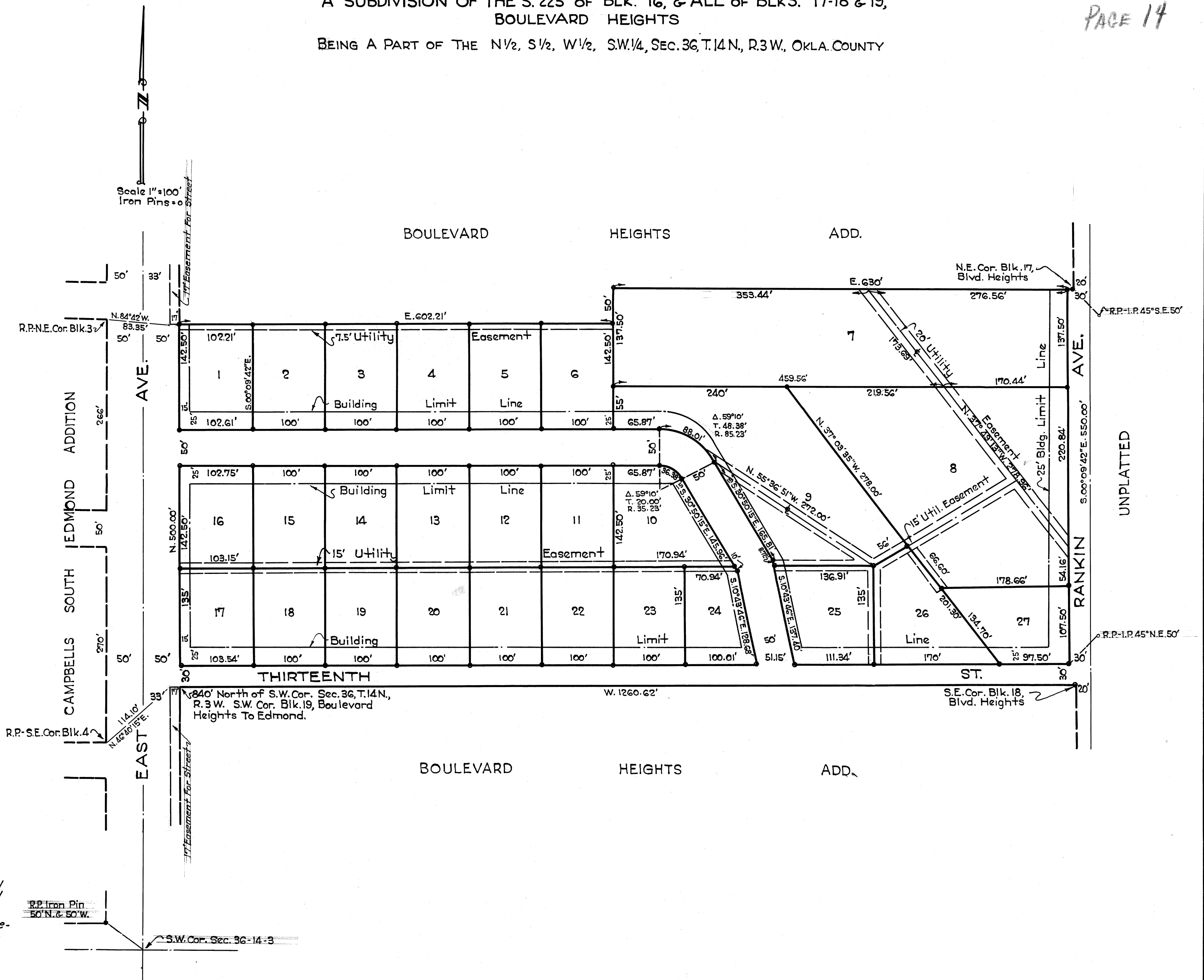
Raymond H. Coyner *Anna S. Coyner*
Arthur D. White

State of Oklahoma ss. County of Oklahoma ss. Before me, the undersigned, a Notary Public in and for said County and State, on this 8th day of May, 1950, personally appeared Raymond H. Coyner and Anna S. Coyner, husband and wife, and Arthur D. White, 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 18, 1954.

Frank Mullins
Notary Public

BOULEVARD PLACE

ADDITION TO EDMOND OKLA.
A SUBDIVISION OF THE S. 225' OF BLK. 16, & ALL OF BLKS. 17-18 & 19, BOULEVARD HEIGHTS
BEING A PART OF THE N 1/2, S 1/2, W 1/2, SW 1/4, Sec. 36, T.14N, R.3W, OKLA. COUNTY



LEE M. BUSH & COMPANY
ENGINEERS
404 COLCORD BLDG. OKLA. CITY OKLA.