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 APR 17 2 41 PM '46  
 HELEN M. CO. CLK.  
 BY [Signature] DEPUTY

725

# BUNCH ADDITION

A PART OF THE S.W. 1/4 OF SECTION 14, T.11 N., R.3 W.  
 Oklahoma County, Oklahoma

## OWNERS CERTIFICATE & DEDICATION

We C.F. Bunch and Maude D. Bunch, husband and wife, hereby certify that we are the owners of and the only persons who have any right, title or interest in the land shown on the annexed plat of BUNCH ADDITION; and that the plat represents a true and correct survey, made with our consent.

We do hereby dedicate to the public use all streets shown on the said plat. An easement of 17 feet, as shown by the plat, is hereby reserved for roadway purposes subject to the present occupancy. We do hereby guarantee a clear title to the lands 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, except for mineral conveyances, right-of-way grants, and easements of record.

**RESTRICTIONS:**  
 Any person or persons becoming the owners of any of the land herein platted shall own and hold the same subject to the following covenants and restrictions.

- All Lots shall be known and described as residential lots, except Lots 13 and 14 which may be used for business purposes. No structure shall be erected on any residential lot other than one detached single-family dwelling not exceeding two stories in height, and other structures customarily appurtenant thereto.
- No lot, lots or parts thereof shall ever be owned by or for, or the improvements thereon occupied by, any person of any race other than the Caucasian or American Indian races, except servants domiciled by an owner or tenant.
- No building shall be erected nearer to the front lot line than shown by the Building Line, nor nearer than 5 feet to any side lot line.
- There is hereby established a Utility Easement for the free use of all public utilities for constructing and maintaining their lines, poles and services. No structure of a permanent character may be erected upon or over said easement as shown on the annexed plat.
- No noxious or offensive trade or activity shall be carried on upon any lot which is or may become a nuisance to the neighborhood.
- No trailer, tent, basement, shack or barn shall be used as a dwelling, either temporarily or permanently.
- These covenants and restrictions are to run with the land and shall be binding on all parties claiming under them until January 1st, 1971.
- If any parties hereto, their heirs or assigns, shall violate or attempt to violate any of these covenants and restrictions it shall be proper and lawful for any other person claiming hereunder to prosecute any proceedings at law or in equity to prohibit or to stop such violation or attempted violation and to recover damages or other dues for such acts.

## ABSTRACTERS CERTIFICATE

The undersigned, duly qualified and lawfully bonded abstracters of titles in and for the State of Oklahoma, County of Oklahoma, hereby certify that the records of the County of Oklahoma in said state show that the title to the land shown on the annexed plat of BUNCH ADDITION to Oklahoma City, Okla., is vested in C.F. Bunch and Maude D. Bunch, husband and wife, and that on the 15th day of March, 1946, 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 the said land or the owners thereof; that the taxes are paid for the year 1945 and prior years, and 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 encumbrances of any kind against the lands described and shown on the said plat, except mineral conveyances, right-of-way grants, and easements of record.

Signed and sealed at Oklahoma City, Okla., this 26th day of March, 1946.  
 LIBERTY ABSTRACT COMPANY  
 Attest: [Signature] Secretary By: [Signature] Vice-President

State of Oklahoma } ss.  
 County of Oklahoma }  
 Before me, the undersigned notary public in and for said county and state, on this 26th day of March, 1946, personally appeared U. L. Downing, to me known to be the identical person who subscribed 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 company for the uses and purposes therein set forth.  
 Witness my hand and notarial seal the day and year last above written.

My commission expires: March 22, 1946  
[Signature] Notary Public

**REGIONAL PLANNING COMMISSION APPROVAL**  
 I, J.W. Hinton, secretary to the Regional Planning Commission for the County of Oklahoma, State of Oklahoma, hereby certify that the said Regional Planning Commission duly approved the annexed plat of BUNCH ADDITION to Oklahoma City, Oklahoma at its meeting held on the 12th day of April, 1946.

[Signature] Secretary

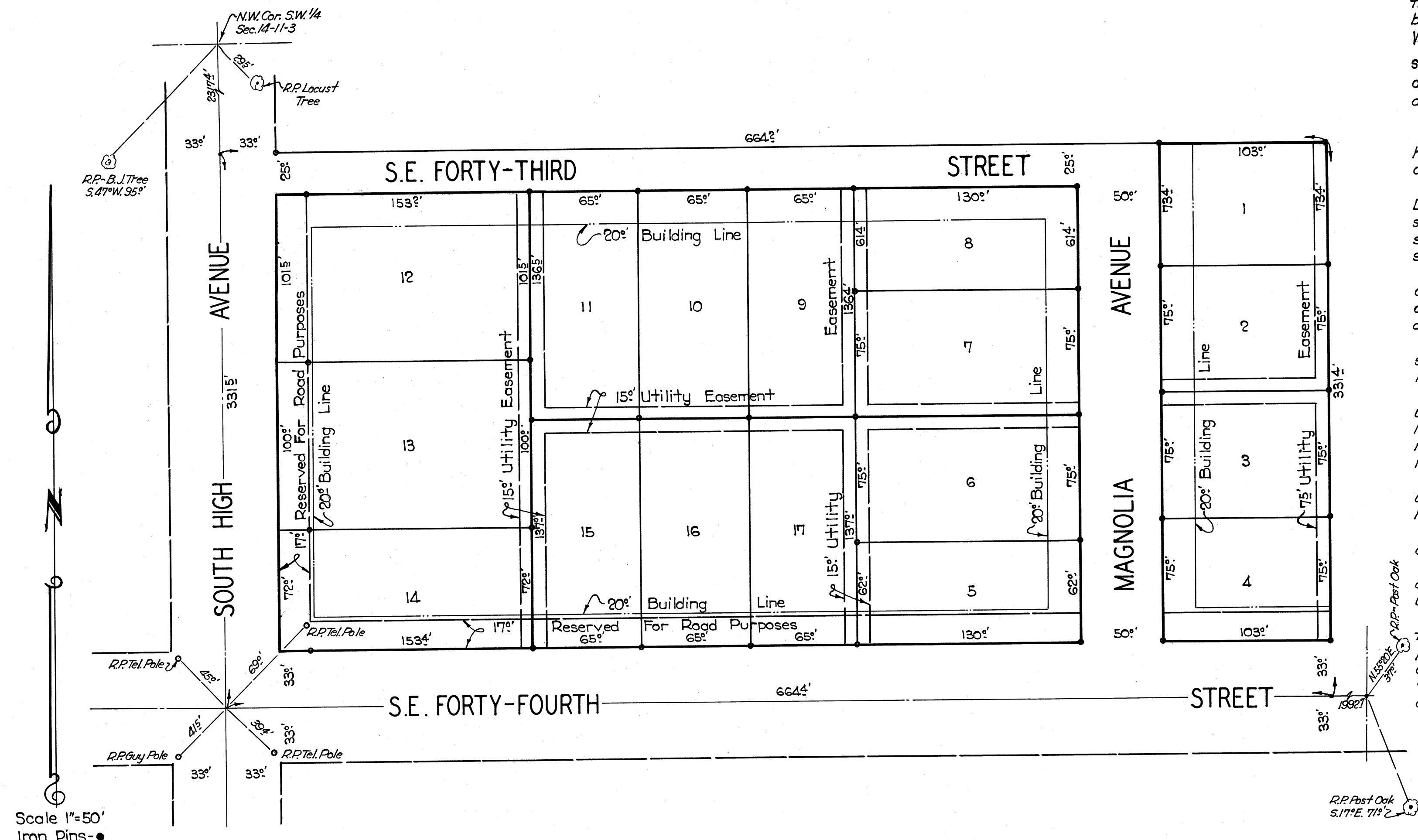
State of Oklahoma } ss.  
 County of Oklahoma }  
 Before me, the undersigned, a notary public in and for the said County and State, on this 15th day of March, 1946, personally appeared C.F. Bunch and Maude D. Bunch, husband and wife, to me known to be the identical persons who executed the within and 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 stated. Witness my hand and seal the day and year last above written.  
 My commission expires: Oct. 29th, 1948  
[Signature] Notary Public

## SURVEYORS CERTIFICATE

I, E.D. Hill, do hereby certify that I am by profession a Registered Professional Engineer and that the annexed plat of BUNCH ADDITION, to Oklahoma City, Oklahoma, consisting of one sheet correctly represents a survey made under my supervision on the 2nd day of February, 1946, and that all the monuments shown thereon actually exist and their positions are correctly shown.

[Signature]  
 Engineer

State of Oklahoma } ss.  
 County of Oklahoma }  
 Before me, the undersigned, a notary public in and for the said County and State, on this 15th day of March, 1946, personally appeared E.D. Hill, 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: Oct. 29th, 1948  
[Signature] Notary Public



Scale 1"=50'  
 Iron Pins

