

BYRDLAUN ADDITION

A PART OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 28, T-12N, R-4W, I.M.
OKLAHOMA CITY, OKLAHOMA

Book 32
Page 74
Fee \$825

OWNER'S CERTIFICATE & DEDICATION

We the undersigned J.N. Byrd and Elizabeth L. Byrd, 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 Byrdlaun Addition in Oklahoma County, Oklahoma and that the plat represents a correct survey of the above described property, and that we hereby dedicate to the public use all of the streets, easements, and other lands as shown on the said annexed plat; that we hereby guarantee a clear title to all land so dedicated from ourselves, our heirs or assigns forever and have caused the same to be released from all encumbrances so that title is clear, except as shown in the Bonded Abstracters Certificate.

RESTRICTIONS:

- All lots within the subdivision shall be known and designated as residential building plots and no structure shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling, not to exceed two stories in height and a private garage for not more than 2 automobiles and other outbuildings incidental to residential use of the plot.
 - No building shall be located on any residential lot nearer than shown on the annexed plat to the front or side street lot lines, and no building shall be placed nearer than five (5) feet to any side lot line.
 - No trailer, tent, basement shack, garage, barn, or other outbuilding, erected on this tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
 - The ground floor area of the main structure, exclusive of one story open porches and garage shall not be less than 1350 square feet.
 - No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
 - All lots in this addition shall be served with an approved septic tank or approved public sanitary disposal system. Septic tanks to be located at least 20 feet away from dwelling.
 - The owner or owners of any parcel of land in this addition, may severally or jointly by proper action in court enforce any restrictions herein contained or prevent the violation thereof.
 - These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until Jan. 1, 1979 at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change such covenants in whole or in part.
 - Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- Witness our hand this 31st day of March, 1955.

J.N. Byrd
Elizabeth L. Byrd

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 March, 1955 personally appeared J.N. Byrd and Elizabeth L. Byrd, 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.

Given under my hand and seal the day and year last above written.
My commission expires: March 6, 1959.

Leslie Judd
Notary Public

COUNTY SURVEYOR'S CERTIFICATE

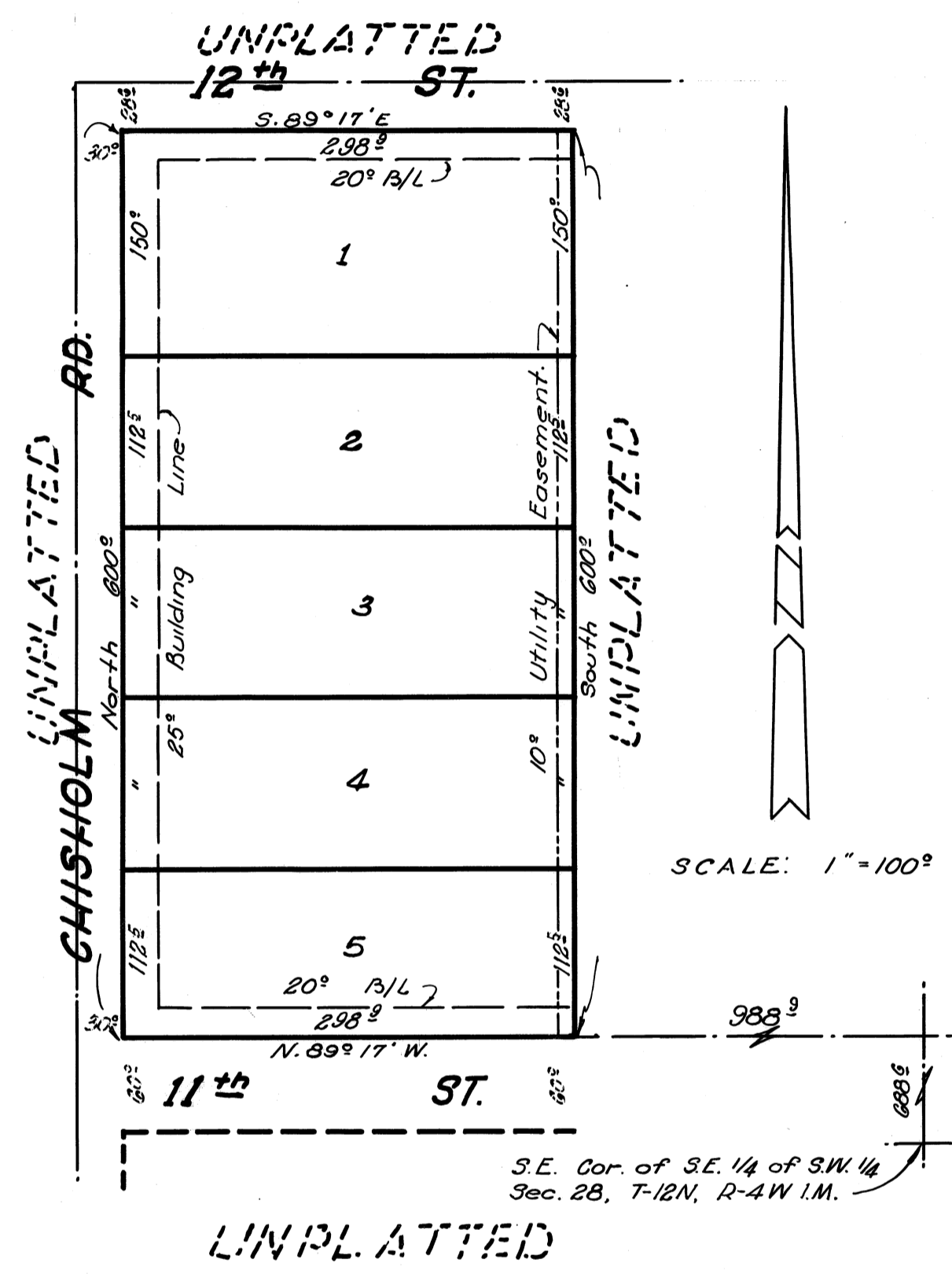
I, R.W. Thomas, the undersigned do hereby certify that I am by profession a land surveyor and that the annexed plat of BYRDLAUN ADDITION in Oklahoma County, Oklahoma consisting of one sheet correctly represents a survey made under my supervision, on the 31st day of March, 1955, and that all the monuments shown thereon actually exist and their positions are correctly shown.

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 March, 1955, 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 written above.
My commission expires March 8, 1959.

Leslie Judd
Notary Public



PARTIAL RELEASE OF MORTGAGE

In consideration of the ^{parting of the} property shown on the annexed map of Byrdlaun Addition, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~William J. Alexander~~ do hereby release, relinquish and forever discharge a certain mortgage made by ~~William J. Alexander~~ and dated the 10th day of Feb. 1951 to ~~Oklahoma City Federal Savings and Loan Assn.~~ which is recorded in Book 1454 of Mortgages of page 210 of the records of Oklahoma County, State of Oklahoma, insofar as the same covers all property dedicated for streets, alleys, parks, boulevards, easements or other public use, as shown on said map.

Attest Inez S. Smith 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 March, 1955, personally appeared W. J. Alexander to me known to be the identical person who subscribed the name of OKLAHOMA CITY FEDERAL SAVINGS AND LOAN ASSN., a corporation, 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 herein set forth.

Given under my hand and seal the day and year last above written.
My commission expires: June 17, 1957.

Loren L. Davis
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, W.T. Hale, do hereby certify that I am the elected, qualified and acting Treasurer of Oklahoma County, Oklahoma; that the tax records of said County show all taxes are paid for the year 1954 and prior years on the land shown on the annexed plat of Byrdlaun Addition, in Oklahoma County, Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

In Witness Whereof said County Treasurer has caused this instrument to be executed at Oklahoma City, Oklahoma on this 1st day of APRIL, 1955.

W. J. Hale
COUNTY TREASURER

By: Chief Deputy
Chief Deputy

COUNTY PLANNING COMMISSION APPROVAL

I, T. Ray Phillips, Vice Chairman 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 Byrdlaun Addition on the 31st day of March, 1955.

T. Ray Phillips
Vice Chairman

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully Bonded Abstracters of Titles in and for the County of Oklahoma, State of Oklahoma hereby certify that the records of the proper officials of said County show that title to the land included in the annexed plat of Byrdlaun Addition in Oklahoma County, Oklahoma is vested in J.N. Byrd and Elizabeth L. Byrd, and on the 31st day of March, 1955, 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 1954 and all years prior; that no outstanding tax sale certificates are against said land and 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 said annexed plat EXCEPT Mortgage to Oklahoma City Federal Savings & Loan Assn. recorded in Book 1454 at Page 210 and except Mineral interests previously conveyed.

In Witness Whereof, said Bonded Abstracter has executed this instrument at Oklahoma City this 31st day of March, 1955.

Attest Benny Thompson Asst. Secretary

Edward T. Jackson
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 31st day of March, 1955, personally appeared Edward T. Jackson to me known to be the identical person who subscribed the name of the maker to the within and foregoing Bonded Abstracters Certificate 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.

Given under my hand and seal the day and year last above written.
My commission expires: July 6, 1957.

Edythe S. Patton
Notary Public

PLANS & SURVEY
BY
R. W. THOMAS
COUNTY SURVEYOR
510 COUNTY BLDG. PHO. FO. 5-8841
OKLAHOMA CITY, OKLAHOMA