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STATE OF OKLAHOMA
OKLAHOMA COUNTY
RECORDED OR FILED
BOOK 24 PAGE 49
1941 MAR 24 AM 10:49
HELEN NIX
COUNTY CLERK

CAMP'S SECOND SUBDIVISION

BEING A SUBDIVISION OF THE WEST 1/2 OF BLOCK 5, NORTHWEST ADDITION TO BETHANY, OKLAHOMA.

OWNERS CERTIFICATE & DEDICATION

Be It Known That We, Olen Riggs and Lena Riggs, Husband and Wife, and William B. Ingram and Faye Ingram, Husband and Wife, and L. M. Payne

are owners of the following described Land:
A tract of land in Oklahoma County, Oklahoma, which is a part of the N.W. 1/4 of Section 16, Township Twelve (12) North, Range Four (4) West 1. M., more particularly described as follows, to wit:
The West Half (1/2) of Block Five (5), NORTHWEST ADDITION TO BETHANY, OKLAHOMA.

And the only persons who have any right title or interest in the Land shown on the annexed plat, and described above, hereafter known as "CAMP'S SECOND SUBDIVISION"

We, hereby certify that the annexed map represents a correct survey of said property made by our consent, and all the Streets, Easements, shown on said map are hereto dedicated to the use of the public, and we hereby guarantee a clear title to the lands so dedicated

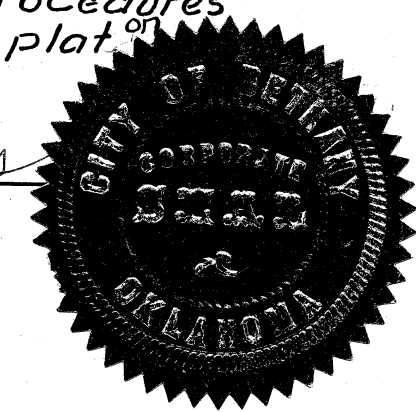
Restrictions: any person or persons hereafter becoming the owner or owners either directly or through any subsequent transfers or in any manner whatsoever of any Lots, Blocks, or tracts of land hereby platted shall take, hold and convey the same subject to the following conditions and restriction, to wit:

- A. That this tract shall be known as "CAMP'S SECOND SUBDIVISION" to Bethany, Oklahoma.
- B. That no residential building shall be erected on any of said lots in this subdivision to cost less than two-thousand (2,000) Dollars. No structure shall be erected on any lot other than one detached single-family dwelling not to exceed two stories in height and a one or two car garage.
- C. That no houses or pens for use of domestic fowls or animals shall be constructed unless they are fifty (50) feet or more from any residence.
- D. That no part of the property herein described shall ever be sold, rented, leased or conveyed to any person or persons other than members of the Caucasian or American Indian races, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.
- E. All lots in above described subdivision shall have a Thirty (30) ft. building line except lots Seven (7), Eight (8), and Nine (9) which shall have a thirty four (34) foot building line.
- F. No leaching cesspool shall be used in this addition and no septic tank or tile absorption field shall be placed closer than one-hundred (100) feet from any well used for water supply.
- G. No noxious or offensive trade shall be carried on upon any lot nor shall any thing be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- H. No tents, basements, shack, garage, barn or other outbuildings erected in this tract shall at any time be used as residence temporarily or permanently, nor shall any building of a temporary character be permitted, except these restrictions shall prevent erection of servants quarters of a permanent nature which are not objectionable.
- I. No residence shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the subdividers or elected by a majority of the lot owners in said addition. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within Ten (10) days, then such approval shall not be required, provided the design and location on the lot conform to and are in harmony with existing restrictions and structures in the addition.
- J. A perpetual easement is reserved over the rear Five (5) feet of each lot for utility installation and maintenance.
- K. These covenants and restrictions are to run with the land sold and shall be binding on all parties and all persons claiming under them until January 1, 1969, at which time said covenants and restrictions shall terminate.
- L. If the parties hereto or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1969, it shall be lawful for any person or persons owning any other lot in this Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions and either prevent him or them from doing and to recover damages or other dues for such violation.
- M. Invalidation of any of these covenants by judgements or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

CITY COUNCIL APPROVAL

I, Ruth Hinds, City Clerk, of the City of Bethany, Oklahoma, hereby certify that the annexed map was duly approved by the City Council of said City on the 4th day of March, 1941, and that I was authorized to indorse hereon the approval of said Council, and the acceptance of all land dedicated to public use, as shown on said plat, and that I have examined the records of said City, and that all deferred payments or unmatured installments upon special assessments have been paid in full, and that there are no special assessments procedures now pending against the land as shown on the annexed plat this 4th day of March, 1941.

Ruth Hinds
CITY CLERK.



ABSTRACTERS CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for the State of Oklahoma, hereby certify that the records of the County of Oklahoma, State of Oklahoma, show that the title of the lands shown in the annexed plat of Camp's Second Subdivision to Bethany, Oklahoma, is vested in Olen Riggs and Lena Riggs, Husband and Wife, and William B. Ingram and Faye Ingram, Husband and Wife, and L. M. Payne and Faye Payne, Husband and Wife, and that on the 12th day of November, 1940, there are no actions pending or judgements of any kind in any Court or on file with the Clerk of any Court, in said County or State, no taxes against said lands are due or unpaid, no tax sales unredeemed, no tax deeds given, no personal taxes against the said owners due or unpaid, and that there are no liens, mortgages or encumbrances of any kind against the said lands.

Signed and sealed at Oklahoma City, Oklahoma, this 12th day of November, 1940.
OKLAHOMA CITY ABSTRACT CO.
A Co-Partnership

By Joe Dixon,
A partner.



SURVEYORS CERTIFICATE

I, R. W. Thomas, do hereby certify that I am by profession a Land Surveyor and that the above map, consisting of one sheet correctly represents a survey made by me on the 24th day of October, 1940, and that all monuments shown hereon actually exist and their positions are correctly shown.

R. W. Thomas

State of Oklahoma } ss.
County of Oklahoma }

Before me, the undersigned, a Notary Public, in and for said County and State on this 13th day of November, 1940, personally appeared R. W. Thomas to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and for the uses and purposes therein set forth.
Given under my hand and seal the day and year last above written.

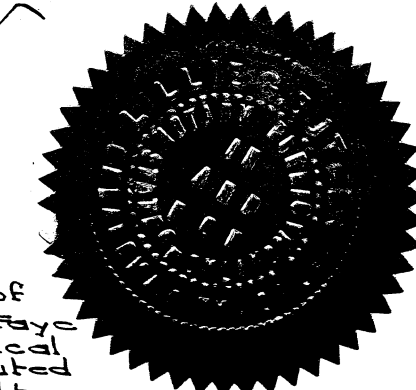
My commission expires: April 9, 1942
Lewis B. Becker
Notary Public.



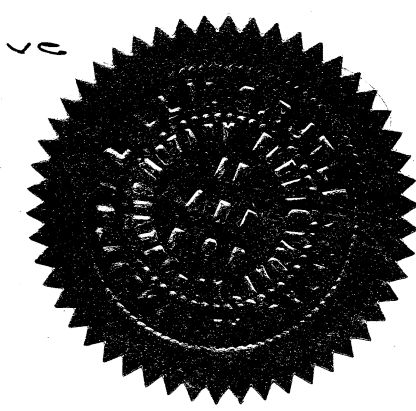
Olen Riggs
Lena Riggs
William B. Ingram
Faye Ingram
L. M. Payne

State of Oklahoma } ss.
County of Oklahoma }
Before me, the undersigned, a Notary Public in and for said County and State, on the 10th day of November, 1940, personally appeared Olen Riggs and Lena Riggs, husband and wife, and William B. Ingram and Faye Ingram, husband and wife, and L. M. Payne, 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: April 9, 1942.

Lewis B. Becker
Notary Public



Plan & Survey
By
R. W. THOMAS
LAND SURVEYOR
First Nat'l Bldg 3-3841
Oklahoma City, Okla.



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