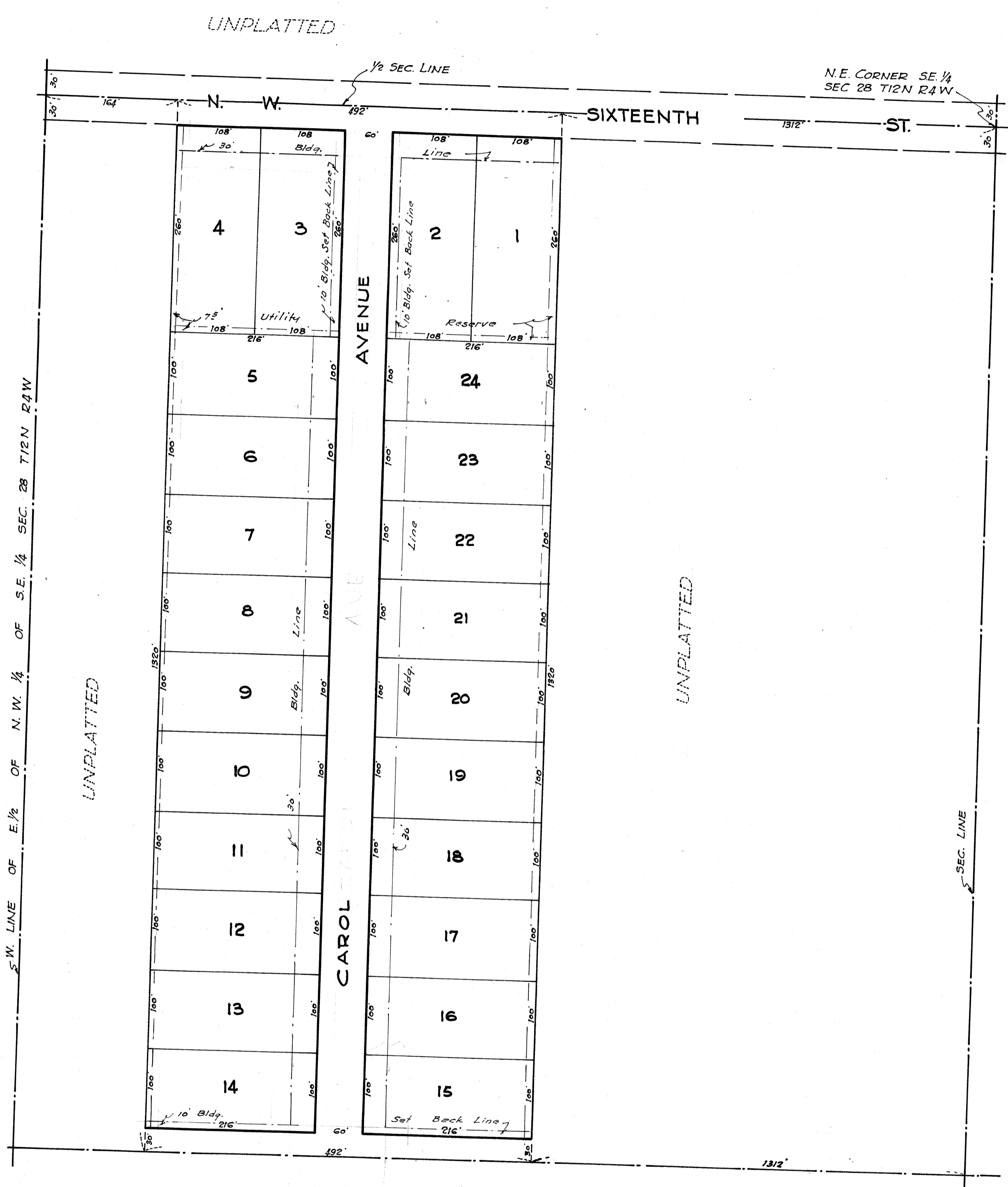


CAROL ACRES

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MAY 14 3 11 1946

REPLY



OWNERS CERTIFICATE AND DEDICATION.

KNOW ALL MEN BY THESE PRESENTS:
That I, the undersigned, C.J. Miller, a single person, do hereby certify that I am the owner of and the only person who has any right, title and interest in and to the land shown and described on the annexed plat of CAROL ACRES being a subdivision of the following described property, to-wit:
The E 1/2 of the E 1/2 of the N.W. 1/4 of the SE 1/4 of Section 28, Twp 12 N, Rge 4 W, and the E 1/2 of the W 1/2 of the E 1/2 of the NW 1/4 of Section 28, Twp 12 N, Rge 4 W.
I do hereby dedicate to the public use all the streets and avenues shown on the plat and do guarantee a clear title to the land so dedicated from myself, my heirs and assigns, and have caused the same to be released from all encumbrances so that the title is clear, except oil and gas lease of record.
Any person or persons hereinafter becoming the owners of any of the land herein platted shall take and hold the same subject to the following covenants and restrictions:-

- All lots or tracts in this addition shall be known and described as residential property except lots or tracts numbered 1 and 2.
- No structure shall be erected, altered or placed upon any parcel of this addition except one detached single family dwelling not to exceed two stories in height and other outbuildings customarily appurtenant to residential use. This restriction does not apply to the tracts set aside in restriction number one hereof that may be used for business.
- No dwelling with less than 320 square feet of floor space, excluding porches may be erected on any lot or tract.
- No structure shall be located on any lot or tract nearer than 30 feet to the front lot line nor nearer than 10 feet to any side street line, nor nearer than 5 feet to any side lot line.
- No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence either temporarily or permanently, nor shall any structure of a temporary character rear of the tract may be used as a dwelling.
- No noxious or offensive trade, business or activity shall be carried on upon any lot or tract, nor shall anything be done thereon which is or may become a nuisance to the neighborhood.
- No lot or lots, tract or tracts 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.
- There is hereby established a Utility Reserve for the free use for installing and maintaining public utility services, as shown on the annexed plat. No structure of a permanent nature may be erected on or over said easement, but the owner of the tract shall have full ownership and use of the land subject to the use by said public service.
- Invalidation of any of these covenants or restrictions by judgement or court order shall not affect the remainder which shall remain in full force and effect.

C. J. Miller

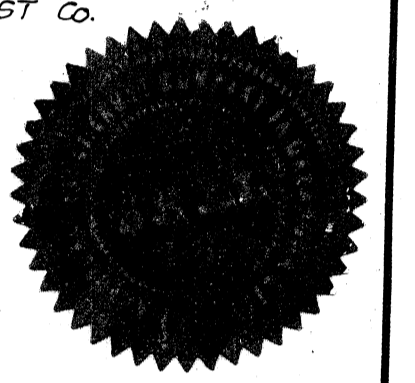
State of Oklahoma } s.s.
County of Oklahoma }
Before me, the undersigned, a Notary Public, in and for said County and State on this 25 day of April 1946, personally appeared C.J. Miller, to me known to be the identical person who executed the within and foregoing and foregoing instrument and acknowledged to me that she executed the same as her 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: January 7-1948
Walter Haskin
Notary Public



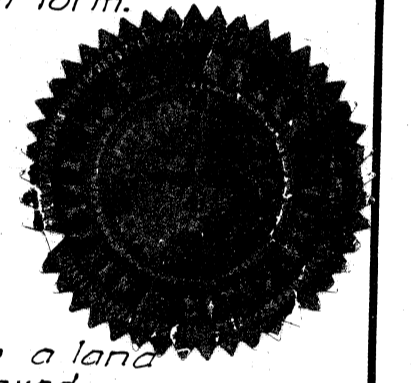
BONDED ABTRACTER'S CERTIFICATE.

The undersigned, duly qualified and lawfully bonded abstractors of titles in and for the County of Oklahoma, State of Oklahoma, hereby certify that the records of the County of Oklahoma in said State, show that the title to the lands shown on the annexed plat of Carol Acres is vested in C.J. Miller, a single person, and that on the 3 day of March 1946, there are no actions pending or judgements 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 the year 1945 and prior years and that no tax sale 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 in said plat, except oil and gas lease of record.
Signed and sealed at Oklahoma City, Oklahoma this 25 day of April 1946.

Attest: *A. J. Dumilly*
Secretary
By *W. Rice*
Vice-President
THE AMERICAN FIRST TRUST Co.



State of Oklahoma } s.s.
County of Oklahoma }
Before me, the undersigned, a Notary Public, in and for the said County and State on this 25 day of April 1946, personally appeared Wm. Gill 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 above set forth.
My commission expires: Jan 2nd 1949
W. Gill
Notary Public



SURVEYOR'S CERTIFICATE.

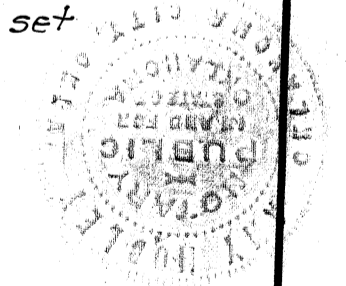
I, Walter W. Hughes, do hereby certify that I am by profession a land surveyor and a Registered Professional Engineer, and that the annexed plat of Carol Acres, consisting of one sheet correctly represents a survey made on the 1 day of April 1946 and that all the monuments shown hereon actually exist and their positions are correctly shown.

Walter W. Hughes
Registered Professional Engineer

State of Oklahoma } s.s.
County of Oklahoma }
Before me, the undersigned, a Notary Public in and for the said County and State on this 25 day of April 1946, personally appeared Walter W. Hughes, 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 above set forth.
My commission expires: November 2, 1947
Amy Mobley
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 Commission duly approved the annexed plat of Carol Acres at a meeting held on the 10 day of May 1946.

J. W. Hinton
Secretary



25/48

Scale 1"=100'