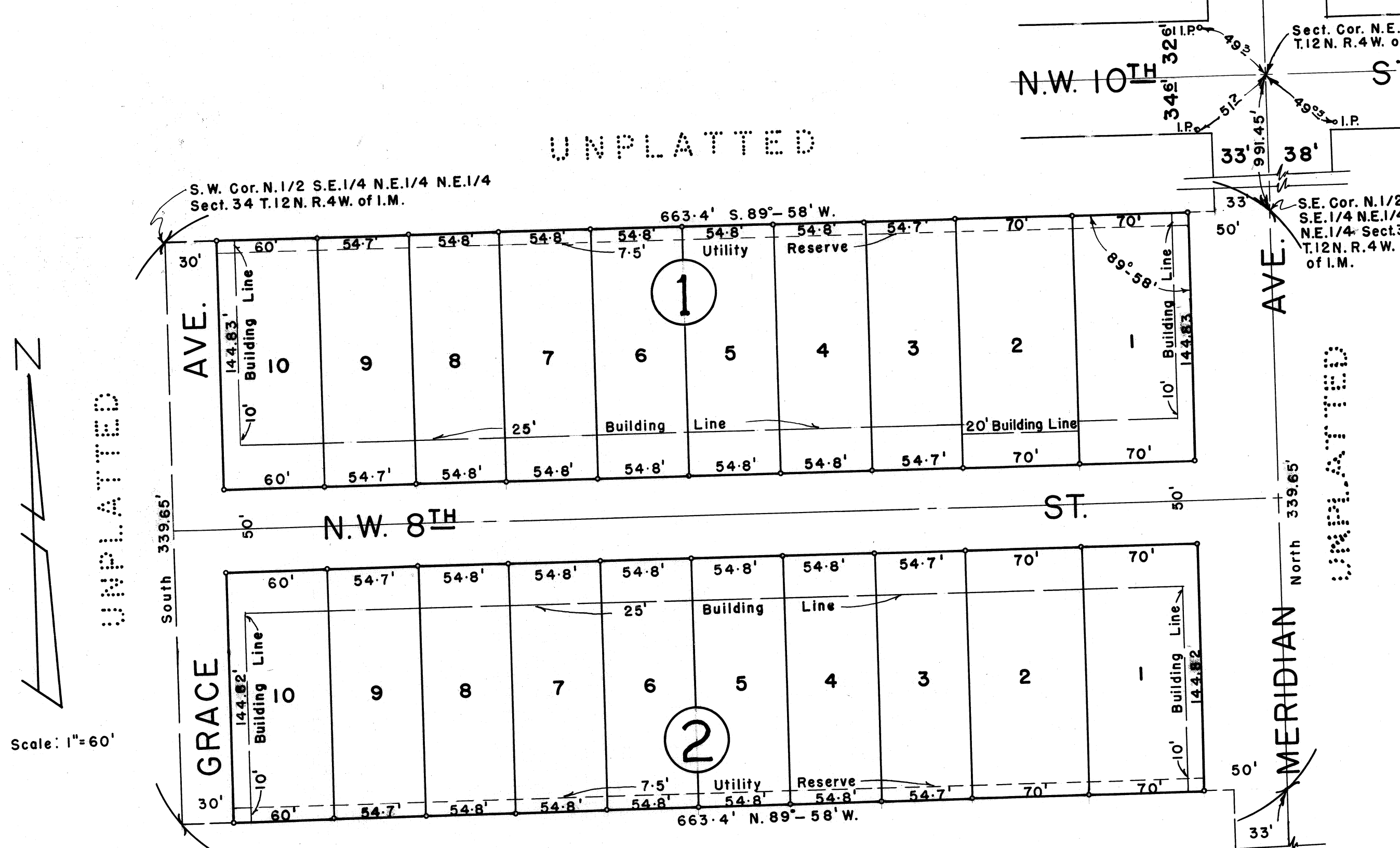


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Page 67

CARTER'S HEIGHTS ADDITION

A PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 SECTION 34 T-12-N R-4-W OF I.M.
OKLAHOMA COUNTY, OKLAHOMA



Scale: 1"=60'

OWNER'S CERTIFICATE AND DEDICATION

We, the undersigned, WILLIS L. CARTER and LEOMA J. CARTER, husband and wife, do hereby certify that we are the owners of and the only person or persons, firm or corporation, having any right, title or interest in and to the land described as follows, to-wit:

CARTER'S HEIGHTS ADDITION, A PART OF THE EAST ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) SECTION 34 T-12-N R-4-W OF I.M. OKLAHOMA COUNTY, OKLAHOMA. The undersigned further certify that they have caused said tract of land to be surveyed into blocks, lots, streets and avenues, and have caused a plat to be made of said tract showing accurate dimensions of lots, set-back lines, rights of way, widths of streets and avenues, and dedicate to public use the tract of land as 'CARTER'S HEIGHTS ADDITION' and reserve for the all the streets and avenues within the subdivision and reserve for the installation and maintenance of utilities, a strip of land as noted in the plat. All lands so dedicated to public use are free and clear of all encumbrances, except as shown in the Abstracter's Certificate.

- RESTRICTIONS**
- All lots within the subdivision shall be known and designated as residential building plots.
 - No building shall be located nearer to the front lot line or nearer to the side street line than the building set-back lines shown on the recorded plat.
 - No business, trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or might become an annoyance or nuisance to the neighborhood.
 - No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall be of any time used as a residence temporarily or permanently, nor shall any structure of a temporary nature be used as a residence.
 - No person of any race other than the Caucasian or American Indian shall use or occupy any building or lot in this subdivision, except that this covenant shall not prevent occupancy of servants' quarters by a person or persons of a different race employed by an owner or tenant.
 - These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 1975, at which time said covenants shall automatically be extended for successive periods of ten years, unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
 - No residence shall be closer than 5 feet to the side lot line.

Witness our hands this 5th day of January, 1950.

Willis L. Carter
Willis L. Carter

Leoma J. Carter
Leoma J. Carter

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public, in and for said County and State, on this 5th day of January, 1950, personally appeared WILLIS L. CARTER and LEOMA J. CARTER, 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 July 6th, 1953.

Edythe G. Patton
Notary Public

COUNTY PLANNING COMMISSION APPROVAL

I, J. D. SAPP, Sec.-Member of the County Planning Commission for the County of Oklahoma, State of Oklahoma, hereby certify that the said Commission duly approved the annexed map of CARTER'S HEIGHTS ADDITION on the 5th day of January, 1950.

J. D. Sapp

CERTIFICATE OF BONDED ABSTRACTER

The undersigned, duly qualified, and lawfully Bonded Abstracter of Titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of the proper officials of said County show that the title to the land included in the annexed plat of CARTER'S HEIGHTS ADDITION, A PART OF THE EAST ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) SECTION 34 T-12-N R-4-W OF I.M. OKLAHOMA COUNTY, OKLAHOMA, is vested in WILLIS L. CARTER and LEOMA J. CARTER, husband and wife, as joint tenants, and that on the 30th day of November, 1949, 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 owners thereof; that the taxes are paid for the year 1948 and all prior years; that no outstanding tax sales certificates are against said land, and that 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 the annexed plat, EXCEPT: 1948 ad valorem tax \$61.35 unpaid; AND SUBJECT TO: An Oil and Gas Lease to W.B. HUCHEL in Book 45 Misc. 1, page 311, said lease assigned to the Carter Oil Company; An undivided one-half (1/2) of oil, gas and other minerals, heretofore reserved, A mortgage in the sum of \$1,000.00 to Kruger Investment Company, Book 1204, page 78. A mortgage in the sum of \$4,000.00 to Kruger Investment Company, Book 1239, page 78.

Signed and Sealed at Oklahoma City, Oklahoma this 5th day of January, 1950.

COATES ABSTRACT COMPANY
A Sole Proprietorship composed of John J. Coates
John J. Coates SOLE OWNER
State of Oklahoma ss
County of Oklahoma ss

Before me, the undersigned, a Notary Public in and for the said County and State, on this 5th day of January, 1950, personally appeared JOHN J. COATES, to me known to be the identical person who subscribed the name of the maker of the within and foregoing Bonded Abstracter's Certificate as Sole Proprietor, 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 sole proprietorship for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.
My commission expires July 6th, 1953.

Edythe G. Patton
Notary Public

PARTIAL RELEASE OF MORTGAGE

In consideration of the plotting of the property shown on the annexed map of CARTER'S HEIGHTS ADDITION, A PART OF THE EAST ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) SECTION 34 T-12-N R-4-W OF I.M. OKLAHOMA COUNTY, OKLAHOMA, and other good and valuable considerations, receipt of which is hereby acknowledged, the Kruger Investment Company does hereby release, of which is hereby acknowledged, the certain mortgage made by WILLIS L. CARTER and LEOMA J. CARTER, husband and wife, to KRUGER INVESTMENT COMPANY, a corporation, in the sum of \$1,000.00 which is recorded in BOOK 1204 of MORTGAGES, PAGE 78, of the records of Oklahoma County, State of Oklahoma, and a mortgage made by WILLIS L. CARTER and LEOMA J. CARTER, husband and wife, to the KRUGER INVESTMENT COMPANY, a corporation, in the sum of \$4,000.00 which is recorded in BOOK 1239 of MORTGAGES, PAGE 78 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.

Signed and Sealed at Oklahoma City, Oklahoma this 5th day of January, 1950.

KRUGER INVESTMENT COMPANY
Oklahoma City, Oklahoma
Attest *C. Kruger* C. Kruger, Vice-President, Sec.
By *Albert Kruger* Albert Kruger, President

State of Oklahoma ss
County of Oklahoma ss

On this 5th day of January, A.D. 1950, before me, the undersigned, a notary public, in and for the county and state aforesaid, personally appeared ALBERT KRUGER to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its 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.

Given under my hand and seal the day and year last above written.
My commission expires Nov 2, 1953.

Lynn Smith
Notary Public

ENGINEER'S CERTIFICATE

I, JOHN E. REA, the undersigned, do hereby certify that I am a registered professional engineer, and that the annexed plat of CARTER'S HEIGHTS ADDITION, A PART OF THE EAST ONE-HALF (1/2) OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) SECTION 34 T-12-N R-4-W OF I.M. OKLAHOMA COUNTY, OKLAHOMA, consisting of one sheet, correct, represents a survey made under my supervision on the 20th day of December, 1949.

John E. Rea
John E. Rea
State of Oklahoma
Registered Professional Engineer
No. 1850

State of Oklahoma ss
County of Oklahoma ss

Before me, the undersigned, a Notary Public in and for said County and State, on this 3rd day of January, 1950, personally appeared JOHN E. REA, 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 above written.
My commission expires February 19, 1952.

Mary Elizabeth Cox
Notary Public

REA ENGINEERING CO.
OKLAHOMA CITY, OKLAHOMA