

# CARVER GARDENS

ADDITION TO GREEN PASTURES  
BEING THE S.W. 1/4 SEC. 8, T. 12 N., R. 1 W., I.M.

Correct

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Junia A. King

## OWNERS CERTIFICATE & DEDICATION

State of Oklahoma } ss.  
Oklahoma County }  
KNOW ALL MEN BY THESE PRESENTS: That we, Junia A. King, formerly Junia A. Dunham, and Edward C. King, wife and husband, of Oklahoma County, State of Oklahoma, owners of the following described real estate in Oklahoma County, State of Oklahoma, described as follows to wit: The S.W. 1/4, Section 8, Township 12 North, Range 1 West, I.M., hereby certify that they have caused the same to be surveyed into tracts and streets in conformity to the annexed plat which they hereby adopt as the plat of the above described land under the name of Carver Gardens, an Addition to Green Pastures, and do hereby dedicate to the public use, subject to the conditions and restrictions hereinafter named, all of the streets shown upon said plat.

### RESTRICTIONS

- All tracts shown on the annexed plat shall be known and described as residential property except tracts 1 to 4, inclusive which may also be used for business purposes.
  - All buildings shall be constructed of either brick, stone, metal, tile, concrete, concrete block, wood, and stucco, and shall be constructed in a neat and workmanlike manner.
  - No noxious trade or activity shall be carried on upon any tract nor shall anything be done thereon which is or may become an annoyance or nuisance to the neighborhood.
  - There is hereby established a building set-back line as shown on the annexed plat and designated "Building Line". All utilities shall be placed in the "Utility Reserve" or in the area between the "Building Line" and the front tract line.
  - If any person or parties shall violate any of these restrictions it shall be lawful for any other person owning property to prosecute any proceedings against the person or parties violating the restriction and to prevent the same or to recover damages for such violation.
- Witness my hand and seal  
this 9th day of January, 1947.

*Junia A. King*  
Junia A. King  
(Formerly Junia A. Dunham)

*Edward C. King*  
Edward C. King

## 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 said county show that title to the land shown and described on the annexed plat of CARVER GARDENS is vested in Junia A. Dunham and that on the 26th day of December, 1946, there were no court 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 lands or the owner thereof effecting the title thereto; that the taxes are paid for the year 1946, and prior years and 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 encumbrances of any kind against the land, except outstanding oil and gas leases and mineral interests now of record.

Signed and sealed at Oklahoma City, Oklahoma this 9th day of January, 1947.

THE AMERICAN FIRST TRUST COMPANY  
a Corporation

By: *Wm. Rice*  
Vice-President

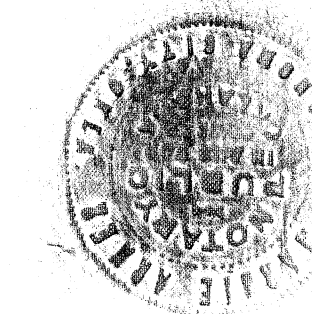
Attest: *Ada McConnell*  
Assistant Secretary



State of Oklahoma } ss.  
County of Oklahoma }  
Before me, the undersigned, a Notary Public in and for the said county and state on this 9th day of January, 1947, personally appeared *Wm. Gill*, to me known to be the identical person who subscribed the name of the maker to the 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 corporation, for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.  
My commission expires: *Sept 18, 1949*

*Marjorie Jones*  
Notary Public

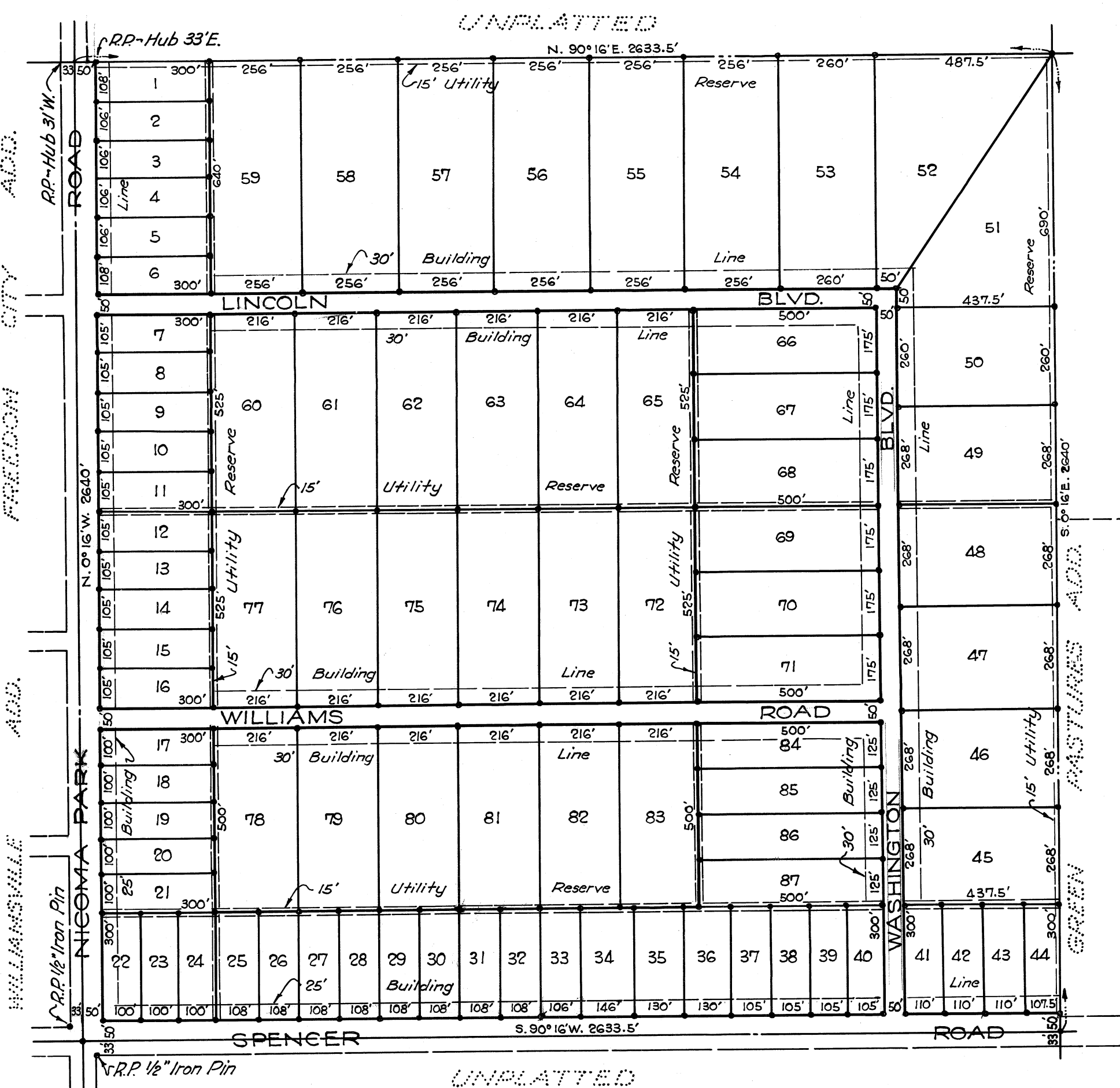
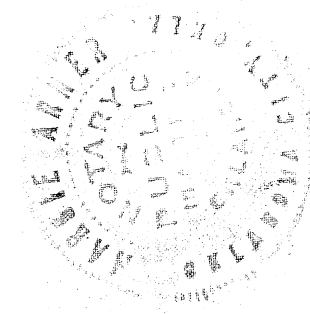


## REGIONAL PLANNING COMMISSION APPROVAL

I, J.W. Hinton, secretary to the Regional Planning Commission for Oklahoma County, Oklahoma, hereby certify that the said commission duly approved the annexed plat of CARVER GARDENS, Addition to Green Pastures, at the regular meeting of said commission on the 24th day of January, 1947.

*J.W. Hinton*  
Secretary

*Marjorie Jones*  
Notary Public



Scale 1"=300'  
Iron Pins

## SURVEYOR'S CERTIFICATE

I, J.G. Schmoldt hereby certify that I am by profession a Land Surveyor and that the above plat of the S.W. 1/4 of Sec. 8, T. 12 N., R. 1 W., of the I.M., in Oklahoma County, Oklahoma, correctly represents a survey made under my supervision on the 23rd day of December, 1946, and that the monuments shown actually exist and their positions are correctly established.

*J.G. Schmoldt*  
Surveyor

State of Oklahoma } ss.  
County of Oklahoma }  
Before me, a Notary Public in and for said county and state on this day of January, 1947, appeared J.G. Schmoldt, to me known to be the person who executed the above instrument, and acknowledged to me that he executed the same as his free act and deed, for the purposes therein stated.

Witness my hand and seal the day and year last above written.  
My commission expires: *Sept 18, 1949*

*Marjorie Jones*  
Notary Public

