

SURVEYOR'S CERTIFICATE

I, E.O. PEARSON do hereby certify that I am by profession a Land Surveyor and Civil Engineer and that the Annexed Plat of "CLASSEN PARKWOOD", in Oklahoma County, Oklahoma, consisting of one sheet, correctly represents a survey made under my supervision on the 9th day of Oct., 1950, and that all the monuments shown hereon actually exist and their positions are correctly shown.

E.O. Pearson
E. O. PEARSON

STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }
Before me, the undersigned, a Notary Public, in and for said County and State on this 9th day of Oct., 1950, personally appeared E. O. PEARSON, 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, and for the uses and purposes therein set forth.
Given Under my hand and notarial seal the day and year last above, written.
My Commission Expires: April 16, 1953
W. A. Jones
NOTARY PUBLIC

CLASSEN PARKWOOD

A SUBDIVISION OF PART OF THE S.W. 1/4 OF SEC. 15 T12N R4W OF THE INDIAN MERIDIAN OKLAHOMA COUNTY OKLAHOMA

COUNTY PLANNING COMMISSION APPROVAL

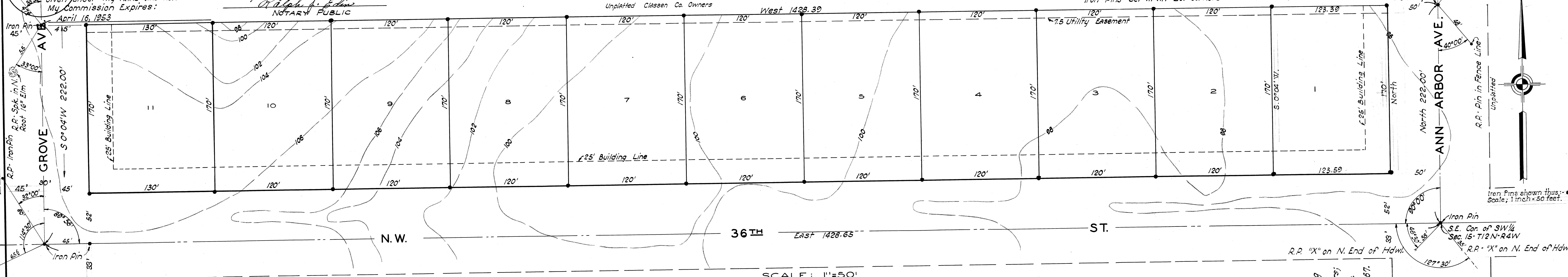
I, J. D. Sapp, Secretary-Member of the County Planning Commission for the County of Oklahoma, State of Oklahoma, hereby certify that the said Commission, duly approved the Annexed Plat of CLASSEN PARKWOOD, on the 2nd day of February, 1950.

COUNTY PLANNING COMMISSION

BY: *J. D. Sapp*

FEES # 775
Book 29
PAGE 82

NOTE: Iron Pins Set at all Lot Corners



Iron Pins shown thus: •
Scale: 1 inch = 50 feet.

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That The Classen Company, a corporation, organized and existing under and by virtue of the laws of the State of Oklahoma, and its successors, and the owners of the lots of said corporation, and being the owner of all the property contained and included in the Annexed Plat, has caused said premises to be surveyed and platted into Lots, Blocks, Streets, and Easements as shown on said Annexed Plat, which said Annexed Plat represents a correct survey of all property included therein, and is hereby adopted as the Plat of said land under the name of "Classen Parkwood".

The Classen Company, a corporation, does hereby certify that it is the owner of and the only person or persons, corporation or corporations who have any right, title or interest in and to all the land included in the above mentioned Annexed Plat, and said corporation does hereby dedicate all Streets and Easements, shown on said Plat, to the use of the public as public highways, streets and utility easements, for itself, its successors and assigns forever, and has caused the same to be released from all encumbrances so that title is clear.

The Classen Company, a corporation, further certifies that for the purpose of providing an orderly development of all of the lots and blocks included in the above described plat, and for the further purpose of providing adequate restrictive covenants for the benefit of itself, and its successors in title to the abovesaid lots, said corporation does hereby impose the following restrictions and reservations on the entire plat of Classen Parkwood, to which it shall be incumbent upon its successors in title to adhere, and any person or persons, corporation or corporations, hereafter becoming the owner, or owners, either directly or through any subsequent transferee, or in any manner whatsoever of any lot or lots, block or blocks, included in the plat of Classen Parkwood, shall take, hold and convey same, subject to the following restrictions and reservations, to-wit:

1. Only one single-family detached residence, not to exceed two (2) stories in height, and a private garage and servants' quarters may be constructed or erected on any of the lots in Classen Parkwood, above described.
2. No professional office, business, trade or commercial activities of any sort may ever be conducted in any single-family residence on any lot or block in Classen Parkwood.
3. No building, or any part thereof, shall ever be located nearer to the side street lot line, than the building setback lines shown on the recorded plat of Classen Parkwood, and identified as "Building Line". Moreover, no residence structure shall be located nearer than ten feet (10') to any side lot line, provided, however, that where the whole or part of two adjoining lots are used for a building site, then the abovesaid side lot line restrictions shall not apply on the two contiguous sides of said lots, and in lieu thereof shall apply to the exterior side boundary lines of the actual building site used.
4. All single-family residences constructed in Classen Parkwood shall be of brick veneer, stone veneer, brick or stone construction.
5. No trailer, basement, tent, shack, garage, or other outbuilding, located on any lot in the above described Addition shall at any time be used as a main residence, temporary or permanent, nor shall any other structure of a temporary character be used as a main residence.
6. All cows, horses, goats, sheep, ponies, mules, hogs, pigs, chickens or other fowls are hereby prohibited and restricted from the use of any part of any lot or lots located in Classen Parkwood.
7. No noxious or offensive trade or activity shall ever be carried on upon any lot in Classen Parkwood, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. No single-family main residence building may be constructed or erected on any lot in Classen Parkwood unless the total ground floor area of said single-family residence, exclusive of open porches and garages, shall equal or exceed twelve hundred (1200) square feet.
9. No teaching school shall ever be constructed and/or used on any lot or block in Classen Parkwood.
10. No existing, erected building or structure of any sort may be moved onto and/or placed on any portion of the above described Addition, it being the intention of this covenant to definitely prohibit the moving onto and placing of existing residential structures on any lot or block of said Addition.
11. Easements for public utility installation and maintenance are hereby reserved across the rear of certain lots and along the side of certain lots, and as designated in other places in accordance with the designation of such "Utility Reserve" all as shown on the recorded plat of Classen Parkwood.
12. Should any owner or tenant of any lot or lots in Classen Parkwood violate any of the restrictive covenants and/or conditions contained herein, and thereafter refuse to correct same and to abide by the said restrictions and conditions contained herein, after reasonable notice, then in such event, any owner of any lot in said Addition may institute legal proceedings to enforce the said restrictions and conditions, and the owner of the lot or lots permitting the violation of such restrictions and conditions shall pay all attorneys' fees, court costs, and other necessary expenses incurred by the person instituting such legal proceedings to maintain and enforce the abovesaid restrictions and conditions, and said attorneys' fees to be fixed by the court, and it is further agreed that the amount of said attorneys' fees, court costs, and other expenses allowed and assessed by the court for the abovesaid violation or violations, shall become a lien upon the land as of the date legal proceedings were originally instituted, and said lien shall be subject to foreclosure in such action so brought to enforce such restrictions in the same manner as liens upon real estate, the procedure as to which is fixed by Statute.
13. These covenants are to run with the land and shall be binding upon all parties and persons claiming under them until January 1, 1975, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of two-thirds (2/3) of the then owners of the lots in Classen Parkwood it is agreed to change these covenants in whole or in part.
14. Invalidation of any one of these covenants, by judgment or court order shall in no wise affect any other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, THE CLASSEN CO., a corporation, has by authority of its Board of Directors, caused this instrument to be executed by its Vice President, and its Assistant Secretary, of Oklahoma City, Oklahoma, and the corporate seal, affixed on this 18th day of October, 1950.

ATTEST:
Walter S. Jones
WALTER S. JONES, VICE PRESIDENT

Benu H. Lord
BENU H. LORD, ASSISTANT SECRETARY

THE CLASSEN COMPANY

STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }
Before me, the undersigned, a Notary Public, in and for said County and State, on this 18th day of Oct., 1950, personally appeared WALTER S. JONES, to me known to be the identical person who subscribed the name of the CLASSEN CO., a corporation, to the within and 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.

Given under my hand and notarial seal on the day and year last above written.

My Commission Expires: July 6, 1953
H. Byrd
NOTARY PUBLIC

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded Abstracter of Titles in and for the County of Oklahoma, hereby certifies that the records of said County show that the title of the land shown on the Annexed Plat of Classen Parkwood, in Oklahoma County, Oklahoma, is vested in THE CLASSEN CO., a corporation, and that on the 10th day of Oct., 1950, there are no actions pending or judgment 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 1949 and 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 Oil and Gas lease recorded in Book 506 Page 167.

IN WITNESS WHEREOF, said Bonded Abstracter has caused this instrument to be executed at Oklahoma City, Oklahoma, on this 10th day of Oct., 1950.

COATES ABSTRACT COMPANY
BY: *John J. Coates*
JOHN J. COATES, OWNER

STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }
Before me, the undersigned, a Notary Public, in and for said County and State, on this 10th day of Oct., 1950, personally appeared JOHN J. COATES, 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 notarial seal the day and year last above written.

My Commission Expires: July 6, 1953
Edythe A. Lutton
NOTARY PUBLIC