

CRUTCHO GARDENS

BEING A SUB. OF A PART OF N $\frac{1}{2}$ OF S.E. $\frac{1}{4}$ OF SEC. 26-T12N-R2W

OWNER'S CERTIFICATE & DEDICATION.

I, the undersigned, L. J. Wantland, hereby that I am the owner of and the only person who has any right, title or interest in and to the lands shown on the annexed plat of CRUTCHO GARDENS, Oklahoma County, Oklahoma; being a subdivision of a part of the N $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of Section 26, Township 12 North, Range 2 West, except the S $\frac{1}{2}$ of the W $\frac{1}{4}$ of the N $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ and except the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of said Section 26.

I further certify that the annexed plat represents a correct survey of the above described property and I hereby dedicate to the public use of all the streets, easements, parks or other lands as shown by the annexed plat, and I hereby guarantee a clear title to all the lands so dedicated from myself, my heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear.

RESTRICTIONS:-

1. All lots in this subdivision shall be known and designated as residential property except lots numbered 1 to 12 Blk. 4, which may be used for business purposes.
2. No structure shall be erected, altered or placed upon any lot of this subdivision 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 lots designated for business use.
3. No structure shall be erected or maintained on any lot in this subdivision having less than 400 square feet exclusive of porches and attached garages.
4. No trailer, basement, tent, shack, garage, barn or outbuilding of any kind shall be used for residence purposes, either temporarily or permanently, except that a garage apartment on the rear of a lot may be used as a dwelling.
5. No lot or lots in this subdivision 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.
6. A utility reserve for the installation and maintenance of public utility service is hereby given of the rear of each lot as shown on this plat.

L. J. Wantland
 Jewell O. Wantland

State of Oklahoma } ss.
 County of Oklahoma }
 Before me, the undersigned, a Notary Public, in and for said County and State, on this 10 day of April 1946, personally appeared L. J. Wantland and Jewell O. Wantland, 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.
 Witness my hand and notarial seal the day and year above set forth.
 My commission expires: *Sept 18, 1949*

Margie Cramer
 Notary Public

BONDED ABSTRACTER'S CERTIFICATE.

The undersigned, duly qualified and lawfully bonded abstracters of titles in and for the State of Oklahoma, County of Oklahoma, hereby certify that the records of the County of Oklahoma in said State show that the title to the land shown on the annexed plat of CRUTCHO GARDENS, Oklahoma County, Oklahoma, is vested in L. J. Wantland and that on the 10 day of April 1946 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 lands or the owner thereof; that the taxes are paid for the year 1945 and prior years, and that no outstanding tax sales 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.
 Signed and sealed at Oklahoma City, Oklahoma this 10 day of April 1946.

THE AMERICAN FIRST TRUST Co.,
 IN OKLAHOMA CITY, OKLA.

Attest:-
W. C. Bohannon
 Ass't. Secretary

By *Wm. Gill*
 Vice - President

State of Oklahoma } ss.
 County of Oklahoma }
 Before me, the undersigned, a Notary Public, in and for said County and State on this 10 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: *January 7, 1948*

Walter Haskin
 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 CRUTCHO GARDENS, Oklahoma County, Oklahoma, at a meeting held on the 12 day of April 1946.

J. W. Hinton
 Secretary

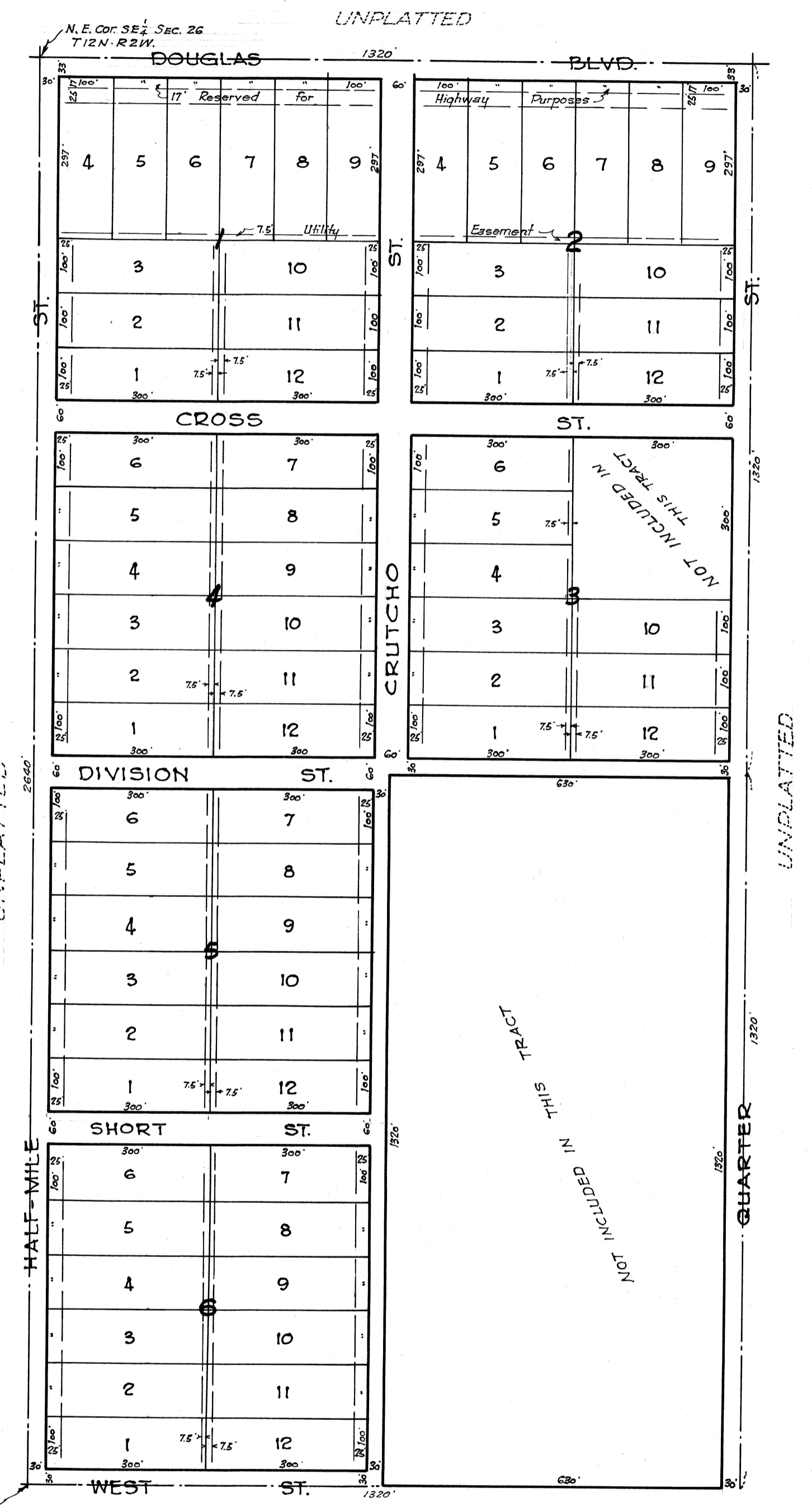
SURVEYOR'S CERTIFICATE.

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 CRUTCHO GARDENS, Oklahoma County, Oklahoma, consisting of one sheet correctly represents a survey made under my supervision on the 10 day of April 1946, and that all the monuments shown thereon actually exist and their positions are correctly shown.

Walter W. Hughes
 Registered Professional Engineer

State of Oklahoma } ss.
 County of Oklahoma }
 Before me, the undersigned, a Notary Public in and for said County and State on this 10 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: *Sept 18, 1949*

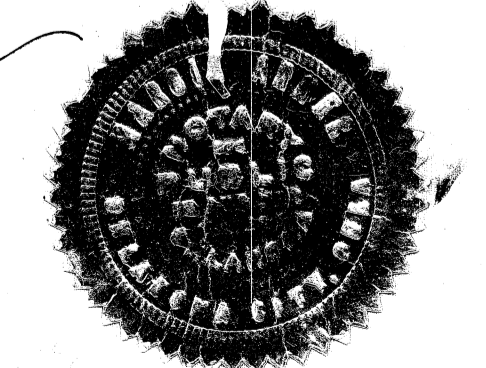
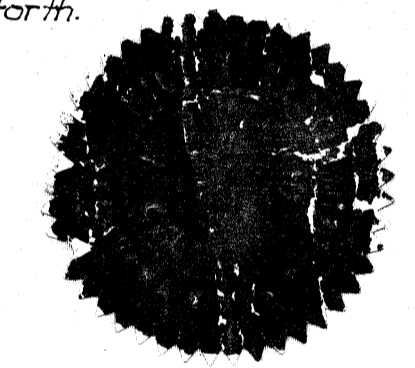
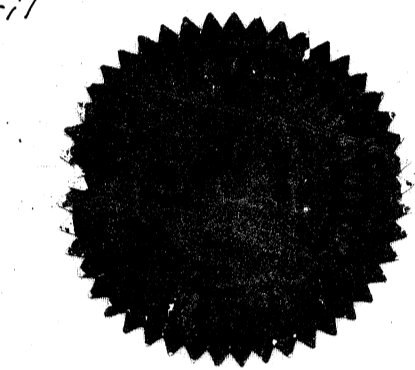
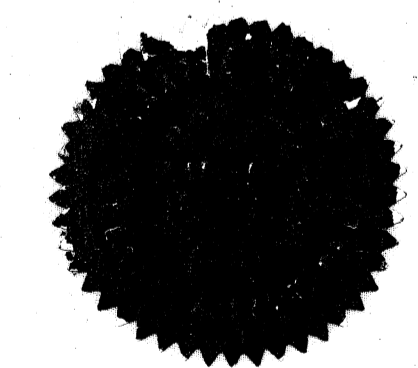
Margie Cramer
 Notary Public



Center Sec. 26
 T12N-R2W

UNPLATTED

SCALE - 1" = 200'



25/2