

DACO ADDITION

BEING A SUBDIVISION OF
THE W. 722' OF THE N. 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 11 - TWP. 11 N. - R. 2 W.
OKLAHOMA COUNTY, OKLAHOMA

418231
750
BOOK 24 - PAGE 4
1944 APR 12 AM 11:24
HELEN NIX
COUNTY CLERK
Deputy

OWNERS' CERTIFICATE & DEDICATION

Be it known that we, George R. Futrell and Martha Rose Futrell, husband and wife, are the owners of the following described land:
A tract of land in Oklahoma County, Oklahoma, which is Section 11, Township 11 North, Range 2 West, 1.M.
Such persons who have any right, title or interest in the land shown on the annexed plat, and described above, hereafter known as DACO ADDITION.
We hereby certify that the annexed map represents a correct survey of said property made by our consent, and all the streets and easements shown on said map are hereto dedicated to the use of the public, and we hereby guarantee to the lands so dedicated.

A. All lots in the tract shall be known as residential lots, except lots 1 and 2 in block 1, lots 8 to 11 inclusive in block 1 and lots 8 to 11 inclusive in block 2, which lots shall be known as business, as well as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one desirable to the surrounding property.

B. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25' to the front lot line, nor nearer than 10' to any side street line. No building, except a detached garage or other outbuilding located 50' or more from the front lot line, shall be located nearer than 2' to any side lot line. In any event, no structure shall be located nearer than 2' to any side lot line.

C. No residential structure shall be erected or placed on any building plot, which plot has a width of less than 40' at the front building setback line.
D. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

E. No basement, tent, shack, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, except car trailer.

F. An easement is reserved over the rear 75' of each lot except on lots 8 to 11 inclusive in blocks 1 and 2 said easement is to be 15' for utility installation and maintenance.

G. No person of any race other than the Caucasian or American Indian race shall use or occupy any building on any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

H. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1966, at which time said covenants shall automatically be extended for successive periods of 10 years unless by vote of majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

I. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

J. Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

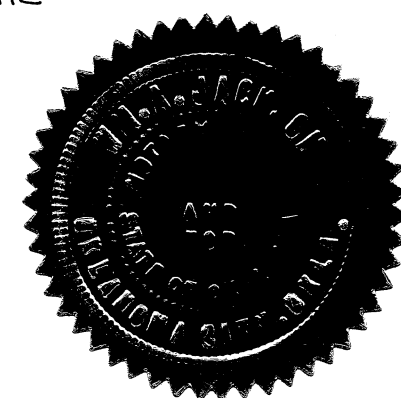
George R. Futrell Martha Rose Futrell

State of Oklahoma }
County of Oklahoma } ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 20th day of March, 1944, personally appeared George R. Futrell and Martha Rose Futrell, to me known to be the identical persons who executed the 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 Dec 29, 1945
December

Wm. A. Jackson
Notary Public



THE 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 DACO ADDITION, a subdivision in Oklahoma County, Oklahoma, on the 3rd day of April, 1944.

J.W. Hinton
Secretary

BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded abstracters of titles in and for said County of Oklahoma, in said State, show that the title of the land shown on the annexed plat of DACO ADDITION, an addition in Oklahoma County, Okla., is vested in George R. Futrell and Martha Rose Futrell, husband and wife, except a certain right-of-way in favor of the Okla. Gas & Electric Co. recorded in Book 38 of Misc., Page 42, and a certain right-of-way in favor of the Prairie Pipe Line Co. recorded in Book 98 of Misc., Page 392, of the records of Oklahoma County, Okla., and except one-fifth (1/5) of the mineral rights under the above described property as previously conveyed; and that on the 20th day of March, 1944, 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 owners thereof; that the taxes are paid for the year 1943 and prior years and that no outstanding tax sale certificates are issued against said land; that no tax deeds are issued to any person and that there are no liens, mortgages, or encumbrances of any kind against the land described in said plat.

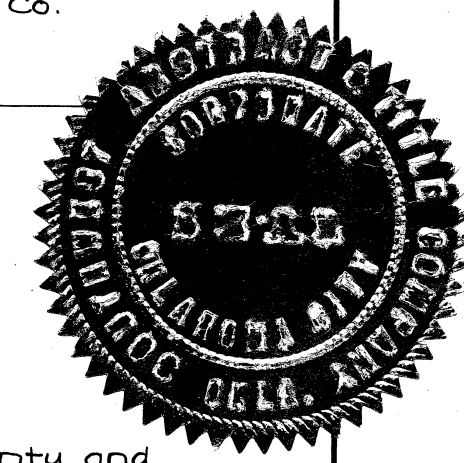
Signed and sealed at Oklahoma City, Oklahoma, this 27th day of March, 1944.

Attest:

Sara M. Jackson
Secretary

Southwest Abstract and Title Co.

Wm. A. Jackson
Vice President

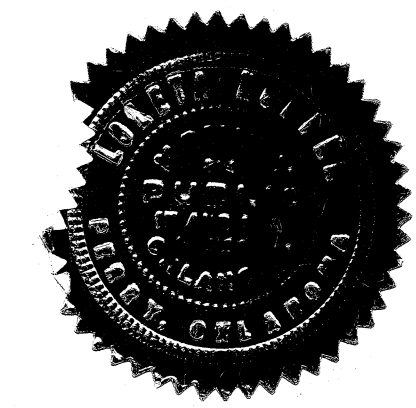


State of Oklahoma }
County of Oklahoma } ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 20th day of March, 1944, did personally appear Wm. A. Jackson, to me known to be the identical person who subscribed the name of the maker to the within and foregoing instrument as 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 company for the uses and purposes therein set forth.
Witness my hand and Notarial Seal the day and year last above written.

My commission expires
September 14, 1946
September

Leola Hopper
Notary Public

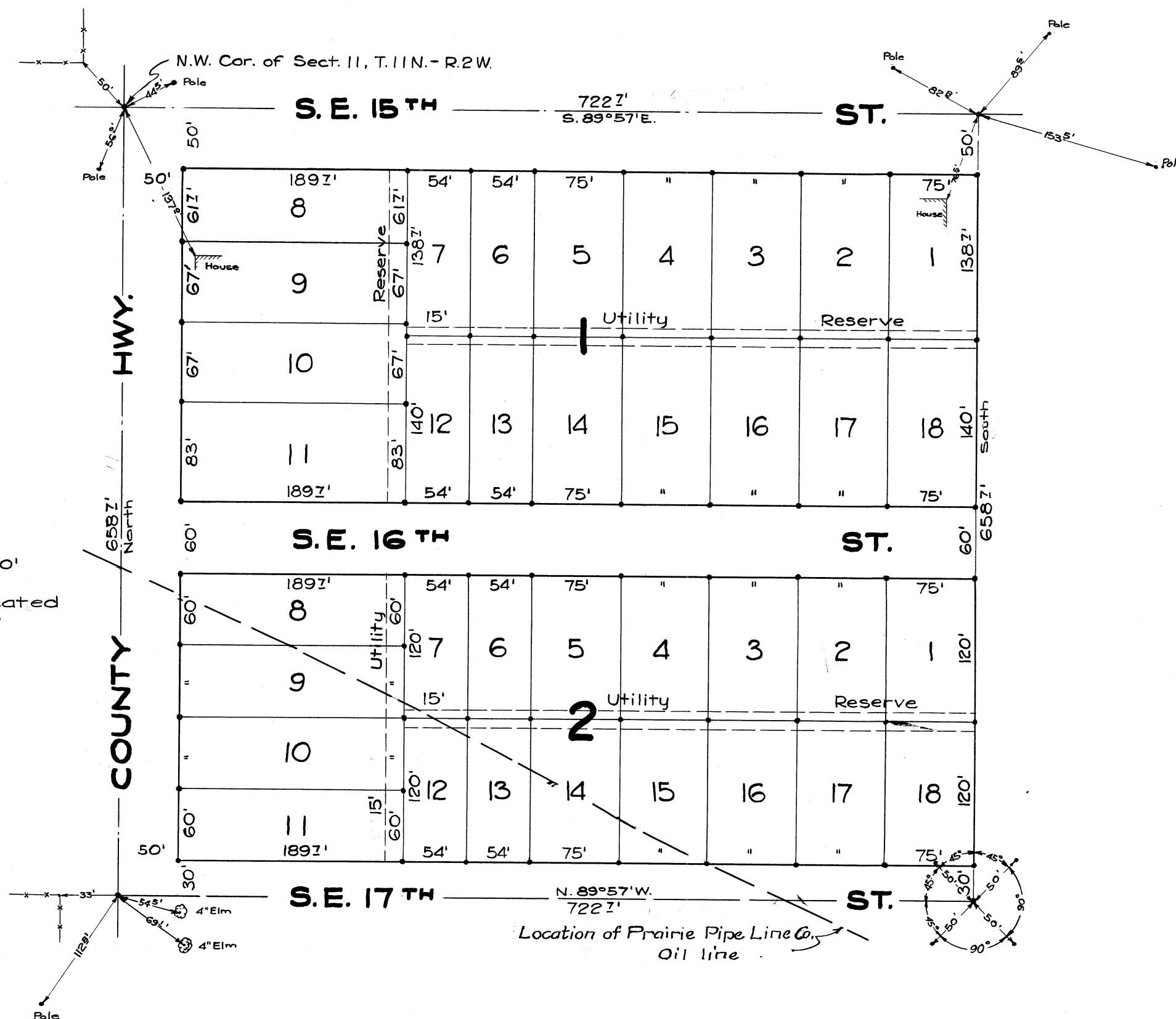


COUNTY ENGINEER'S CERTIFICATE

I, C.W. McFerron, County Engineer of Oklahoma County, State of Oklahoma, hereby certify that I have examined the land included within the subdivision as shown on the annexed plat; that it is suitable for residence purposes; that the lands dedicated to the public use are of correct dimensions and that the improvement of the same will be an undue burden upon the public treasury.

C.W. McFerron

Note: Corner References are not shown to scale.



SURVEYOR'S CERTIFICATE

I, R.W. Thomas, do hereby certify that I am by profession a Land Surveyor and that the above map, consisting of one sheet, correctly represents a survey made by me on this 2nd day of March, 1944, and that all monuments shown thereon actually exist and their positions are correctly shown.

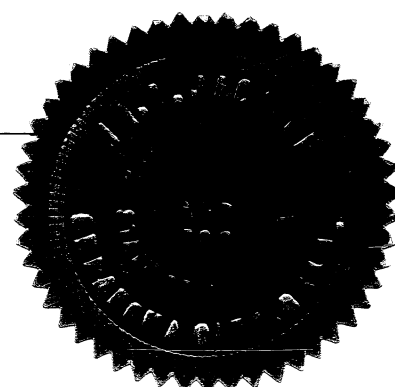
R.W. Thomas

State of Oklahoma }
County of Oklahoma } ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 20th day of March, 1944, personally appeared R.W. Thomas, to me known to be the identical person who executed the 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 Dec 29, 1945
December

Wm. A. Jackson
Notary Public



24/11

PLAN & SURVEY
BY
R.W. THOMAS
LAND SURVEYOR
First Nat'l. Bldg. 3-9841
Oklahoma City, Okla.