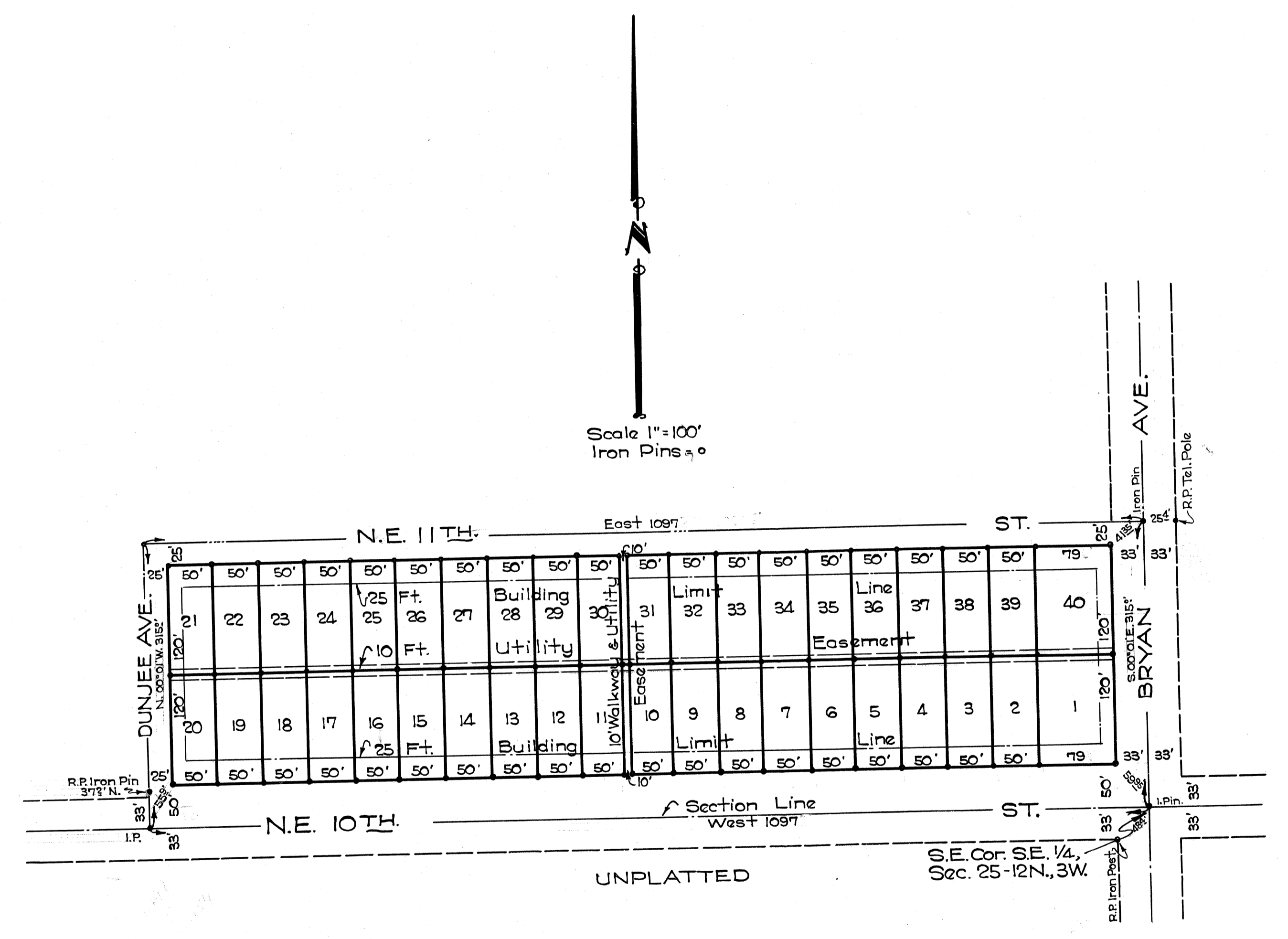


# DUNJEE ADDITION

TO OKLAHOMA CITY, OKLA.



**DEDICATION**

We, the undersigned, Roscoe Durjée, a single man, and A. Stewart and Cora E. Stewart, husband and wife, and Alexander F. Williams and Ella V. Williams, husband and wife, hereby certify that we are the owners of and the only persons having any right, title, or interest in the land shown on the annexed plat of DUNJEE ADDITION to Oklahoma City, Oklahoma.

We hereby dedicate to the public use, for street purposes, all streets and avenues, as shown on the annexed plat, guarantee a clear title to the land so dedicated from ourselves, our heirs and assigns and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the Abstracters Certificate.

Any person or persons hereafter becoming the owner or owners of any land herein platted shall take and hold the same subject to the following covenants and restrictions.

- All lots shall be known and described as residential property, except lots one (1) and forty (40) which may also be used for business purposes. No structure shall be erected on, altered, or placed on any residential lot except single family dwellings not exceeding two and one-half (2 1/2) stories in height, and outbuildings customarily appurtenant to residential use.
- No building shall be located nearer to the front lot line, or side street line, than is shown by the 'Building Limit Line' on the annexed plat, except open porches and steps. No dwelling shall be erected nearer than five (5) feet to any side property line, or the front 60 feet.
- One story dwellings shall have a minimum of 700 square feet of floor space. Two and two and one-half story dwellings shall have a minimum of 600 square feet of floor space. All floor areas exclusive of open porches and garages.
- No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which is or may become an annoyance to the neighborhood.
- No trailer, basement, tent, shack, garage or outbuilding shall be used as a dwelling, nor shall any building of a temporary character be used as a dwelling.
- There is hereby established a utility easement, as shown on the annexed plat, for the free use of all public utilities.
- These restrictions shall run with the land and shall be binding on all persons claiming hereunder until April 1st, 1973, at which time they shall expire.

**ABSTRACTERS CERTIFICATE**

The undersigned, duly qualified and lawfully bonded abstracters of titles in Oklahoma County, State of Oklahoma, hereby certify that the records of said County show title to the lands shown on the annexed plat of DUNJEE ADDITION to Oklahoma City, Oklahoma, is vested in Roscoe Durjée, a single man, A. Stewart and Cora E. Stewart, husband and wife, and Alexander F. Williams and Ella V. Williams, husband and wife, and that on the 13th day of February, 1950, 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 against said lands, or the owners thereof; that the taxes are paid for the year 1948 and prior years, and there are no outstanding tax deeds or tax sales certificates against said lands, and that there are no liens, mortgages or other encumbrances of any kind against the lands, except mineral conveyances, easements, rights-of-way, and oil and gas leases of record.

THE AMERICAN FIRST TRUST COMPANY  
a corporation

Attest: Ada McConnell By: [Signature]  
Asst. Secy. 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 25th day of March, 1950, personally appeared George A. Fisher, to me known to be the identical person who signed the name of the maker 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 seal the day and year last above written.  
My commission expires: JANUARY 15, 1951  
[Signature]  
Notary Public

1, Lee M. Bush, a Registered Professional Engineer in the State of Oklahoma, do hereby certify that the annexed plat of Dunjee Addition to Oklahoma City, Oklahoma, correctly represents a survey made under my supervision on the 5th day of April, 1948, and that all the monuments shown thereon have been correctly and accurately placed and exist in the positions shown.

[Signature]  
Registered Professional Engineer,  
Number 12

State of Oklahoma, County of Okla. ss.  
Before me, a Notary Public, in and for said County and State, on this 5th day of April, 1948, personally appeared Lee M. Bush, 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 uses and purposes therein set forth. Witness my hand and seal the day and year last above written.  
My commission expires: March 18, 1950  
[Signature]  
Notary Public

I, Hal D. Leaming, Acting Chairman of the City Planning Commission for the City of Oklahoma City, Oklahoma, hereby certify that said Commission duly approved the annexed plat of DUNJEE ADDITION to Oklahoma City, Oklahoma, on the 13th day of April, 1950

[Signature]  
Acting Chairman

Be it Resolved by the Council of the City of Oklahoma City, that the dedications shown on the attached plat of DUNJEE ADDITION to Oklahoma City, Oklahoma, are hereby accepted.

Adopted by the Council of the City of Oklahoma City this 18th day of April, 1950.

Approved by the Mayor of the City of Oklahoma City this 18th day of April, 1950.

Attest:  
[Signature] Mayor  
[Signature] City Clerk

I, Ear M. Simon, City Clerk of the City of Oklahoma City, State of Oklahoma, hereby certify that I have examined the records of the said City and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessments procedure now pending against the land as shown on the annexed plat of DUNJEE ADDITION to Oklahoma City, Oklahoma, on this 18th day of April, 1950.

[Signature]  
City Clerk

I, H.E. Chase, City Engineer of the City of Oklahoma City, Okla., certify that a sufficient surety bond has been filed with the City Clerk to secure to Oklahoma City the actual construction and installation of the required improvements and utilities as required by law.

[Signature]  
City Engineer

I, M.B. Cunningham, Superintendent and Engineer of the Water Department of the City of Oklahoma City certify that a description of the area to be served with water has been filed with the Water Department and that plans for the Water distribution system will be prepared by the Water Department.

[Signature]  
Supt. and Engr. Water Dept.

Roscoe Durjée A. Stewart Cora E. Stewart  
Alexander F. Williams Ella V. Williams

State of Oklahoma, County of Oklahoma, ss.  
Before me, a Notary Public, in and for said County and State on this 6th day of April, 1948, personally appeared Roscoe Durjée and A. Stewart and Cora E. Stewart, husband and wife, 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. Witness my hand and seal the day and year last above written.  
My commission expires: March 18, 1950  
[Signature]  
Notary Public

State of Virginia, Elizabeth City County, ss.  
Before me, a Notary Public, in and for said County and State, on this 13th day of February, 1950, personally appeared Alexander F. Williams and Ella V. Williams, 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 acts and deeds for the uses and purposes therein set forth. Witness my hand and seal the day and year last above written.  
My Commission expires: 3/26-1954  
[Signature]  
Notary Public

LEE M. BUSH & COMPANY  
ENGINEERS  
Colcord Bldg. Okla. City, Okla.  
April 1948 3-9308