

STATE OF OKLAHOMA )  
 OKLAHOMA COUNTY ) SS  
 REGISTERED OR FILED )  
 APR 17 3 49 PM '63  
 JOE MATTOX )  
 COUNTY CLERK )  
 BY *J. M. Dixon* )  
 DEPUTY )

Book 38  
 Page 32  
 Fee \$8.00

# ELLERBEE ADDITION SECTION 2

PART OF THE NW1/4, SECTION 26, T-12-N, R-1-E. I.M.  
 HARRAH, OKLAHOMA

**OWNER'S CERTIFICATE & DEDICATION**

That we the undersigned, Sam W. Ellerbee and Lahoma R. Ellerbee, do 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 "ELLERBEE ADDITION, SECTION 2" to Harrah, Oklahoma, and that the plat represents a correct survey of the above described property made with our consent and that we hereby dedicate to the public use all of the streets shown on said annexed plat; that the easements as shown on said annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the Bonded Abstractor's Certificate.

**RESTRICTIONS:**

1. All lots in this addition shall be known and described as residential lots and no structure shall be erected, placed or permitted to remain on any residential lot except one detached single family dwelling.
2. No trailer, tent, basement, shack, garage, barn or other outbuildings erected on this tract shall at anytime be used as a residence temporarily or permanently, nor shall any structure of a temporary nature be used as a residence.
3. No building shall be located on any residential lot nearer than shown on the annexed plat to the front or side street lot lines, and no building shall be located nearer than 5 feet to any side lot line.
4. No dwelling containing less than 900 square feet shall be permitted on any lot.
5. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
6. All lots in this addition shall be served by an approved septic tank or an approved public sanitary disposal system. Septic tanks to be located at least 20 feet away from dwelling.
7. No structure of any nature shall be moved onto any lot in this addition.
8. The owner or owners of any parcel of land in this addition may severally or jointly by proper action in court enforce any restriction herein contained or prevent the violation thereof.
9. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1973, at which time said covenants shall be automatically extended for successive period of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
10. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

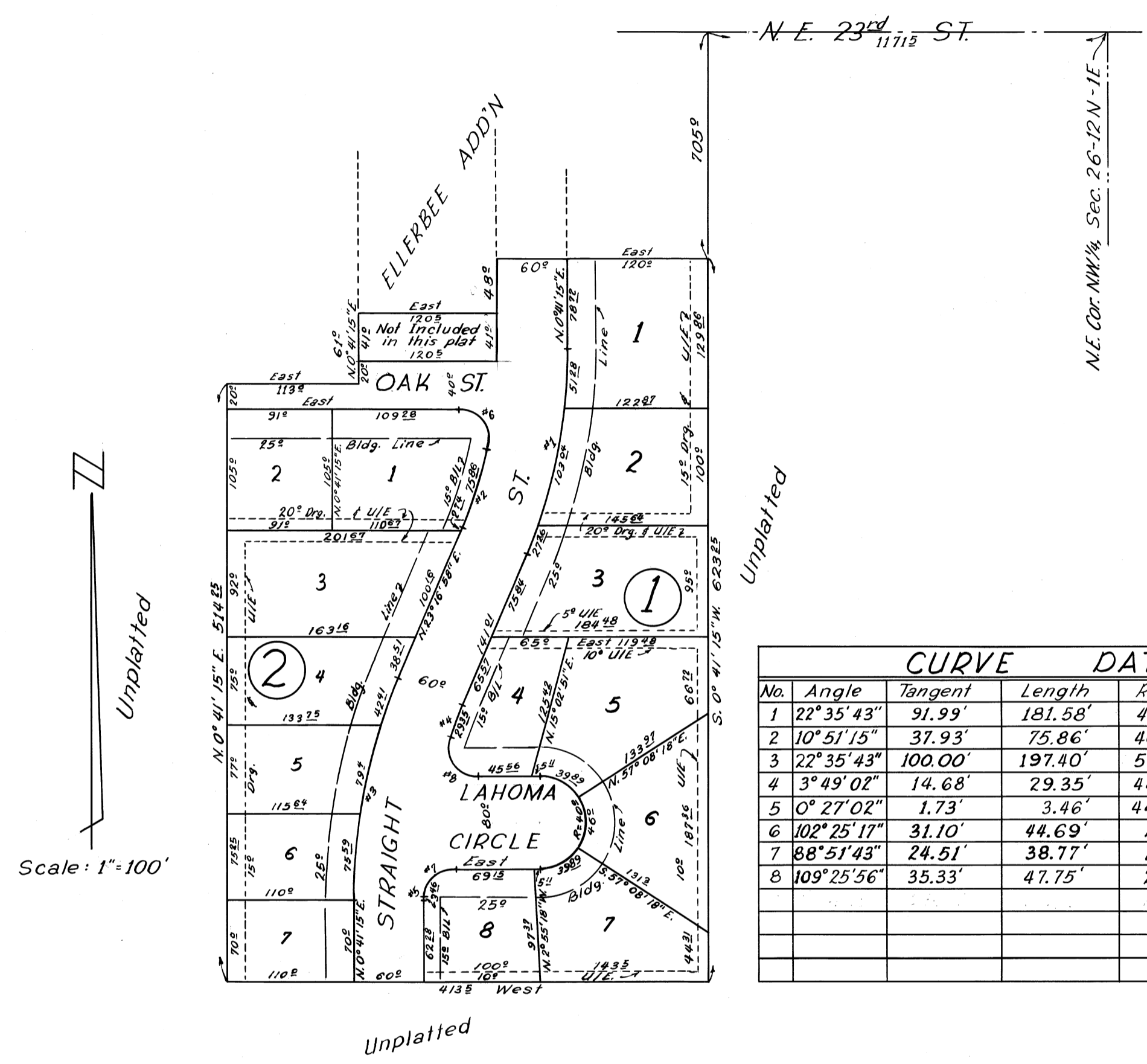
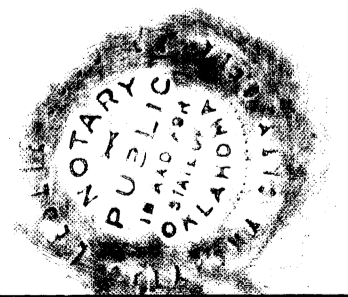
IN WITNESS WHEREOF; we have set our hand this 2nd day of April, 1963

Sam W. Ellerbee                      Lahoma R. Ellerbee  
 Husband                                      Wife

STATE OF OKLAHOMA )  
 ) SS.  
 COUNTY OF OKLAHOMA )

Before me the undersigned, a notary public in and for said county and state on this 2nd day of April, 1963, personally appeared Sam W. Ellerbee and Lahoma R. Ellerbee, 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 own 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: March 8, 1967  
Leslie J. Judd Jr.  
 Notary Public



No.	Angle	Tangent	Length	Radius	Degree of Curve
1	22° 35' 43"	91.99'	181.58'	460.45'	12° 26' 36"
2	10° 51' 15"	37.93'	75.86'	400.45'	14° 18' 28"
3	22° 35' 43"	100.00'	197.40'	500.56'	11° 26' 46"
4	3° 49' 02"	14.68'	29.35'	440.56'	13° 00' 18"
5	0° 27' 02"	1.73'	3.46'	440.56'	13° 00' 18"
6	102° 25' 17"	31.10'	44.69'	25.00'	229° 10' 59"
7	88° 51' 43"	24.51'	38.77'	25.00'	229° 10' 59"
8	109° 25' 56"	35.33'	47.75'	25.00'	229° 10' 59"

**SURVEYOR'S CERTIFICATE**

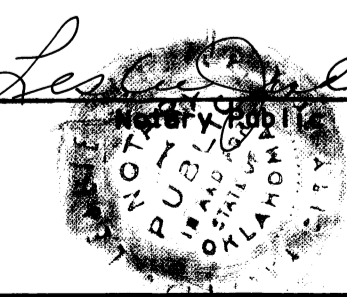
I, R. W. Thomas, do hereby certify that I am by profession a land surveyor and the annexed plat of "ELLERBEE ADDITION, SECTION 2" to Harrah, Oklahoma consisting of one sheet correctly represents a survey made under my supervision on the 2nd day of April, 1963 and that all monuments shown hereon actually exist and their positions are correctly shown.

R. W. Thomas  
 Surveyor

STATE OF OKLAHOMA )  
 ) SS.  
 COUNTY OF OKLAHOMA )

Before me the undersigned a notary public in and for said County and State on the 2nd day of April, 1963, personally appeared R. W. Thomas 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 seal the day and year last above written  
 My Commission Expires: March 8 1967  
Leslie J. Judd Jr.



**BONDED ABSTRACTOR'S CERTIFICATE**

The undersigned, duly qualified and lawfully Bonded Abstractor of titles in and for the County and State of Oklahoma hereby certifies that the records of the said County show that the title to the land shown on the annexed plat of "ELLERBEE ADDITION, SECTION 2" to Harrah, Oklahoma is vested in Sam W. Ellerbee and Lahoma R. Ellerbee, husband and wife and that on the 11th day of April, 1963 there are no actions pending or judgments of any kind in any court or on file with the clerk of any court in said County and State against said land or the owners thereof that the taxes for the year 1962 and all prior years are paid, that there are no outstanding tax sales certificate 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 said land included in the said annexed plat, except mineral reservations, easements and rights of way of record.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed by its Executive Vice-President and attested by its Secretary in Oklahoma City, Oklahoma, and the corporate seal affixed this 11th day of April 1963.

ATTEST  
Christine M. Dixon                      Joe M. Dixon  
 Secretary                                      Executive Vice-President  
 STATE OF OKLAHOMA ) SS.  
 COUNTY OF OKLAHOMA )



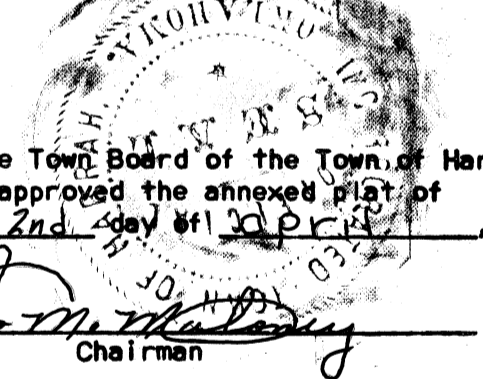
Before me the undersigned a notary public in and for said County and State on this 11th day of April, 1963, personally appeared Joe M. Dixon to me known to be the identical person who subscribed the name of Oklahoma City Abstract & Title Company, in Oklahoma City, a corporation to the above Bonded Abstractors Certificate as its Executive Vice-President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.  
 My Commission expires: Sept 11, 1966

Carole Marshall  
 Notary Public

**TOWN BOARD APPROVAL**

I, J. M. Maloney, Chairman of the Town Board of the Town of Harrah, Oklahoma, hereby certify that the said Town Board duly approved the annexed plat of "ELLERBEE ADDITION, SECTION 2" to Harrah, Oklahoma the 2nd day of April, 1963

Ralph Gibson                      J. M. Maloney  
 Clerk                                      Chairman

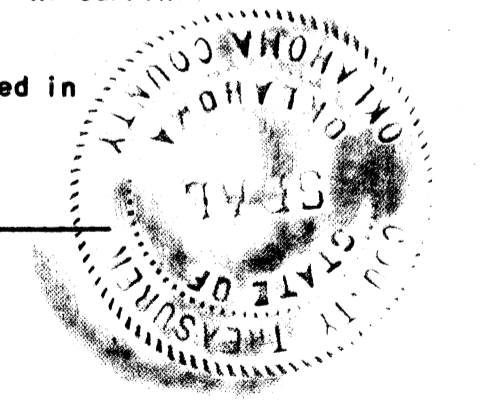


**COUNTY TREASURER CERTIFICATE**

I, Albert Dyer, do hereby certify that I am the duly elected qualified and acting County Treasurer of Oklahoma County, Oklahoma. That the tax records show all taxes paid for the year 1962 and prior years on the land shown on the annexed plat of "ELLERBEE ADDITION, SECTION 2" an addition to Harrah, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment for the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed in Oklahoma City, Oklahoma on this 11th day of April, 1963.

Albert Dyer  
 County Treasurer



PLAN & SURVEY  
 BY  
**R. W. THOMAS**  
 214 N. HARVEY CE6-4313  
 OKLAHOMA CITY, OKLA.

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