

# ESTLINBAUM ADDITION

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OKLAHOMA COUNTY, OKLAHOMA

B 33  
P 81  
FEE \$775  
J. Estlinbaum

### OWNER'S CERTIFICATE & DEDICATION

We the undersigned WALTER H. ESTLINBAUM husband, and IVERNA L. ESTLINBAUM wife, 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 ESTLINBAUM ADDITION in Oklahoma County, Oklahoma, and that the said annexed plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use of all 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 Abstracters Certificate RESTRICTIONS:

- All lots within the subdivision shall be known and designated as residential building plots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than two detached single family dwelling, not to exceed one and one-half stories in height and a private garage for not more than three automobiles and other outbuildings incidental to the use of the plot.
- No building shall be located on any residential lot than shown on the annexed plat to the front or side street lot lines, and no dwelling shall be located nearer than five feet to any side lot line.
- No trailer, tent, basement, shack, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently. Nor shall any structure of a temporary nature be used as a residence.
- No business, 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.
- The ground floor area of the main structure shall be not less than 900 sq. ft. in the case of a one story structure exclusive of one story open porches and garage. ~~Minimum area of one story shall be 1000 sq. ft. in the case of a one story structure exclusive of one story open porches and garage.~~
- 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 twenty feet away from the dwelling.
- 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.
- These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1931, at which time said covenants shall be extended for successive periods of ten years, unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
- Invalidation of any one of these covenants shall in no way affect any of the other provisions which shall remain in full force and effect.

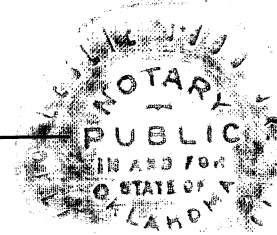
IN WITNESS WHEREOF:  
We have set our hand this 27<sup>th</sup> day of June 1956.

Walter H. Estlinbaum Husband  
Iverna L. Estlinbaum Wife

STATE OF OKLAHOMA: ss.  
COUNTY OF OKLAHOMA:

Before me the undersigned, a Notary Public in and for said County and State on this 27<sup>th</sup> day of June 1956, personally appeared WALTER H. ESTLINBAUM and IVERNA L. ESTLINBAUM 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.  
Given under my hand and seal the day and year last above written.  
My commission expires March 9, 1959.

Leslie Judd Jr.  
Notary Public

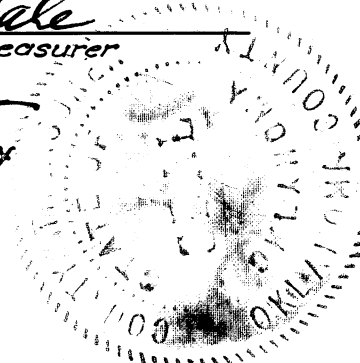


### COUNTY TREASURER'S CERTIFICATE

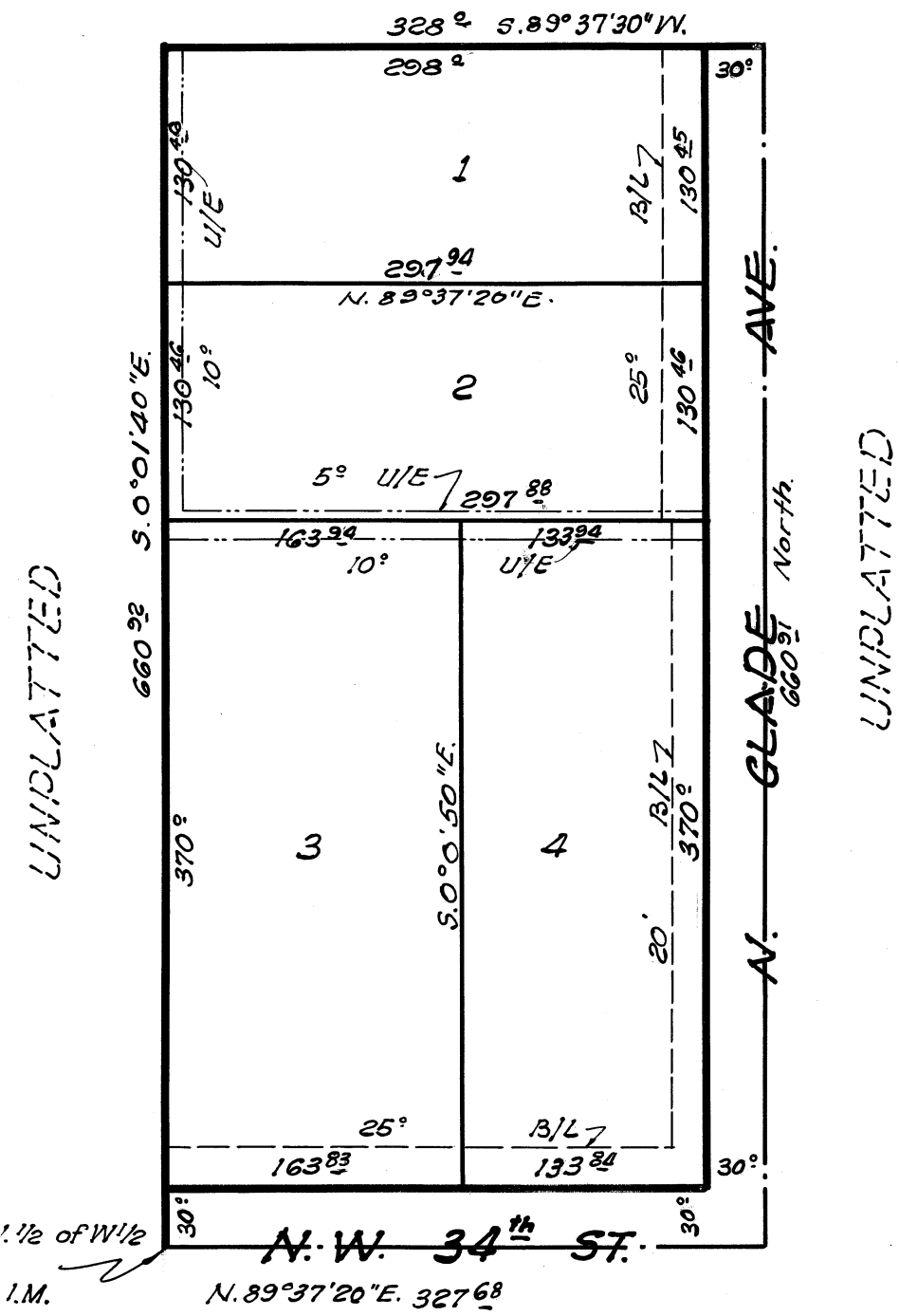
I, W. J. BILL HALE, do hereby certify that I am the duly qualified and acting County Treasurer of Oklahoma County, Oklahoma, and that the tax records of said County show all taxes are paid for the year 1955, and prior years on the land shown on the annexed plat of ESTLINBAUM ADDITION in Oklahoma County, and that the required statutory security has been deposited in the Office of the County Treasurer guaranteeing payment of the current years taxes.

Said County Treasurer has caused this instrument to be executed at Oklahoma City, Oklahoma, on this 29<sup>th</sup> day of JUNE 1956.

W. J. Bill Hale  
County Treasurer  
By: Alberta  
CHIEF DEPUTY



### UNPLATTED



S.W. Cor. of S 1/2 of W 1/2 of NW 1/4 of NE 1/4 of Sect. 20, T-12N, R-4W, I.M.

### UNPLATTED

SCALE: 1"=100'

### BONDED ABSTRACTER'S CERTIFICATE

The undersigned, duly qualified & lawfully Bonded Abstracter of Titles in and for the County and State of Oklahoma, hereby certify that the records of the said County show that the title to the land shown on the annexed plat of ESTLINBAUM ADDITION in Oklahoma County, Oklahoma is vested in WALTER H. ESTLINBAUM husband and IVERNA L. ESTLINBAUM, wife, and that on the 27<sup>th</sup> day of June 1956, 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 land or the owners thereof, that the taxes are paid for the year 1955 and all prior years, that there are no outstanding tax sales certificates 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 nature against the land included in the said annexed plat, EXCEPT:

Mortgage in favor of Security Federal Savings & Loan Association.

IN WITNESS WHEREOF:  
We have set our hand and seal this 27<sup>th</sup> day of June 1956

ATTEST: COATES SOUTHWEST TITLE CO.

Sara M. Jackson Secretary  
E. D. Wall 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 27<sup>th</sup> day of June 1956, personally appeared E. D. WALL, to me known to be the identical person who subscribed the name of COATES SOUTHWEST TITLE CO., a corporation, 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 July 6, 1957.

Edythe G. Patton  
Notary Public

### SURVEYOR'S CERTIFICATE

I, R. W. THOMAS, do hereby certify that I am by profession a land surveyor and the annexed plat of ESTLINBAUM ADDITION in Oklahoma County, Oklahoma, consisting of one sheet correctly represents a survey made under my supervision on the 27<sup>th</sup> day of June 1956, and that all the 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 27<sup>th</sup> day of June 1956, 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, 1959.

Leslie Judd Jr.  
Notary Public

### COUNTY PLANNING COMMISSION APPROVAL

I, S. Kellan Shield, vice-chairman of the County Planning Commission of Oklahoma County, State of Oklahoma hereby certify that the said commission duly approved the annexed plat of ESTLINBAUM ADDITION in Oklahoma County on the 5<sup>th</sup> day of July 1956.

S. Kellan Shield  
Vice-Chairman

PLAN & SURVEY BY

**R. W. THOMAS**  
COUNTY SURVEYOR  
510 COUNTY BLDG. Rm. 5-9841  
OKLAHOMA CITY, OKLAHOMA