

# FLOYD ADDITION

A SUBDIVISION OF BLOCK 18, YOUNGS TENTH STREET ADDITION  
OKLAHOMA COUNTY, OKLAHOMA

### OWNERS' CERTIFICATE AND DEDICATION

We, the undersigned, Frederick K. Floyd and Frances Faye Floyd, husband and wife, hereby certify that we are the owners of, and the only persons who have any right, title or interest in the land shown on the annexed plat of FLOYD ADDITION, Oklahoma County, Oklahoma, and that we have caused the same to be surveyed and platted into lots and streets, as shown on the annexed plat, which plat is adopted as the subdivision of the property.

We do hereby dedicate to the public use all streets, roads, and avenues, as shown on the annexed plat, reserving, however, all oil, gas, and/or mineral interests thereto, and do 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.

Any person, or persons, hereafter acquiring title to any land herein platted shall take, and hold, the same subject to the following covenants and restrictions:

### RESTRICTIONS

- All lots shall be known and described as residential property. No structure shall be erected, altered, or placed on any residential lot except dwellings and outbuildings which are customarily appurtenant thereto.
- No building shall be located nearer to the front lot line, or side street line, than is shown by the Building Limit Lines, except that open porches and steps may extend not more than ten (10) feet beyond the front Building Limit Line, and/or not more than six (6) feet beyond the side street Building Limit Line. No dwelling shall be located nearer than five (5) feet to any side lot line, on the front one-hundred (100) feet of any lot, nor nearer than fifteen (15) feet to any side street.
- One story dwellings shall have a minimum of seven hundred (700) square feet of floor area, exclusive of open porches and garages. Two (2), Two and one-half (2½), and One and one-half (1½) story dwellings shall have a minimum of four hundred (400) square feet of floor area, 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 at any time be used as a dwelling, either temporarily or permanently, nor shall any structure of a temporary character be used as a dwelling.
- No lot or lots shall ever be owned or held by or for the improvements thereon occupied by any person of any race other than the Caucasian or American Indian races, except necessary occupancy of servants quarters by a servant of the occupant of the principal improvements.
- There is hereby established a utility easement, as shown on the annexed plat, for the free use of all utilities. No permanent structure may be erected over or across said easement.
- These covenants and restrictions shall run with the land and shall be binding upon all persons claiming under them. If any person or persons shall violate, or attempt to violate any covenant or restriction it shall be lawful, and within the intent hereof, for any other owner to prosecute any proceedings at law or in equity and to prevent such violation or to receive damages for the same.

*Frederick K. Floyd*  
Frederick K. Floyd

*Frances Faye Floyd*  
Frances Faye Floyd

STATE OF OKLAHOMA :  
: ss.  
COUNTY OF OKLAHOMA :

Before me, the undersigned, a Notary Public in and for said County and State on this 8th day of June, 1949, personally appeared Frederick K. Floyd and Frances Faye Floyd, 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

*David P. Hullsiff*  
Notary Public

### BONDED ABSTRACTERS CERTIFICATE

The undersigned duly qualified and lawfully bonded abstractors of titles in Oklahoma County, State of Oklahoma, hereby certify that the records of said County show that the title to the land shown on the annexed plat of FLOYD ADDITION, Oklahoma County, Oklahoma, is vested in Frederick K. Floyd and Frances Faye Floyd, husband and wife, and that on the 8th day of June, 1949, 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 1948, and prior years, and there are no outstanding mortgages or other encumbrances of any kind against the lands herein platted, except a mortgage recorded in Book 778 at Page 494, and except oil and gas leases, oil, gas and other mineral interests heretofore conveyed; and any rights-of-way previously granted hereto, which may appear of record. Signed and sealed at Oklahoma City, Oklahoma, this 8th day of June, 1949.

SOUTHWEST ABSTRACT AND TITLE COMPANY  
A Corporation

Attest: *Vera M. Jackson* Secretary  
*William A. Jackson* President

STATE OF OKLAHOMA :  
: ss.  
COUNTY OF OKLAHOMA :

Before me, the undersigned, a Notary Public, in and for said County and State, on this 8th day of June, 1949, personally appeared William A. Jackson, to me known to be the identical person who executed the name of the maker to the within and foregoing instrument as its 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:  
Aug 27, 1951

*Wm. A. Jackson*  
Notary Public

### ENGINEER'S CERTIFICATE

I, Lee M. Bush, a Registered Professional Engineer, hereby certify that the annexed plat of FLOYD ADDITION, Oklahoma County, Oklahoma, correctly represents a survey made under my supervision on the 8th day of June, 1949, and that all monuments shown thereon actually exist and their positions are accurately shown.

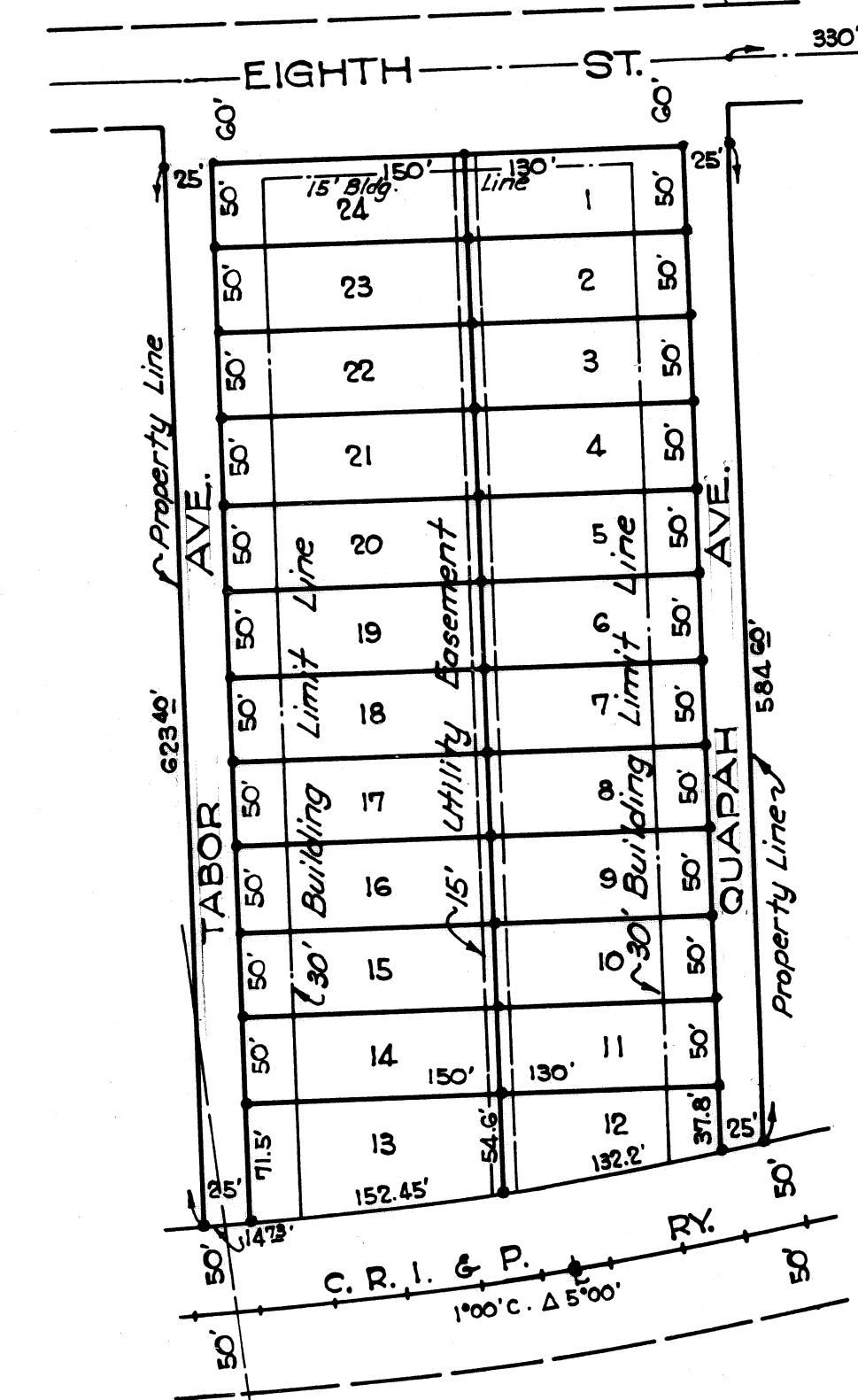
*Lee M. Bush*  
Registered Professional Engineer Number 12

STATE OF OKLAHOMA :  
: ss.  
COUNTY OF OKLAHOMA :

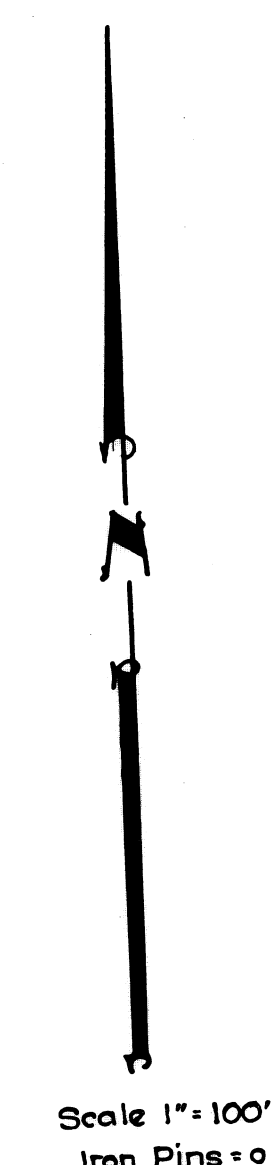
Before me, the undersigned, a Notary Public in and for said County and State, on this 8th day of June, 1949, personally appeared Lee M. Bush, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Witness my hand and seal the day and year last above written.

My Commission expires:  
March 18, 1950

*David P. Hullsiff*  
Notary Public



N.E. Cor. N.E. 1/4 Sec. 35,  
T. 12 N., R. 4 W.  
(Center of N.W. 10th St.  
and Fort Hard Avenue)



### MORTGAGE RELEASE

In consideration of the platting of the property shown on the annexed plat of FLOYD ADDITION, Oklahoma County, Oklahoma, and other good and valuable considerations, receipt of which is hereby acknowledged, I hereby release, relinquish and forever discharge a certain mortgage recorded in Mortgage Record Book 778, at Page 494, of the records of Oklahoma County, Oklahoma, insofar as the same covers the property dedicated to the public for street purposes.

*H. B. Houghton*  
H. B. Houghton

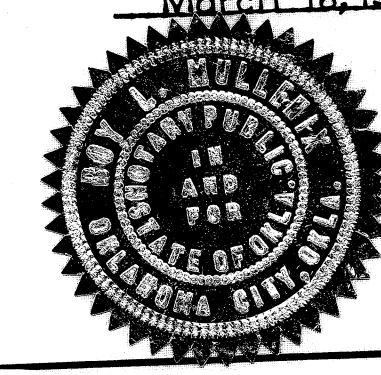
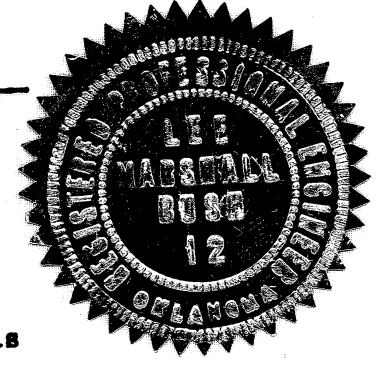
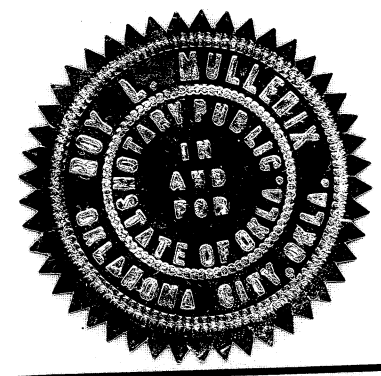
STATE OF OKLAHOMA :  
: ss.  
COUNTY OF OKLAHOMA :

Before me, the undersigned, a Notary Public in and for said County and State on this 8th day of June, 1949, personally appeared H. B. Houghton, 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 seal the date last above written.

My Commission expires:  
March 18, 1950

*David P. Hullsiff*  
Notary Public

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LEE M. BUSH & COMPANY  
ENGINEERS  
1217 COLCORD BLDG. OKLA. CITY OKLA.  
MAY 1949