

229315

7-50-76

FEE \$ 7.95
BOOK 28
PAGE 4

FRANCES ADDITION

PART OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 21 T12N R4W OF I.M.
OKLAHOMA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

We, the undersigned, THERON C. MCGEE and DONIE TAYLOR MCGEE, husband and wife, and FRANK H. STOCKTON and LOLA B. STOCKTON, husband and wife, do hereby certify that we are the owners of and the only persons or persons, firm or corporations, having any right, title or interest in and to the land described as follows, to wit: A TRACT OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) SECTION 21 T12N R4W OF I.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1285 FEET WEST AND 360 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (1/4) OF SECTION 21, THENCE 280 FEET NORTH, THENCE 245 FEET EAST, THENCE 140 FEET SOUTH, THENCE 240 FEET EAST, THENCE 140 FEET SOUTH, THENCE 485 FEET WEST TO THE POINT OF BEGINNING. The undersigned further certify that they have caused said tract of land to be surveyed into blocks, lots, streets and avenues, and have caused a plat to be made of said tract showing accurate dimensions of lots, set-back lines, rights of way, widths of streets and reserves for utilities. They hereby designate said tract of land as "FRANCES ADDITION" and dedicate to public use all the streets and avenues within the subdivision and reserve for the installation and maintenance of utilities, a strip of land as noted in the annexed plat. All lands so dedicated to public use are free and clear of all encumbrances.

CERTIFICATE OF BONDED ABSTRACTER

The undersigned, duly qualified and lawfully bonded Abstracter of Titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of FRANCES ADDITION, A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) SECTION 21 T12N R4W OF I.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1285 FEET WEST AND 360 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (1/4) OF SECTION 21, THENCE 280 FEET NORTH, THENCE 245 FEET EAST, THENCE 140 FEET SOUTH, THENCE 240 FEET EAST, THENCE 140 FEET SOUTH, THENCE 485 FEET WEST TO THE POINT OF BEGINNING, OKLAHOMA COUNTY, OKLAHOMA, is vested in THERON C. MCGEE and DONIE TAYLOR MCGEE, husband and wife and that on this 3rd day of August, 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 and State against said land or the owners thereof; and that the taxes are paid for 1949 and prior years; and that there are no outstanding tax sale certificates, tax deeds, outside the chain of title relied on; and that there are no liens, mortgages or other encumbrances of any kind against the land included within the annexed plat; EXCEPT mortgage except by FRANK H. STOCKTON and LOLA B. STOCKTON, husband and wife, in favor of THERON C. MCGEE and DONIE TAYLOR MCGEE, husband and wife, Recorded in Book 1356 page 233 of the records of OKLAHOMA COUNTY, OKLAHOMA. Signed and sealed at OKLAHOMA CITY, OKLAHOMA, this 3rd day of August, 1950. SOUTHWEST ABSTRACT & TITLE COMPANY

RESTRICTIONS

- All lots within the subdivision shall be known and designated as residential building lots.
- No building shall be located nearer to the front lot line or nearer to the side street line than the building set-back lines shown on the recorded plat.
- No business, trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or might become an annoyance or nuisance to the neighborhood.
- No trailer, basement, tent, shack, garage, 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 character be used as a residence.
- These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1975, at which time said covenants shall automatically be extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

Witness our hands this 2nd day of August, 1950.

Frank H. Stockton
FRANK H. STOCKTON

Theron C. McGee
THERON C. MCGEE

Lola B. Stockton
LOLA B. STOCKTON

Donie Taylor McGee
DONIE TAYLOR MCGEE

Attest: Wm. A. Jackson
Wm. A. Jackson
Vice-President

State of Oklahoma ss
County of Oklahoma ss

Before me, the undersigned, a notary public in and for said County and State, on this 3rd day of August, 1950, personally appeared WM. A. JACKSON to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Vice-President and acknowledged to me that he executed the same as his own 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 1/22/51
Wm. C. Jones
Notary Public

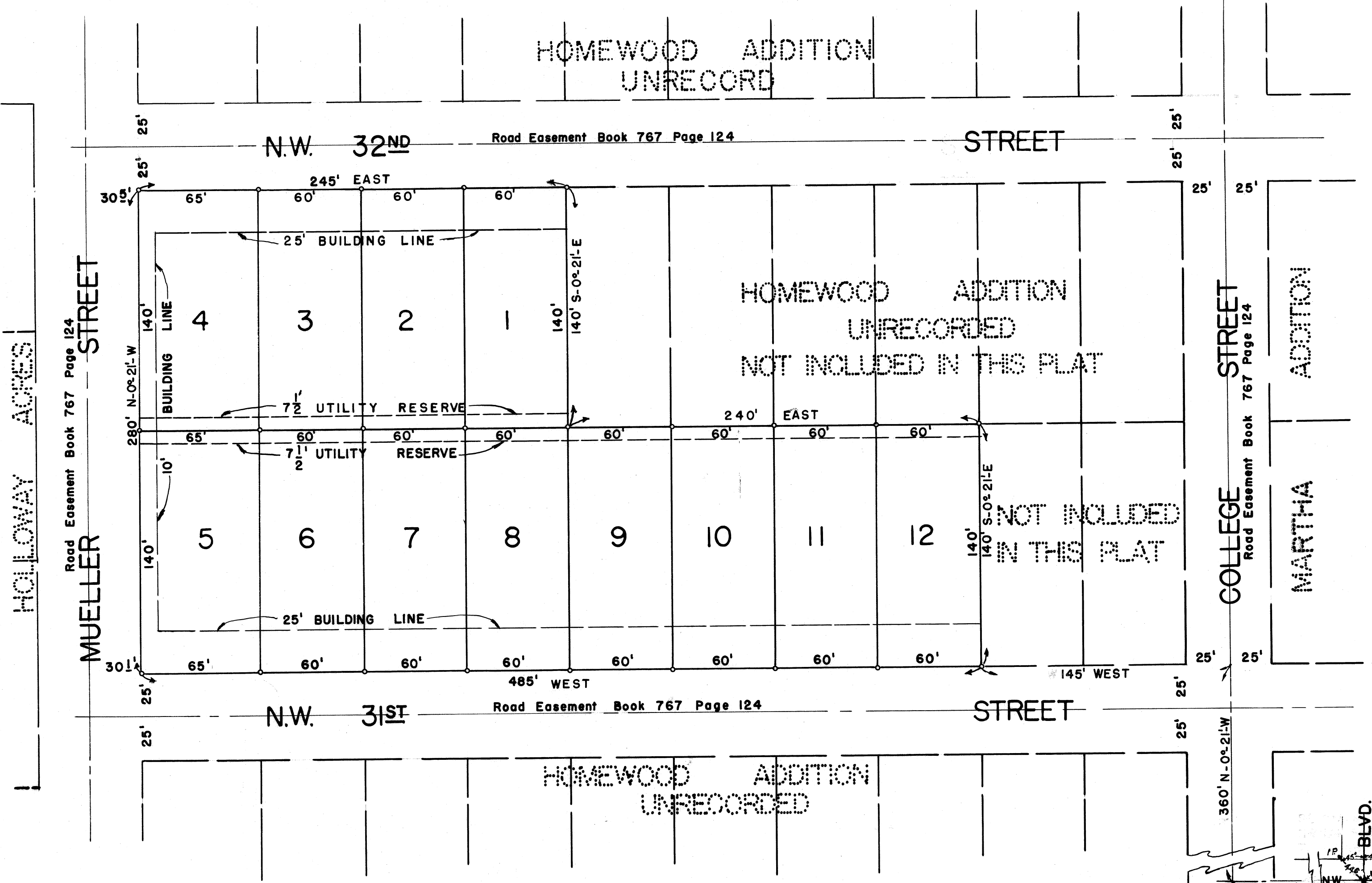
COUNTY PLANNING COMMISSION APPROVAL

I, J. D. Sapp, Sec. of the County Planning Commission for the County of Oklahoma, State of Oklahoma, hereby certify that the said Commission duly approved the annexed map of FRANCES ADDITION on the 3rd day of August, 1950.

J. D. Sapp
Notary Public

Before me, the undersigned, a Notary Public, in and for said County and State, on this 2nd day of August, 1950, personally appeared THERON C. MCGEE and DONIE TAYLOR MCGEE, 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 Jan 20-1953
Wm. A. Jackson
Notary Public



ENGINEER'S CERTIFICATE

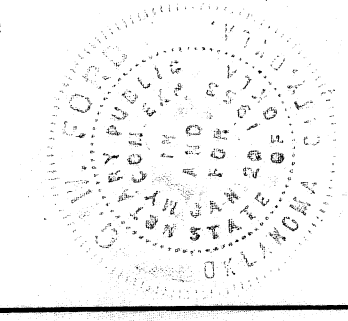
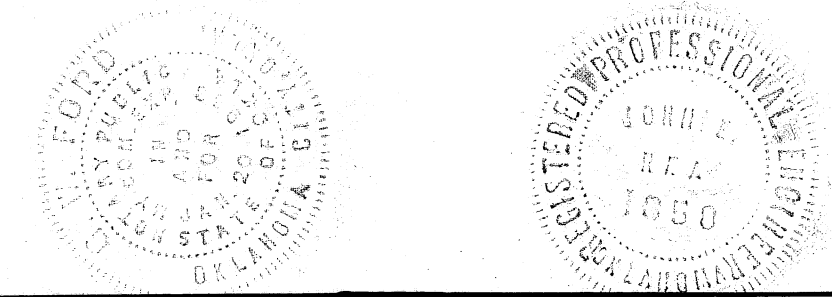
I, JOHN E. REA the undersigned, do hereby certify that I am a registered professional engineer, and that the annexed plat of FRANCES ADDITION, A PART OF THE SE 1/4 OF NW 1/4 OF SECTION 21 T12N R4W OF I.M., consisting of one sheet, correctly represents a survey made under my supervision on the 28 day of July, 1950.

John E. Rea
JOHN E. REA
State of Oklahoma
Registered Professional Engineer
1850

State of Oklahoma ss
County of Oklahoma ss
Before me, the undersigned, a Notary Public, in and for said County and State, on this 2nd day of August, 1950, personally appeared JOHN E. REA, 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 Jan 20-1953.

Wm. A. Jackson
Notary Public

Scale: 1" = 50'



REA ENGINEERING CO.
OKLAHOMA CITY, OKLAHOMA