

FRANK SMITH'S SUB.

BEING A SUBDIVISION OF A PART OF THE N.E. 1/4 OF SECTION 9, T.11N.- R. 2 W.1M.
OKLAHOMA COUNTY, OKLAHOMA

#7. 50
B 27
P 7

OWNER'S CERTIFICATE AND DEDICATION

We, the undersigned, Frank S. Smith and Suerood Smith, husband and wife, ~~Clifford R. Moon and Audrey Moon, husband and wife, B.F. Morford and Roxie Mae Morford, husband and wife, and Richard Jennings Bledsoe and Mary Alice Bledsoe, husband and wife,~~ hereby certify that we are the owners of, and the only persons having and right, title or any interest in the land shown on the annexed plat of "FRANK SMITH'S SUB." in Oklahoma County, Oklahoma and that the plat represents a correct survey of the above described property and that we hereby dedicate to the public use all the streets, easements and other lands as shown on said annexed plat; that we hereby guarantee a clear title to all lands so dedicated from all encumbrances so that the title is clear, except as shown in the Abstracter's Certificate.

RESTRICTIONS:

- All lots in this addition shall be known and described as residential lots, except lots 1 to 6, both inclusive, Block 1, which may be used for business purposes.
 - No building shall be located on any residential plot nearer than shown on the annexed plat to the front or side street lot lines, and no detached garage or other outbuildings, shall be placed nearer than five (5) feet to any side lot line.
 - No person of any race other than Caucasian shall own or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.
 - No trailer, tent, basement, shack, garage, barn or other outbuildings erected in the addition 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.
 - No dwelling containing less than 800 square feet shall be permitted on any lot.
 - 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.
 - No structure shall erected on any lot in this addition in excess of 100 feet above the natural ground.
- 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.

Witness our hands this 5th day of July 1949.

Richard Jennings Bledsoe B.F. Morford
Richard Jennings Bledsoe B.F. Morford

Frank S. Smith
Frank S. Smith

Mary Alice Bledsoe Roxie Mae Morford
Mary Alice Bledsoe Roxie Mae Morford

Suerood Smith
Suerood Smith

STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }

Before me, the undersigned, a Notary Public, in and for said County and State, on this 5th day of July, 1949, personally appeared Frank S. Smith and Suerood Smith, husband and wife, ~~Clifford R. Moon and Audrey Moon, husband and wife, B.F. Morford and Roxie Mae Morford, husband and wife, and Richard Jennings Bledsoe and Mary Alice Bledsoe, 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 8, 1951

Leslie Judd, Jr.
Notary Public

BONDED ABSTRACTER'S CERTIFICATE

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 of the land shown on the annexed plat of "FRANK SMITH'S SUB." in Oklahoma County, Oklahoma is vested in Frank S. Smith; ~~Clifford R. Moon and Audrey Moon; B.F. Morford and Roxie Mae Morford, husband and wife, and Richard Jennings Bledsoe and Mary Alice Bledsoe, husband and wife,~~ and that on the 18th day of July, 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 land or the owners thereof; that the taxes are paid for the year 1947 and prior years; that no outstanding tax sales certificates are 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 the land included within the Annexed Plat, EXCEPT:

- Right of way to Cities Service Gas Company recorded in Book 102 Miscel., page 213;
- Right of way to Sinclair Refining Company recorded in Book 478 Miscel., page 537;
- Mortgage to Oklahoma City Federal Savings & Loan Association recorded in Book 571, page 637;
- Mortgage to Oklahoma Mortgage Company, Inc., recorded in Book 1056, page 218, assigned to The Mutual Life Insurance Company of New York;
- Mortgage to Oklahoma Mortgage Company, Inc., recorded in Book 1056, page 234, assigned to The Mutual Life Insurance Company of New York;
- Mortgage to G.R. Pulley & Co., recorded in Book 1172, page 506, assigned to Margaret D. Rehmann;
- Mortgage to Local Federal Savings and Loan Association recorded in Book 1103, page 475;
- Mortgage to G.R. Pulley & Co., recorded in Book 1134, page 482, assigned to Elizabeth H. Collins; Easement to Lee, Inc., recorded in Book 1166, page 235; Right-of-way to Cities Service Gas Co., recorded in Book 101, Miscel., page 125.

IN WITNESS WHEREOF said Bonded Abstracter has caused this instrument to be executed at Oklahoma City, Oklahoma on this 18th day of July, 1949.

COATES ABSTRACT COMPANY
a sole proprietorship composed of John J. Coates.

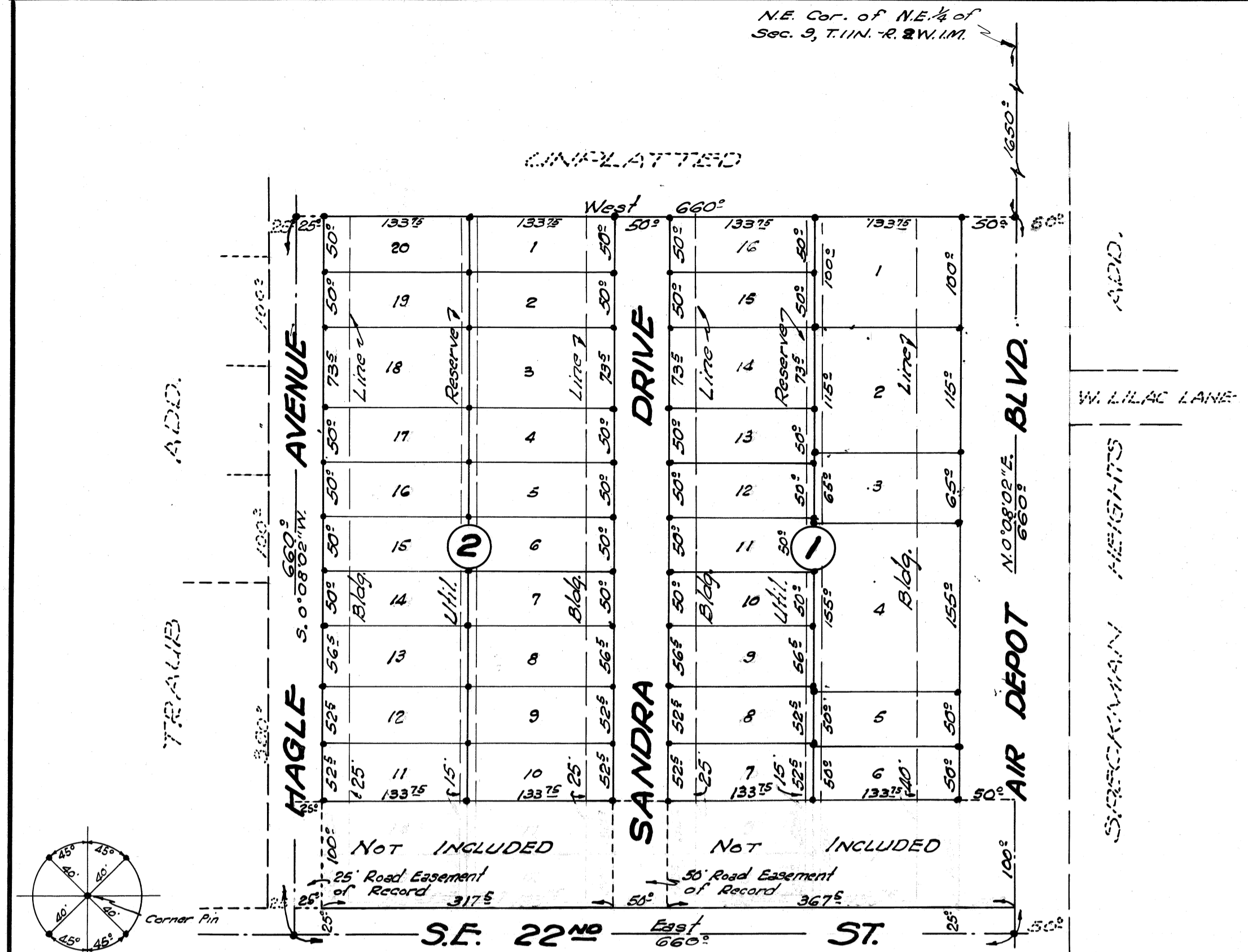
By: John J. Coates
Sole Proprietor

STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }

Before me, the undersigned, a Notary Public in and for said County and State, on this 18th day of July, 1949, personally appeared John J. Coates, to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument as its Sole Proprietor 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: July 6th, 1953.

Edythe G. Patton
Notary Public



SURVEYOR'S CERTIFICATE

I, R.W. Thomas, do hereby certify that I am by profession a land surveyor and that the above map consisting of one sheet, correctly represents a survey made by me on the 6th day of January, 1949, and that all monuments shown hereon actually exist and their positions are correctly shown.

R.W. Thomas
Surveyor

STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }
Before me, the undersigned, a Notary Public in and for said County and State on this 5th day of July, 1949, 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, 1951

Leslie Judd, Jr.
Notary Public

Scale: 1"=100'
Iron Pins shown thus *

REGIONAL PLANNING COMMISSION APPROVAL

I, H.E. Chase, Secretary of the Regional Planning Commission for the County of Oklahoma, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of "FRANK SMITH'S SUB." a subdivision in Oklahoma County, Oklahoma, on the 18th day of July, 1949.

Secretary

PLAN & SURVEY
BY
R.W. THOMAS
COUNTY SURVEYOR
510 COUNTY BLDG. 3-9841
OKLAHOMA CITY, OKLAHOMA.