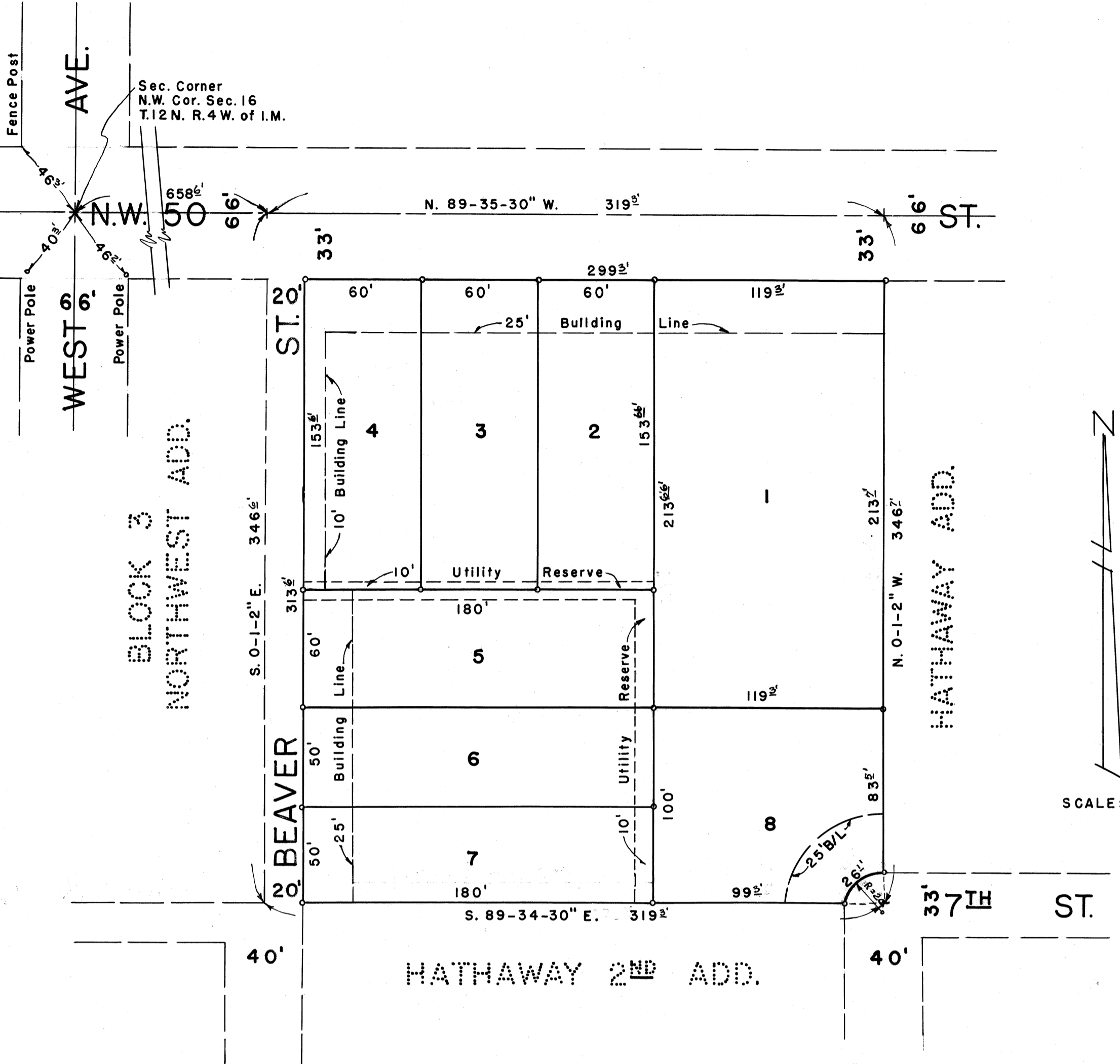


JUN 23 12 01 PM '50
JOE PITTS CO. CLK.
BY [Signature] DEPUTY

FRITTS

SUBDIVISION OF THE NORTHWEST ONE QUARTER OF BLOCK TWO OF THE NORTHWEST ADDITION TO BETHANY, OKLAHOMA

FEE 800
BOOK 28
PAGE 13



SCALE: 1"=50'

OWNER'S CERTIFICATE AND DEDICATION

We, the undersigned, ALTON L. FRITTS and EVELYN W. FRITTS, husband and 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:
FRITTS SUBDIVISION OF THE NORTHWEST ONE-QUARTER OF BLOCK TWO OF THE NORTHWEST ADDITION TO BETHANY, 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 the streets and avenues as shown on said annexed plat; that all easements shown on the annexed plat are hereby reserved 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 abstractor's 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 one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two automobiles and other outbuildings incidental to the residential use of the lot.
- No building shall be located nearer to the front lot line than the building set-back lines shown on the annexed plat.
- No noxious or offensive 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.
- 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.
- The ground floor area of the main structure, exclusive of one-story open porches and garage, shall not be less than 650 square feet in the case of a one-story structure, or a one and one-half, two, and two and one-half story structure.
- [Redacted]
- These covenants are to run with the land and shall be binding on all persons and all parties claiming under them until January 1, 1975, at which time said covenants shall be automatically 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 by judge's court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness our hands this 25th day of October, 1949.

Alton L. Fritts
ALTON L. FRITTS

Evelyn W. Fritts
EVELYN W. FRITTS

State of Oklahoma
County of Oklahoma ss

Before me, the undersigned, a Notary Public, in and for said County and State, on this 25th day of October, 1949, personally appeared ALTON L. FRITTS and EVELYN W. FRITTS, 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 written above.
My commission expires 9-20-51

Sanford L. Smallwood
Notary Public

CITY COUNCIL APPROVAL

I, FRANKIE JERNIGAN, City Clerk of the City of Bethany, Oklahoma, hereby certify that the annexed map was duly approved by the City Council of said City on the 15th day of November 1949, and that I was authorized to indorse hereon the approval of said council, and the acceptance of all lands dedicated to public use, as shown on said plat, and that I have examined the records of said City, and that all deferred payments or unmatured installments upon special assessments have been paid in full and that there are no special assessments procedures now pending against the land as shown on the annexed plat, on this 15th day of November, 1949.

Frankie Jernigan
City Clerk

CERTIFICATE OF BONDED ABSTRACTER

The undersigned, duly qualified and lawfully bonded Abstractor 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 FRITTS SUBDIVISION OF THE NORTHWEST ONE-QUARTER OF BLOCK TWO OF THE NORTHWEST ADDITION TO BETHANY, OKLAHOMA, is vested in ALTON L. FRITTS and EVELYN W. FRITTS, husband and wife, and on the 25th day of October, 1949, there were no actions pending or judgements 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 1948 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; Exceptions: Subject to [Redacted] Oil and Gas Lease of record.

Signed and sealed at Oklahoma City, Oklahoma, this 25th day of OCTOBER, 1949.

THE AMERICAN-TRUST COMPANY
IN
OKLAHOMA CITY, OKLAHOMA

Attest: *W. C. Bohannon*
Asst. Secretary

By: *W. G. Gice*
Vice-President

State of Oklahoma ss
County of Oklahoma ss

On this 25th day of OCTOBER, 1949, before me, the undersigned, a Notary Public, in and for the county and state aforesaid, personally appeared Wm. GILL to me known to be the identical person who signed the home 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 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
JANUARY 15 1951.

Wm. G. Gill
Notary Public

ENGINEER'S CERTIFICATE

I, JOHN E. REA JR., the undersigned, do hereby certify that I am a registered professional engineer, and that the annexed plat of FRITTS SUBDIVISION OF THE NORTHWEST ONE-QUARTER OF BLOCK TWO OF THE NORTHWEST ADDITION TO BETHANY, OKLAHOMA, consisting of one sheet, correctly represents a survey made under my supervision on the 25th day of October, 1949.

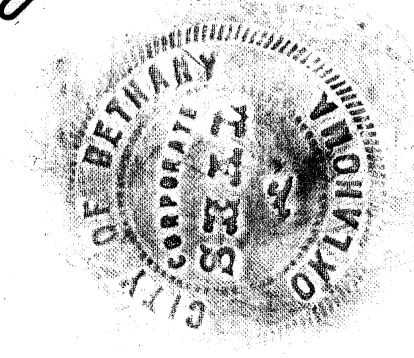
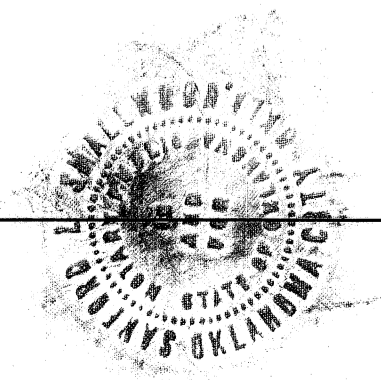
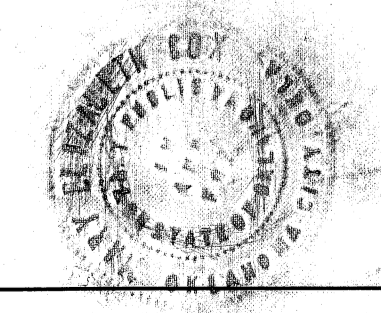
John E. Rea Jr.
John E. Rea Jr.
State of Oklahoma
Registered Professional Engineer
No. 1540

State of Oklahoma ss
County of Oklahoma ss

Before me, the undersigned, a Notary Public, in and for said County and State, on this 25th day of October, 1949, personally appeared JOHN E. REA JR. 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 written above.
My commission expires
February 19, 1952

Mary Elizabeth Cox
Notary Public



REA ENGINEERING CO.
OKLAHOMA CITY, OKLAHOMA