

BONDED ABTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded abstractors of title in and for the County of Oklahoma, State of Oklahoma, hereby certify that the records of the County of Oklahoma in said State show that title to the lands shown on the annexed plat of REPLAT OF BLOCK 10 FRUITLAND GARDENS ADDITION is vested in ANDY M. SMITH and ANNIE T. SMITH, husband and wife, and that on the 19th day of October, 1949, there are 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 lands or the owners thereof, EXCEPT, Mortgage in favor of the Leonhardt Investment Company, in the amount of \$4,506.25, recorded in Book 1136, Page 639, as shown by the records of Oklahoma County, State of Oklahoma, ALSO Minerals heretofore conveyed and Oil and Gas Lease of record AND 29' easement recorded in Book 1237, Page 17, as shown by the records of Oklahoma County, State of Oklahoma.

Signed and Sealed at Oklahoma City, Oklahoma, this 19th day of October, 1949.

THE OKLAHOMA CITY ABSTRACT COMPANY,

By: Joe Dixon
Joe Dixon, OWNER

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, ss:

Before me, the undersigned, a Notary Public in and for said County and State on this 19th day of October, 1949, personally appeared JOE DIXON, to me known to be the identical person who subscribed the name of the maker to the within and foregoing Bonded Abstractor's Certificate as owner, 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 ownership for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Ada M. Glitsch
NOTARY PUBLIC

My Commission expires: August 5, 1951

SEAL

CONTINUED ABOVE-----

SURVEYOR'S CERTIFICATE

I, V.G. THOMPSON, do hereby certify that I am by Profession a Land Surveyor and Civil Engineer and that the annexed plat of REPLAT OF BLOCK 10 FRUITLAND GARDENS ADD. Oklahoma County, Oklahoma, consisting of One Sheet, correctly represents a survey made under my supervision on the 13th day of October, 1949, and that all the monuments shown hereon actually exist and their positions are correctly shown.

V.G. Thompson

STATE OF OKLAHOMA
REGISTERED PROFESSIONAL ENGINEER No.

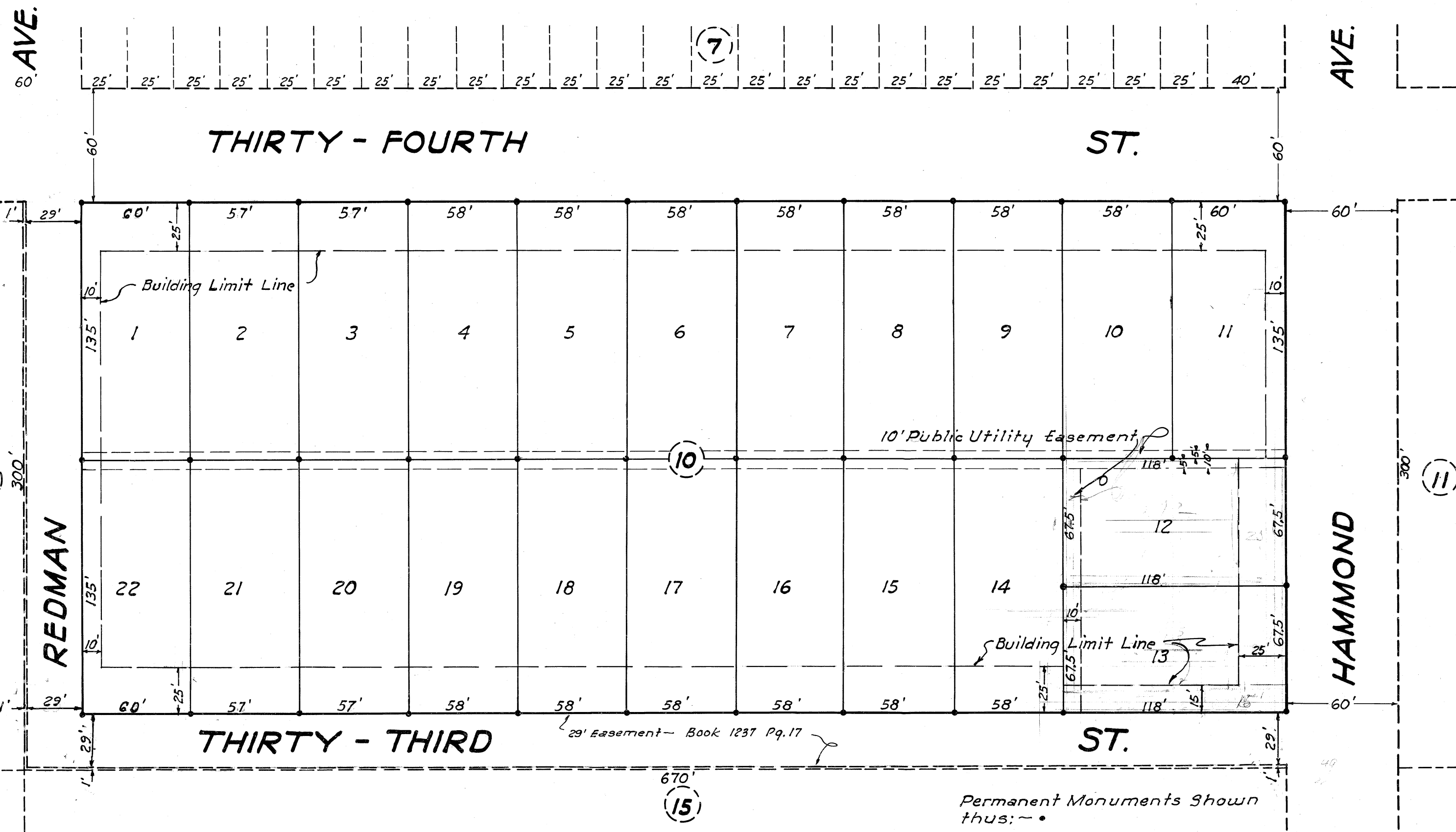
STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, ss:

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20th day of October, 1949, personally appeared V.G. THOMPSON, 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.

In Witness Whereof, I have here unto set my hand and affixed my Notarial Seal the day and year last above written.

Mella Harrison
NOTARY PUBLIC
My Commission Expires: December 23, 1952

SURVEY & PLAT BY
Hudgins-Thompson-Ball & Associates
ARCHITECTS-ENGINEERS
OKLAHOMA CITY, OKLAHOMA



**REPLAT OF BLOCK 10
FRUITLAND GARDENS ADDITION**

BEING A PART OF THE N.E. 1/4 OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 4 WEST OF 1.M.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT We, the undersigned, do hereby certify that we ANDY M. SMITH and ANNIE T. SMITH, husband and wife, are the owners of and the only persons who have any right, title or interest in the following real property located in the North Half (N.1/2) of the Southeast Quarter (S.E.1/4) of the Northwest Quarter (N.W.1/4) of the Northeast Quarter (N.E.1/4) of Section 21, Township 12 North, Range 4 West of 1.M., in Oklahoma County, Oklahoma, more specifically described as follows:

A REPLAT of Block 10, Fruitland Gardens Addition,

And that we, the undersigned, have caused the same to be surveyed into lots and public utility easements in conformity with the annexed plat which we adopt as the plat of the above-described real property under the name of REPLAT OF BLOCK 10 FRUITLAND GARDENS ADDITION, Oklahoma County, Oklahoma; that we hereby dedicate to the public use of all the streets, alleys, parks or other lands so shown on said map; that we do hereby guarantee a clear title to the lands so dedicated from our selves, our heirs or assigns forever and have caused the same to be released from all encumbrances so that title is clear,

EXCEPT Mortgage in favor of the Leonhardt Investment Company, in the amount of \$4,506.25, recorded in Book 1136, Page 639, as shown by the records of Oklahoma County, State of Oklahoma,

And subject to the restrictions and building lines herein set forth.

IN WITNESS WHEREOF we, the undersigned, have caused our names to be set hereunto this 20th day of October, 1949.

Andy M. Smith And Annie T. Smith
ANDY M. SMITH ANNIE T. SMITH
(Husband and Wife)

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, ss:

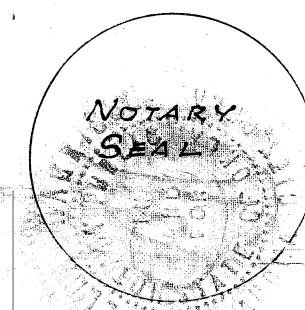
Before me, the undersigned, a Notary Public, in and for said County and State, on this 20th day of October, 1949, personally appeared ANDY M. SMITH and ANNIE T. SMITH, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

In Witness Whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year last above written.

Mella Harrison
NOTARY PUBLIC
My Commission Expires: December 23, 1952

RESTRICTIONS---

1. All of the lots in this tract shall be known and described as residential lots.
2. No building shall be located nearer to the front lot line or nearer to the side street lot line than the building set-back lines shown on the recorded plat, and no building shall be located nearer than 3' to the side lot lines.



RESTRICTIONS CONTINUED---

3. No noxious or offensive activity shall be carried on upon said lots nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
4. Easements affecting all lots are reserved as shown on this recorded plat for utility installation and maintenance, which easement shall consist of the rear five (5) feet of each lot as shown.
5. No lot or lots herein platted shall ever in any manner be owned or held by or for, or the improvements thereon, occupied by (except necessary occupancy of servants quarters by a servant employed by the white occupant of the main improvements thereon) any person of African descent, commonly known as negroes. It is specifically provided that this is a reversion clause to this dedication and upon the violation of such condition last above set out the lot or lots and the improvements thereon or in connection with which said violation occurs, shall immediately re-enter and take possession of said lots and the improvements thereon, provided however, that this reversionary provision shall not in any manner affect the lien of any mortgage or deed or trust placed on any lot in said Addition prior to the violations of the restriction in this clause if the same is placed thereon in good faith and so long as such lien is held and/or owned by or for a person not a negro. Provided further, that any person not a negro which shall obtain a valid sheriff's deed to any lot in said Addition under the foreclosure of the lien of any mortgage hereinabove referred to and shall obtain lawful, and rightful possession of said property under said sheriff's deed, shall take same free from any violation of this condition occurring prior to the sale under which said sheriff's deed might be issued but shall in all other things take same subject to this condition and the right of the reverter.
6. No structures shall be erected, altered, placed or permitted to remain on any of said lots other than one detached single family dwellings and aprivate garage for not more than two cars and servants' quarters.

COUNTY PLANNING COMMISSION APPROVAL

I, John B. Moore, Chairman of the County Planning Commission, for Oklahoma County, Oklahoma, hereby certify that said Commission duly approved the annexed plat of REPLAT OF BLOCK 10, FRUITLAND GARDENS ADDITION on the 28th day of Oct. 1949.

John B. Moore
Chairman

Handwritten notes and signatures in the top right corner, including 'Al Hardy' and 'B 28'.