

GAMBEL ADDITION

TO MIDWEST CITY, OKLAHOMA.

(Being a part of; Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) Section 9, Township 11 North, Range 2 West of I.M. Oklahoma County, Oklahoma.)

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 the proper officials of said County show that title to the land included in the annexed plat of Gambel Addition, Oklahoma County, Oklahoma, is vested in Charles O. Gambel and Opal A. Gambel, H and W. Jointly, and that on the 7th day of December, 1951, 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 owner thereof; that the taxes are paid for the year 1951, and all 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 said annexed plat; EXCEPT - Right of way for pole line to Oklahoma Gas and Electric Co. 38 Misc'l., page 41, Right of way for pipe line to Cities Service Gas Co. 102 Misc'l., page 213, Right of way for pipe line to Sinclair Pipe Line Co. 478 Misc'l., page 557, Perpetual Easement to U.S.A. for sewerage disposal facilities along S. 16.5 feet of said land, Reservation of one half Oil, Gas and Minerals by former fee owner, Easement for public utilities and public highway along W. 25 feet of said land, Reservations imposed by Rules and Regulations of Airports.

IN WITNESS WHEREOF, said Bonded Abstracter has executed this instrument at Oklahoma City, Oklahoma, on this 7th day of December, 1951.

COATES ABSTRACT COMPANY, A Sole Proprietorship composed of JOHN J. COATES

John J. Coates, SOLE OWNER

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS:
Before me, the undersigned, a Notary Public in and for said County and State on this 7th day of December, 1951, personally appeared JOHN J. COATES, to me known to be the identical person who subscribed the name of the maker to the within and foregoing Bonded Abstracter's Certificate, as sole proprietor 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 sole proprietorship for the uses and purposes therein set forth.

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

My Commission Expires; April 18, 1953

Stendell Foster
Notary Public

SURVEYORS CERTIFICATE

I, ROSS PHILLIPS, do hereby certify that I am by profession a Land Surveyor and Civil Engineer and that the annexed plat of GAMBEL ADDITION in Oklahoma County, Oklahoma, consisting of one (1) sheet correctly represents a survey made under my supervision on the 30th day of November, 1951, and that all the monuments shown thereon actually exist and their positions are correctly shown.

Ross Phillips
Ross Phillips

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, on this 6th day of December, 1951, personally appeared ROSS PHILLIPS, 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 notarial seal the day and year last above written.

My commission expires July 28, 1951

Lee A. Kelly
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, W. T. BILL HALE, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Oklahoma County, State of Oklahoma; that the tax records of said County show all taxes paid for the year 1951, and prior years, on the land shown on the Annexed Plat of GAMBEL ADDITION in Oklahoma County, Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at Oklahoma City, Oklahoma, on this 7th day December, 1951

W. T. Bill Hale

W. T. BILL HALE, County Treasurer

ACCEPTANCE BY CITY COUNCIL

Be it resolved by the Council of the City of Midwest City that the plat and the dedications shown on the attached plat of GAMBEL ADDITION are hereby accepted.

Adopted by the Council of the City of Midwest City this 20th day of December, 1951

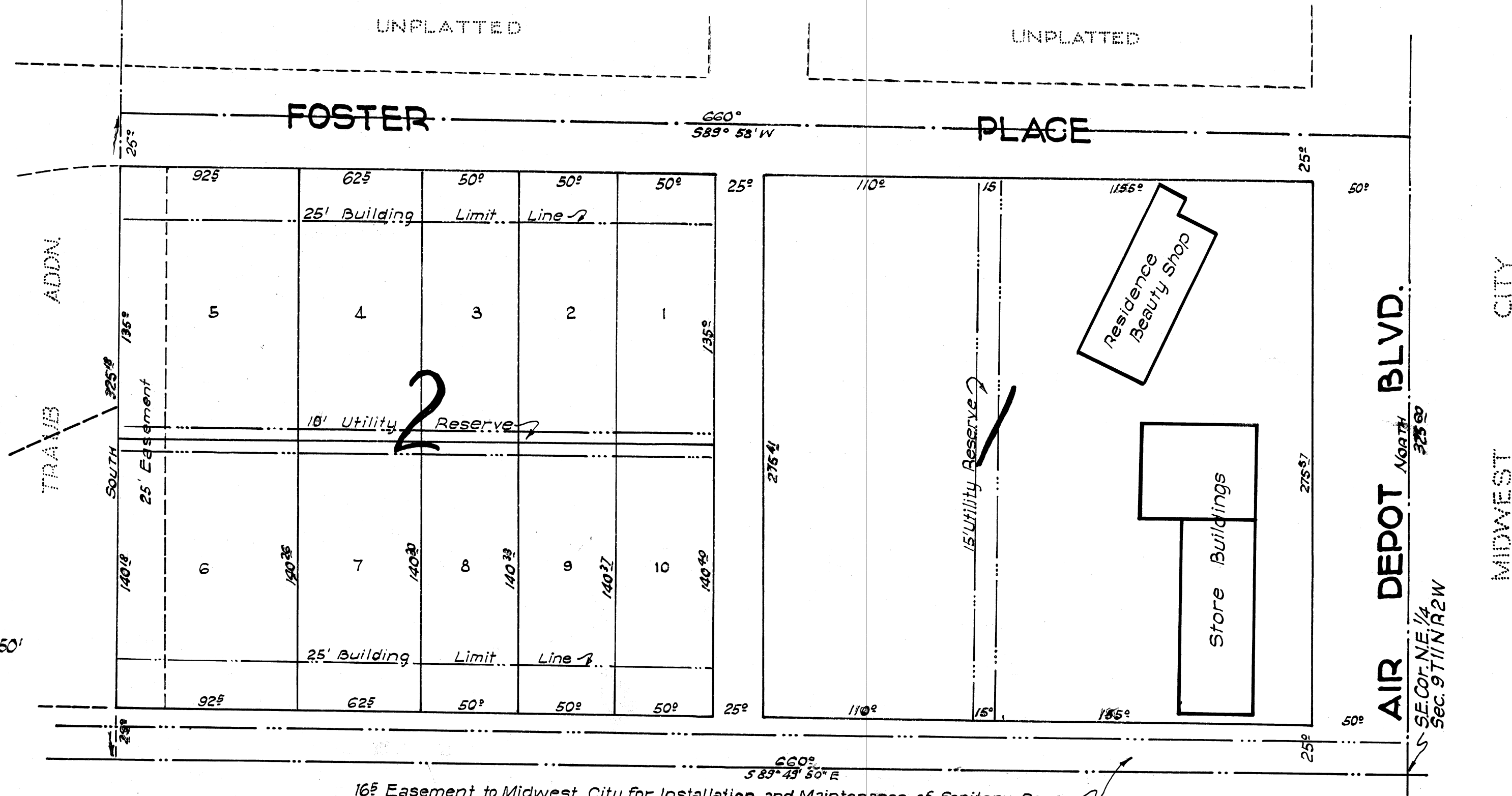
Approved by the Mayor of the City of Midwest City this 20th day of December, 1951

Mayor

Cliff Ciskind

ATTEST

City Clerk *F. J. Foster*



16' Easement to Midwest City for Installation and Maintenance of Sanitary Sewer

DRIVE IN THEATRE

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, Charles O. Gambel and Opal A. Gambel, being the owners of all of the property contained in, and shown and described on, the annexed map of Gambel Addition to Midwest City, Oklahoma, do hereby certify that we are the owners of, and the only person or persons who have any right, title or interest in and to, the said lands; that the said map is a correct survey of the said lands; that we do dedicate to the public use all the streets, alleys, drainage ways and easements as shown on said map to the use of the public for the purposes as designated herein and on said map; that we have caused the said lands to be released from all encumbrances so that title is clear in us except as shown by the abstracter's certificate.

To the end that said lands may be developed in an orderly fashion the following restrictions on the use thereof are hereby established, to-wit:

- All of the property in Block 2 shall be used only for residence purposes. The property embraced in Block 1 may be used for business or residence purposes. No residence structure shall be erected or placed on any lot in this addition other than one-family dwellings and appropriate appurtenant structures.
- No dwelling having less than 600 square feet of floor space exclusive of porches and attached garages shall be erected or placed on any lot in this addition.
- No trailer, tent, shack, garage or other outbuilding shall ever be used as a dwelling either temporarily or permanently nor may any structure of whatever kind be used as a temporary dwelling house.
- No outside toilets and no septic tanks may be installed, maintained or used on any parcel or lot in this addition.
- Building lines are established as follows:
 - No building shall be erected nearer than 25 feet to the front lot line on any of the lots in Block 2
 - No building shall be erected nearer than 3 feet to the side lot line on lots 1, 2, 3, 4, 7, 8, 9 and 10 in Block 2, except that unattached garages may be built no closer than 1 foot from the side lot line.
 - No residence building in Block 1 shall be erected on a parcel of ground with less than 50 feet frontage on a street or on the drainage way nor shall such residence be erected nearer than 3 feet to the side line of the parcel on which it is built except that unattached garages may be built no closer than 1 foot from the side line. No residence building in Block 1 may be erected closer than 25 feet from the front lot line.
- There is hereby reserved 5 feet off the rear of all lots in Block 2 for public utilities and there is reserved for public utilities a strip of land running north and south through Block 1, 10 feet in width, as shown on the annexed map.
- No lot in Block 2 may be subdivided into small building sites and not more than one dwelling may be placed on any one lot therein. No business building shall be erected in Block 1 on a plot of land having less than 25 feet frontage on a street or on the drainage way.
- The 25 foot strip of land dividing Blocks 1 and 2, shown on the annexed map, is reserved for a drainage way for surface water.

IN WITNESS WHEREOF, we the undersigned have caused this instrument to be executed this 7th day of December, 1951.

Charles O. Gambel
Opal A. Gambel

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS:

Before me, the undersigned, a Notary Public in and for said County and State on this 7th day of December, 1951, personally appeared Charles O. Gambel and Opal A. Gambel, 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 November 5, 1955

Mickey Ann Ballard

Notary Public

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