

GROVE ADDITION

OKLAHOMA COUNTY, OKLAHOMA
Being a Subdivision of a Part of S. 1/2-E. 1/2
E. 1/2-S.W. 1/4-N.E. 1/4-SEC. 20, T. 12 N., R. 4 W. - 1. M.

OWNER'S CERTIFICATE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, FRANK POSTON and FLORA POSTON, husband and wife, hereby certify that they are the owners of and the only persons who have any right, title or interest in the land shown and described on the annexed plat of GROVE ADDITION, Oklahoma County, Oklahoma, being a subdivision of a part of the South half of the East half of the East half of the Southwest quarter of the Northeast quarter of Section 20, Township 12 North, Range 4 West of the Indian Meridian, more particularly bounded and described as follows:
Beginning at the S.E. Corner of the S.W. 1/4 of the NE 1/4 of said Section 20, thence west along the south line of said NE 1/4 of Section 20 a distance of 175 feet; thence north and parallel with the east line of said SW 1/4 of the NE 1/4 of Section 20 a distance of 460 feet; thence east and parallel with the south line of said NE 1/4 of Section 20 a distance of 175 feet; thence south along the east line of said SW 1/4 of the NE 1/4 of Section 20 a distance of 460 feet to point of beginning.
and they hereby dedicate to the public use all of the streets and public places shown on the annexed plat.

RESTRICTIONS:
1. No septic tank shall be located nearer than 20 feet to any portion of any house in this Addition.
2. All lots in this addition shall be known and described as residential lots.
3. No residential building shall be constructed on any lot nearer the front or side street line than the building line shown on said plat. And no dwelling shall be constructed or maintained nearer than five feet from the side lot line.
4. No building of a temporary nature or character will be permitted.
5. A perpetual easement 7 1/2 feet in width is reserved off each lot at the locations shown on the within plat.
6. No noxious or offensive trade or activity shall be carried on upon any lot which shall be or become a nuisance to the neighborhood.
7. No residence having a ground floor area of less than 800 square feet (exclusive of open porches and garages) shall be constructed or placed on any lot in this Addition.
In Witness Whereof, We have set our hands and seals hereunto this 17 day of November 1952.

Frank Poston
Flora Poston

State of Oklahoma } ss
County of Oklahoma }
Before me, the undersigned, a Notary Public in and for the said County and State on this 17 day of November 1952, personally appeared FRANK POSTON and FLORA POSTON to me known to be the identical persons who subscribed their names to the within and foregoing instrument and they acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.
Witness my hand and notarial seal the day and year last above written.
My commission expires: July 11, 1954

Jean Hughes
Notary Public.

BONDED ABTRACTER'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded Abstractors of Titles in and for the County of Oklahoma, State of Oklahoma hereby certify that the records of said County show that the title of the land shown on the annexed plat of GROVE ADDITION is vested in Frank Poston, and that on the 17th day of Nov. 1952, there were 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 the year 1952 and prior years, that no outstanding tax sale certificates are against said lands, and that no tax deeds are issued to any person and that there are no liens, mortgages or encumbrances of any kind against the land included within the annexed plat - Exceptions: Airport Rules and Regulations recorded in Book 893, Page 157 - Mortgage to American Building & Loan Association recorded in Book 149, Page 245; and Oil, Gas and other Minerals previously conveyed of record.
IN WITNESS WHEREOF, said Bonded Abstractor has executed this instrument at Oklahoma City, Oklahoma, on this 17th day of November 1952.

Attest: Wanda Robison
Asst. Secretary

By: W.K. Cox
Vice President

State of Oklahoma } ss
County of Oklahoma }
Before me, the undersigned, a Notary Public in and for said County and State on this 17 day of November, 1952, personally appeared W. K. COX and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary deed of said corporation for the uses and purposes therein set forth.
Witness my hand and notarial seal the day and year last above written.
My commission expires: JUNE 13, 1953

J. A. Morris
Notary Public.

COUNTY PLANNING COMMISSION APPROVAL

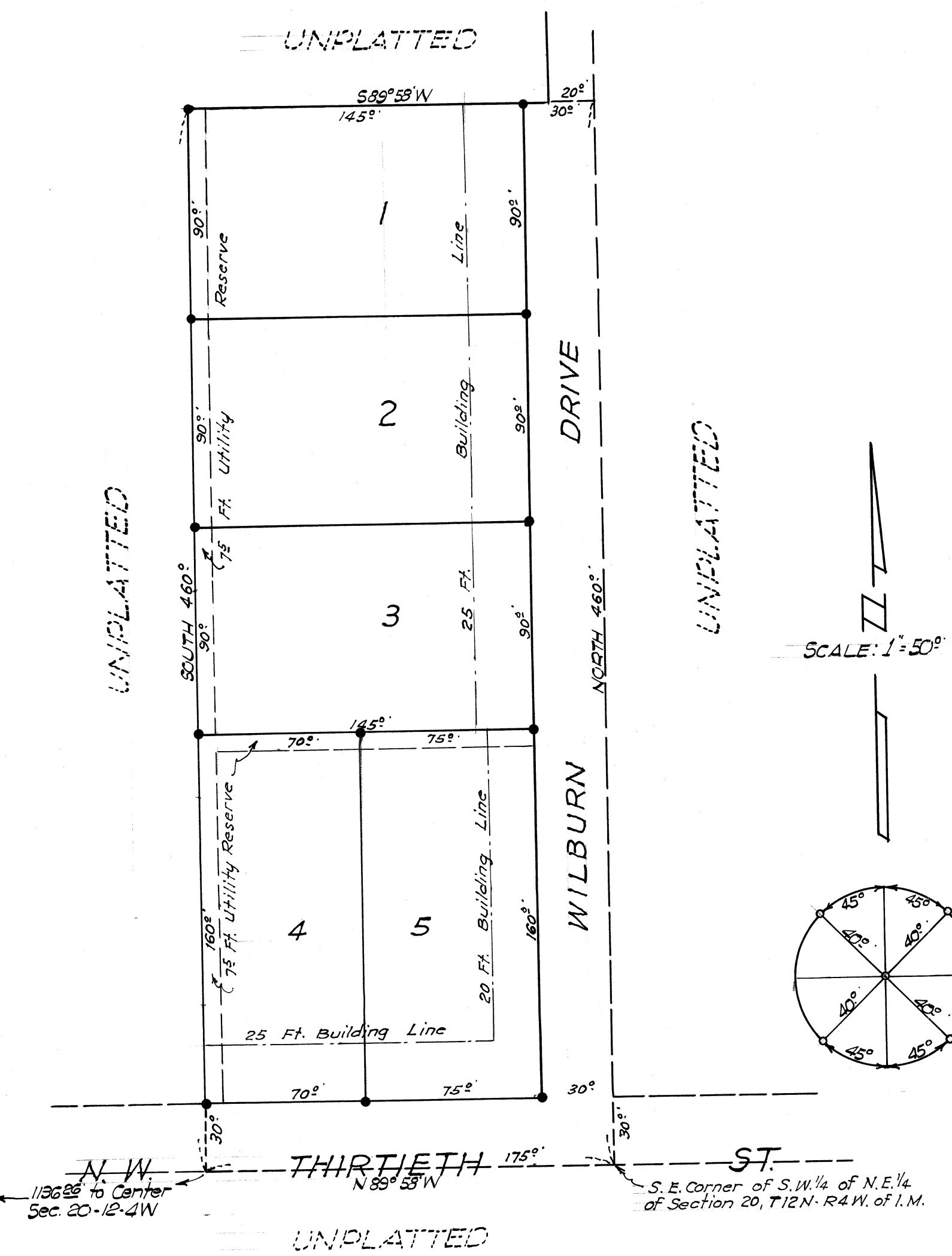
I, J.P. Oliver Vice-Chairman of the County Planning Commission for the County of Oklahoma, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat of GROVE ADDITION, being a subdivision of part of the S. 1/2-E. 1/2-E. 1/4-S.W. 1/4-NE 1/4 of Section 20, Township 12 North, Range 4 West of the Indian Meridian, on this 20th day of November 1952.

J.P. Oliver
Vice-Chairman

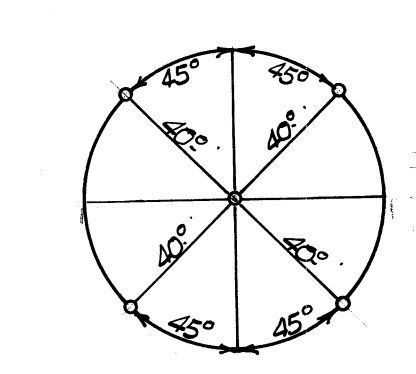
COUNTY TREASURER'S CERTIFICATE

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 are paid for the year 1952 and prior years on the land shown on the annexed plat of GROVE ADDITION, Oklahoma County, Oklahoma, being a subdivision of part of the S. 1/2-E. 1/2-E. 1/4-S.W. 1/4-NE 1/4 of Section 20, T. 12 N., R. 4 W., of the Indian Meridian, and 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, this 26 day of February 1953.

W. T. BILL HALE County Treasurer
By: J. G. Lewis - Chief Deputy



SCALE: 1" = 50'



SYSTEM USED FOR REFERENCING ALL BOUNDARY CORNERS.

ENGINEER'S CERTIFICATE

I, W. W. Hughes, a Professional Engineer, hereby certify that the annexed plat of GROVE ADDITION, Oklahoma County, Oklahoma, being a subdivision of part of the S. 1/2-E. 1/2-E. 1/4-S.W. 1/4-NE 1/4 of Section 20, Township 12 North, Range 4 West of the Indian Meridian, consisting of one sheet, correctly represents an accurate survey thereof made under my supervision and that the monuments shown thereon actually exist and their positions are correctly shown.

W. W. Hughes

State of Oklahoma } ss
County of Oklahoma }
Before me, the undersigned, a Notary Public in and for said County and State on this 14th day of November 1952, personally appeared W. W. HUGHES, to me known to be the identical person who subscribed his name to 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.
Witness my hand and notarial seal the day and year last above written.
My commission expires: July 18, 1954.

Jean Hughes
Notary Public

