



# GULLO'S ADDITION

BEING A SUBDIVISION OF THE N 1/2 OF THE NE 1/4, NE 1/4, SE 1/4, SECTION 26, T12N, R4W, I.M. OKLAHOMA COUNTY, OKLAHOMA

## OWNERS CERTIFICATE OF DEDICATION

Cosmo Gullo and Mary Ann Gullo do hereby certify that they are the owners and the only persons who have any right, title or any interest in the land shown on the plat of GULLO'S ADDITION to Oklahoma City, Oklahoma, and that the plat represents a correct survey of the above described property and they do hereby dedicate to the public use all the streets, easements or other lands as shown on said plat and we do hereby guarantee a clear title to all lands so dedicated by them, their heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear.

## RESTRICTIONS:

- Any person or persons hereafter becoming the owner or owners, directly or through any subsequent transfer, or in any manner whatsoever, of any lot or lots, blocks or tracts of any land hereby platted shall take, hold and convey the same subject to the following restrictions, to-wit:
    - All lots in this addition shall be known and described as residential lots, except Lots 1, 2, 21 and 22, which shall be used and known as a business or residential lot. No business building of any kind shall be built or operated in this addition on any other lots.
    - A 25' building line is hereby established as shown on the annexed plat, and no structure shall be built closer to the front lot line than same, except lots 1, 2, 21 and 22, which have building line on South and North of 10 feet and 20 feet on Portland Avenue, beyond which no portion of any structure shall project, except open porches and steps, and in no case closer than 10 feet to any side street line, and no garage or outbuilding shall be constructed closer than 2 feet to any side lot line.
    - There is hereby reserved off of the rear of each lot, 75 foot easement for the free use of all public utilities as shown on said annexed plat.
    - No residential building shall be erected in any case on any lot with less than 900 square feet of floor space, except lots 1, 2, 21 and 22.
    - No residential lot shall be subdivided into a smaller tract than shown on the annexed plat for a period of ten (10) years from filing date of this plat, except lots 1, 2, 21 and 22.
    - No trailer, basement, tent, shack, garage or barn or other outbuilding in this subdivision shall be used as a residence, temporarily or permanently.
    - No person or any race other than the Caucasian or the American Indian race shall own, use or occupy any building or any lot except the necessary occupancy of servant quarters on property which is occupied by owner or renter.
- 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 20th day of March, 1946.

Cosmo Gullo  
COSMO GULLO

Mary Ann Gullo  
MARY ANN GULLO

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

Before me, the undersigned, a Notary Public in and for said County and State, on this 20th day of March, 1946, personally appeared Cosmo Gullo and Mary Ann Gullo, his 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 a free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 20th day of March, 1946.

My commission expires Jan 3-1950

Ola Eastwood  
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 20th day of March, 1946, 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 20th day of March, 1946, personally appeared R. W. THOMAS, to me known to be the identical person who executed the 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 April 16th, 1947.

Handa Casley  
Notary Public

**CITY PLANNING COMMISSION APPROVAL**  
I, J. W. HINTON, Secretary of the City Planning Commission of Oklahoma City, Oklahoma, hereby certify that the said planning Commission approved the annexed plat of GULLO'S ADDITION, to Oklahoma City, Oklahoma, at its meeting held on the 12th day of April, 1946.

J. W. Hinton  
Secretary

**BONDED ABSTRACTER'S CERTIFICATE**

The undersigned, duly qualified and lawfully bonded Abstracter of title in and for said County of Oklahoma, State of Oklahoma, hereby certifies that the records of the County of Oklahoma in said State show that the title of the land shown on the annexed plat of GULLO'S ADDITION, to Oklahoma City, Oklahoma is vested in Cosmo Gullo and that on the 20th day of March 1946, 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 lands or the owners thereof; that the taxes are paid for the year 1945 and prior years and that no outstanding tax sale certificates are against said lands; that no tax deeds are issued to any person and there are no liens, mortgages or encumbrances of any kind against the land described in said plat, except oil and gas lease referred to page 43, O.L. Reg. 53, signed and sealed at Oklahoma City, Oklahoma this 20th day of March, 1946.

CORTES ABSTRACT COMPANY  
A Sole Proprietorship composed of  
JOHN J. CORTES

By John J. Cortes  
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 20th day of March, 1946, personally appeared John J. Cortes, to me known to be the identical person who subscribed the name of the maker to the within and foregoing instrument as sole Proprietorship 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.

Witness my hand and Notarial Seal this 20th day of March, 1946.

My commission expires April 16, 1947  
Handa Casley  
Notary Public

Plan & Survey  
by  
R. W. THOMAS, SURVEYOR  
First Nat'l Bldg. 3-9841  
Oklahoma City, Oklahoma