

HESS'S SUB.

BEING A SUBDIVISION OF BLOCKS 3 AND 10, WESTMORELAND ADDITION
OKLAHOMA COUNTY, OKLAHOMA

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 10th day of Dec., 1949, and that all monuments shown hereon actually exist, and their positions are correctly shown.

R.W. Thomas
Land 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 2nd day of Feb. 1949, personally appeared R.W. Thomas, 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.

Leslie Judd
Notary Public

REGIONAL PLANNING COMMISSION APPROVAL

I, H.E. Chase, Secretary of the Regional Planning Commission for the County of Oklahoma, State of Oklahoma hereby certify that the said Commission duly approved the annexed plat of "HESS'S SUB." in Oklahoma County, Oklahoma on the 10th day of February 1949.

H.E. Chase
Secretary

OWNER'S CERTIFICATE & DEDICATION

We, the undersigned, Moore C. Hess and Rae M. Hess, husband and wife, and Glenn E. Hess and Jo Ellen Hess, husband and wife, 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 "HESS'S SUB." in Oklahoma County, Oklahoma and that the plat represents a correct survey of the above described property and that we hereby dedicate to the public use all the streets, easements and other lands as shown on said annexed plat; that we hereby guarantee a clear title to all lands so dedicated to them, their 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 Abstracter's Certificate.

RESTRICTIONS:

- All lots in this addition shall be known and described as residential lots, except Lots 1 and 10, Block 3, and lots 1 and 10, Block 10 which may be used for business purposes.
- No building shall be located on any residential lot nearer than shown on the annexed plat to the front or side street lot lines, and no building except a detached garage or other outbuildings, shall be placed nearer than five (5) feet to any side lot line.
- No person of any race other than Caucasian shall own or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.
- No trailer, tent, basement, shack, garage, barn or other outbuildings erected on 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.
- No dwelling containing less than 800 square feet shall be permitted on any lot.
- No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
- If any parties hereto or any of their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions before 1974, it shall be lawful for any person or persons owning any lot or lots in said tract to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either prevent him or them from so doing or to recover damages or other dues for such violation.

Witness our hands this 2nd day of February, 1949.

Moore C. Hess
Moore C. Hess
Rae M. Hess
Rae M. Hess
Glenn E. Hess
Glenn E. Hess
Jo Ellen Hess
Jo Ellen Hess

STATE OF OKLAHOMA } s.s.
COUNTY OF OKLAHOMA }

Before me, the undersigned, a notary public in and for said County and State, on this 2nd day of February, 1949, personally appeared Moore C. Hess and Rae M. Hess, husband and wife, and Glenn E. Hess and Jo Ellen Hess, 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.

Leslie Judd
Notary Public

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 said County show that the title of the lands shown on the annexed plat of "HESS'S SUB." in Oklahoma County, Oklahoma, is vested in Glenn E. Hess as to Block 3, Westmoreland Addition, and in Moore C. Hess as to Block 10, Westmoreland Addition, and that on the 2nd day of February, 1949, there are no actions pending or judgments of any nature in any County or 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 1948 and prior years; that no outstanding tax sales certificates are against said lands 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 the Annexed Plat, EXCEPT mortgage to D.B. Kelly and Ada V. Kelly, husband and wife, recorded in Book 1010, page 144, covering Block 3, Westmoreland Addition.

IN WITNESS WHEREOF said Bonded Abstracter has caused this instrument to be executed at Oklahoma City, Oklahoma, on this 2nd day of February, 1949.

COATES ABSTRACT COMPANY,
a sole proprietorship composed of John J. Coates

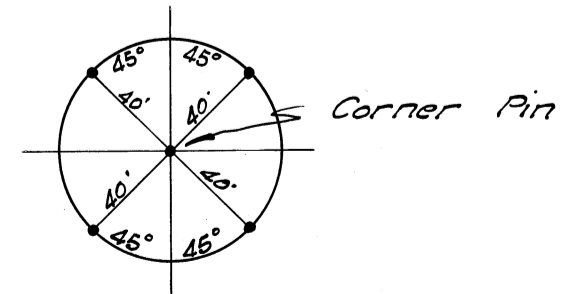
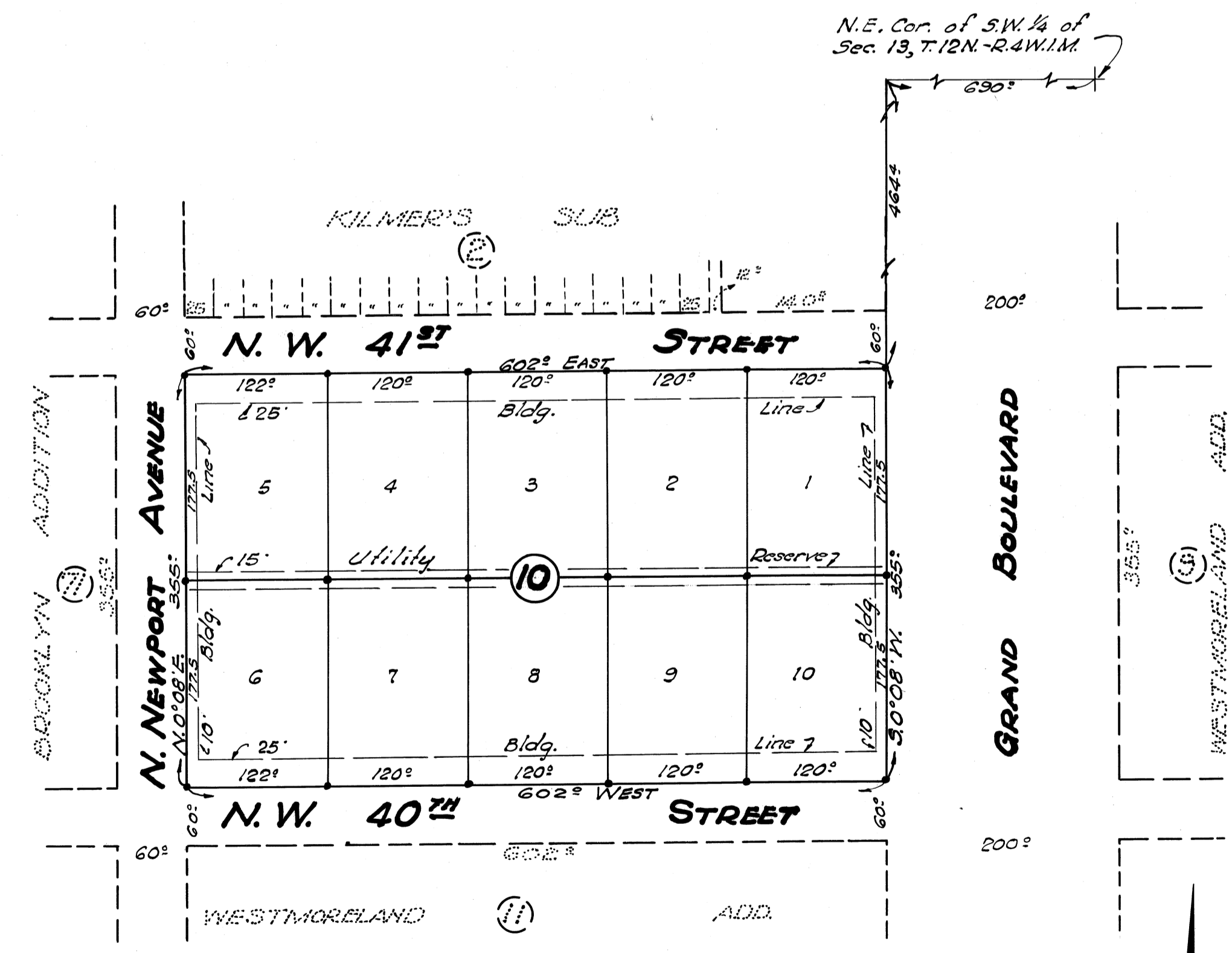
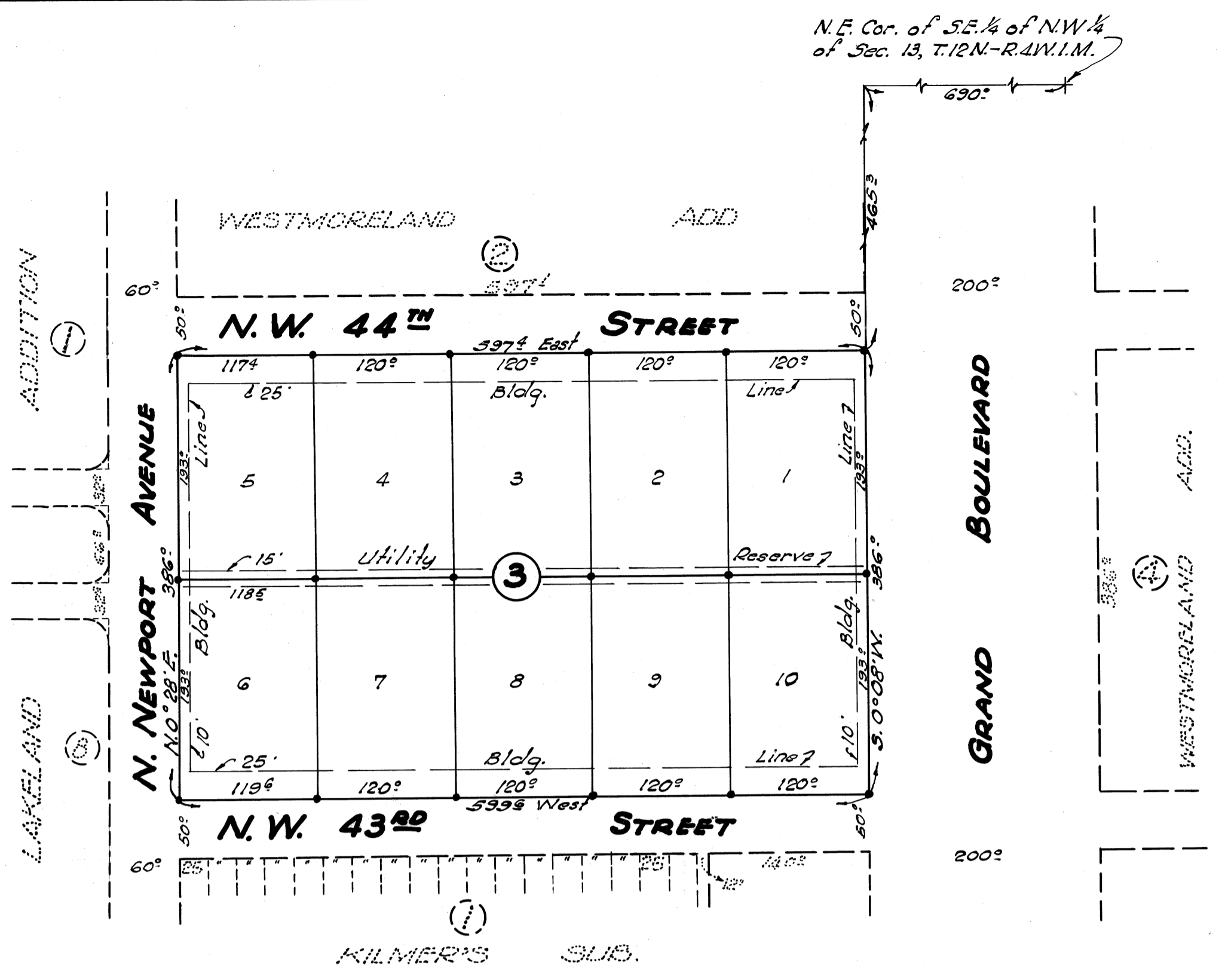
By *John J. Coates*
Sole Proprietor

STATE OF OKLAHOMA } s.s.
COUNTY OF OKLAHOMA }

Before me, the undersigned, a Notary Public in and for said County and State, on this 2nd day of February, 1949, 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 instrument as its sole proprietor 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 above written.
My commission expires:
July 6th, 1949.

Edythe G. Patton
Notary Public



Note: System used in referencing Boundary Corners.

Scale: 1" = 100'
Iron Pine Stown Thus

PLAN & SURVEY
By
R.W. THOMAS
COUNTY SURVEYOR
510 COUNTY BLDG. 3-2841
OKLAHOMA CITY, OKLAHOMA