

# HESS SUBDIVISION

OF THE SOUTH ONE HALF OF BLOCK FOUR OF THE  
NORTHWEST ADDITION TO BETHANY, OKLAHOMA

## OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:-

That the undersigned, G.F. STUMPF & COMPANY, INCORPORATED, a corporation, does hereby certify that it is the owner of and the only person or persons, firm or corporation having any right, title or interest in and to the land described as follows, to wit:-

A tract of land in Oklahoma County, Oklahoma, which is a part of the N.W. 1/4 of Section 16, Township 12 North, Range 4 West of 1.M. more particularly described as follows, to wit:- The South One Half (1/2) of Block Four (4), Northwest Addition to Bethany, Oklahoma. The undersigned further certify that it has caused said tract of land to be surveyed into blocks, lots, streets and avenues, and have caused a plat to be made of said tract showing accurate dimensions of lots, set-back lines, rights of way, widths of streets and easements for utilities. It hereby designates said tract of land as "HESS SUBDIVISION" and dedicates to public use all the streets and avenues within the subdivision and reserves for installation and maintenance of utilities a strip of land ten (10') feet in width as noted in the annexed plat. All lands so dedicated to public use are free and clear of all encumbrance.

Attest *Phum a Stumpf*  
Secretary

G.F. STUMPF & COMPANY, INCORPORATED

*G.F. Stumpf*  
President

State of Oklahoma, s.s.  
County of Oklahoma

On this 5<sup>th</sup> day of April, A.D., 1949, before me, the undersigned, a Notary Public in and for the county and state aforesaid, personally appeared G.F. STUMPF, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its President and acknowledged to me that he executed the same as his free voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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

My commission expires June 19, 1951

*J.P. Dawson*  
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 the proper officials of said County show that title to the land included in the annexed plat of HESS SUBDIVISION of the SOUTH ONE HALF of BLOCK FOUR of the NORTHWEST ADDITION to BETHANY, OKLAHOMA, OKLAHOMA COUNTY, OKLAHOMA, is vested in G.F. STUMPF & COMPANY, INCORPORATED, and that on the 25<sup>th</sup> day of March, 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 land or the owner thereof; that the taxes are paid for the year 1948 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 - an oil and gas lease recorded in BOOK 37, OIL AND GAS LEASE RECORDS, PAGE 66.

IN WITNESS WHEREOF, said Bonded Abstracter has executed this instrument at Oklahoma City, Oklahoma, on this 25<sup>th</sup> day of March, 1949

COATES ABSTRACT COMPANY  
A Sole Proprietorship composed of John J. Coates

*John J. Coates* SOLE OWNER

State of Oklahoma ss.  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 11<sup>th</sup> day of April, 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 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 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 July 6, 1949

*Edythe G. Patton*  
Notary Public

## ENGINEER'S CERTIFICATE

I, JOHN E. REA JR., the undersigned do hereby certify that I am a registered professional engineer, and that the annexed plat of HESS SUBDIVISION of the SOUTH ONE HALF of BLOCK FOUR of the NORTHWEST ADDITION to BETHANY, OKLAHOMA, consisting of one sheet correct, represents a survey made under my supervision on the 24<sup>th</sup> day of March, 1949.

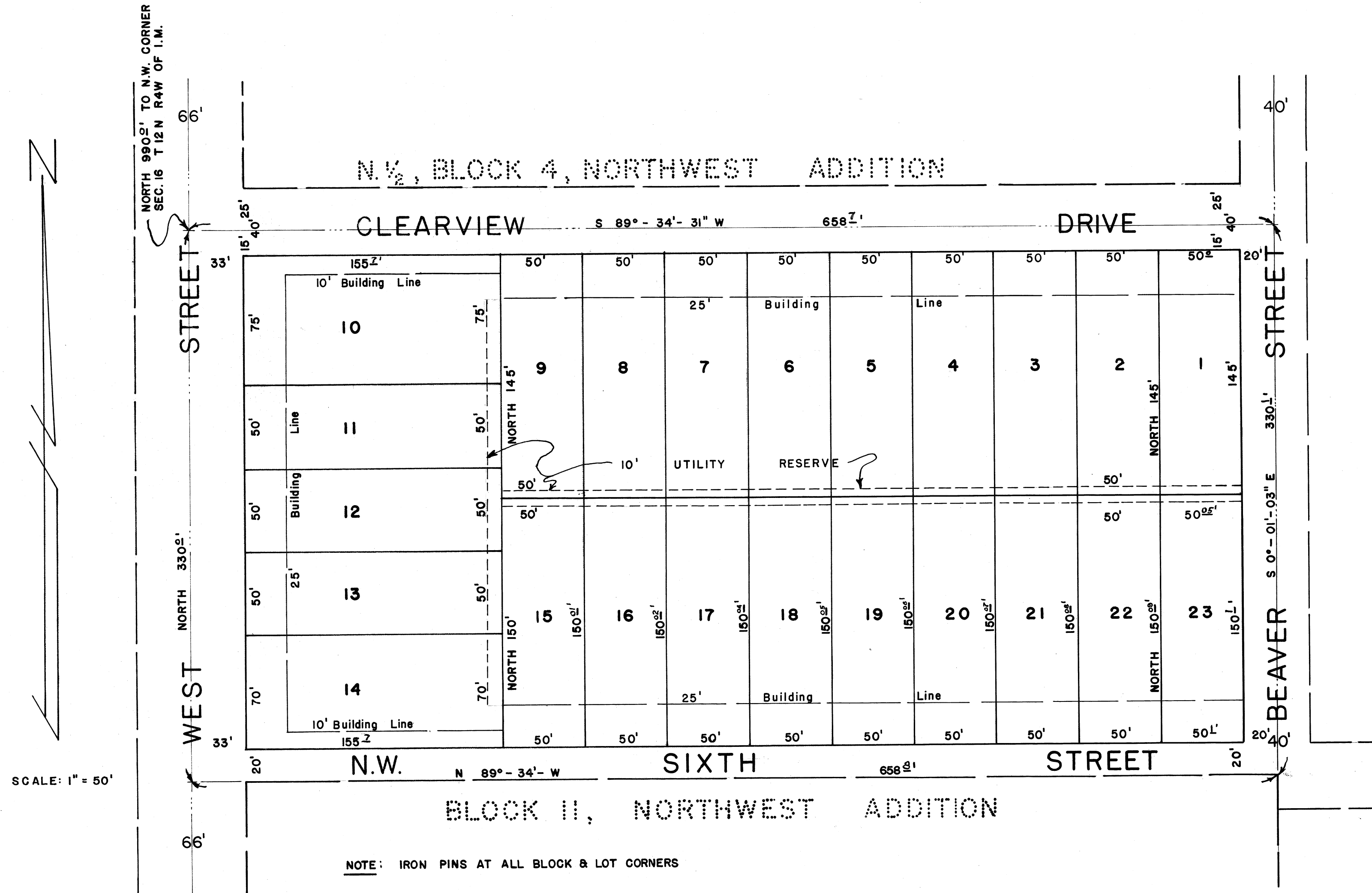
State of Oklahoma ss.  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State, on this 5<sup>th</sup> day of April, 1949, personally appeared JOHN E. REA JR., 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 seal the day and year last above written.

My commission expires June 19, 1951

*J.P. Dawson*  
Notary Public



NOTE: IRON PINS AT ALL BLOCK & LOT CORNERS

## RESTRICTIONS

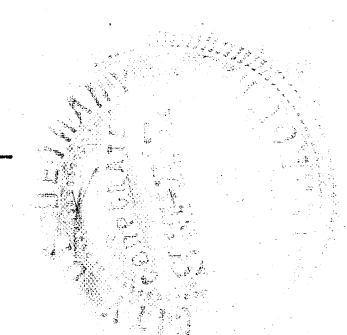
The restrictions of use of the above described property shall be as follows:

- All lots within the subdivision shall be known and designated as residential building plots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two automobiles and other outbuildings incidental to residential use of the plot.
- No building shall be located nearer to the front lot line or nearer to the side street line than the building set-back lines shown on the recorded plat.
- No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in 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.
- The ground floor area of the main structure, exclusive of one-story open porches and garage, shall be not less than 575 square feet in the case of a one story structure nor less than 575 square feet in the case of a one and one-half, two, or two and one-half story structure.
- No person of any race other than Caucasian or American Indian shall use or occupy any building or lot in this subdivision, except that this covenant shall not prevent occupancy of servant's quarters by a person or persons of a different race employed by an owner or tenant.
- These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1969, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
- Invalidation of any one of these covenants by judge or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

## CITY COUNCIL APPROVAL

I, FRANKIE JERNIGAN, City Clerk of the City of Bethany, Oklahoma, hereby certify that the annexed map was duly approved by the City Council of said City on the 5<sup>th</sup> day of April, 1949, and that I was authorized to indorse hereon the approval of said council, and the acceptance of all land dedicated to public use, as shown on said plat, and that I have examined the records of said City, and that all deferred payments or unmatured installments upon special assessments have been paid in full and that there are no special assessments procedures now pending against the land as shown on the annexed plat, on this 5<sup>th</sup> day of April, 1949.

*Frankie Jernigan*  
City Clerk



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