

Delwady

B. 27/17

HESTER HEIGHTS ADDITION

BEING A SUBDIVISION OF A PART OF THE W. 1/2 OF THE E. 1/2 OF THE S.W. 1/4 OF SEC. 11 T. 11 N. - R. 1 E. 1 M.
OKLAHOMA COUNTY, OKLAHOMA

SURVEYOR'S CERTIFICATE

I, R.W. Thomas, do hereby certify that I am by profession a land surveyor, and that the annexed plat consisting of one sheet correctly represents a survey made by me on the 1st day of June 1949, and that all monuments shown thereon 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 the said County and State, on this 29th day of June, 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.
Given under my hand and seal the day and year last above written.
My commission expires: March 8, 1951

Lealie Judd
Notary Public

OWNER'S CERTIFICATE AND DEDICATION

We, the undersigned R.H. Warren and Mary M. Warren, husband and wife, do 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 HESTER HEIGHTS ADDITION and that the plat represents a correct survey of the above described property made with our consent, and that we hereby dedicate to the public use all the streets and easements as shown on said annexed plat; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs or assigns forever and have caused the same to be released from all encumbrances so that title is clear, except as shown in the abstracter's certificates.

RESTRICTIONS:

1. All lots in this addition shall be residential lots and no structure shall be placed, placed or permitted to remain on any lot except one detached single-family dwelling.
2. No structure shall be permitted on any lot nearer the front or side street lot lines, and no structure except a detached garage or other outbuildings shall be nearer than five (5') to any side lot line.
3. No person of any race other than caucasian shall own or occupy any building or any lot in said addition except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.
4. No tent, basement, shack, garage, barn or other outbuilding shall be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
5. No dwelling containing less than 200 square feet shall be permitted on any lot.
6. No noxious or offensive activity shall be permitted on any lot that may be or become a nuisance to the neighborhood.

Witness our hands this 29th day of June, 1949.

R. H. Warren
Mary M. Warren

STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }
Before me, the undersigned, a Notary Public in and for said County and State, on the 29th day of June, 1949, personally appeared R.H. Warren and Mary M. Warren 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: March 8, 1951

Lealie Judd
Notary Public

BONDED ABSTRACTER'S CERTIFICATE

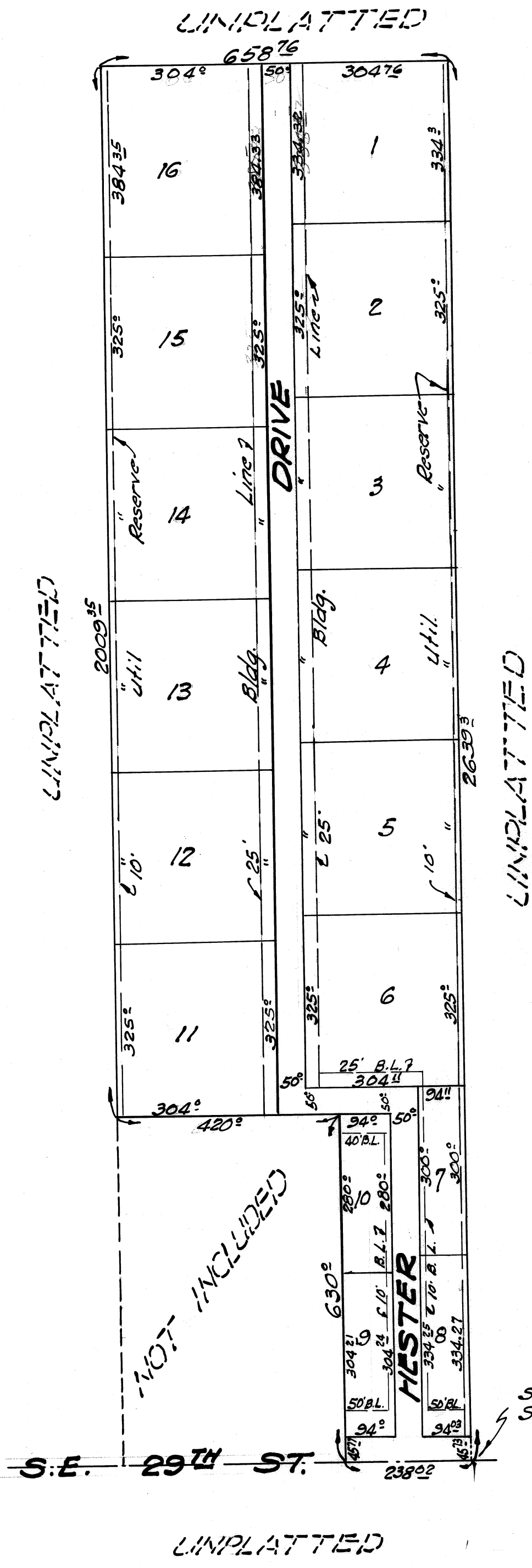
The undersigned, duly qualified and lawfully bonded Abstracter of Titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of said County show that title to the land shown on said annexed plat of HESTER HEIGHTS ADD in Oklahoma County, Oklahoma, is vested in R.H. Warren, (husband of Mary M. Warren, and that on the 29th day of June, 1949, 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 owners thereof, that the taxes are paid for the year 1948, and prior years; and that there are no outstanding tax sales certificates, tax deeds, outside the chain of title relied on; and that there are no liens, mortgages or other encumbrances of any kind against the land included within the annexed plat, EXCEPT all mineral rights, which have been previously conveyed, oil and gas leases of record, deed for highway to Oklahoma County, recorded in Book 322 of Deeds, page 444, Right-of-Way easement to Sinclair Texas Pipe Line Co. recorded in Book 97, misc., page 475, Right-of-way easement to Oklahoma Natural Gas Co., recorded in Book 321 Misc., Page 403.

Signed and sealed at Oklahoma City, Oklahoma this 29th day of June, 1949.

ATTEST: *Ann Drew* Secretary
CAPITOL ABSTRACT & TITLE CO.
By: *Rollin D. Drew* President

STATE OF OKLAHOMA } S.S.
COUNTY OF OKLAHOMA }
Before me, the undersigned, a notary public in and for said County and State, on this 29th day of June 1949, personally appeared Rollin D. Drew, to me known to be the identical person who executed the within and foregoing instrument as its President 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 for the uses and purposes therein set forth.
Given under my hand and seal the day and year last above written.
My commission expires: Sept. 7, 1949.

W. G. Spitzer
Notary Public



S.E. Cor. of W. 1/2 of E. 1/2 of S.W. 1/4 of Sec. 11, T. 11 N. - R. 1 E. 1 M.

27/14

PLAN & SURVEY
By
R. W. THOMAS
COUNTY SURVEYOR
510 COUNTY BLDG. 3-3841
OKLAHOMA CITY, OKLAHOMA