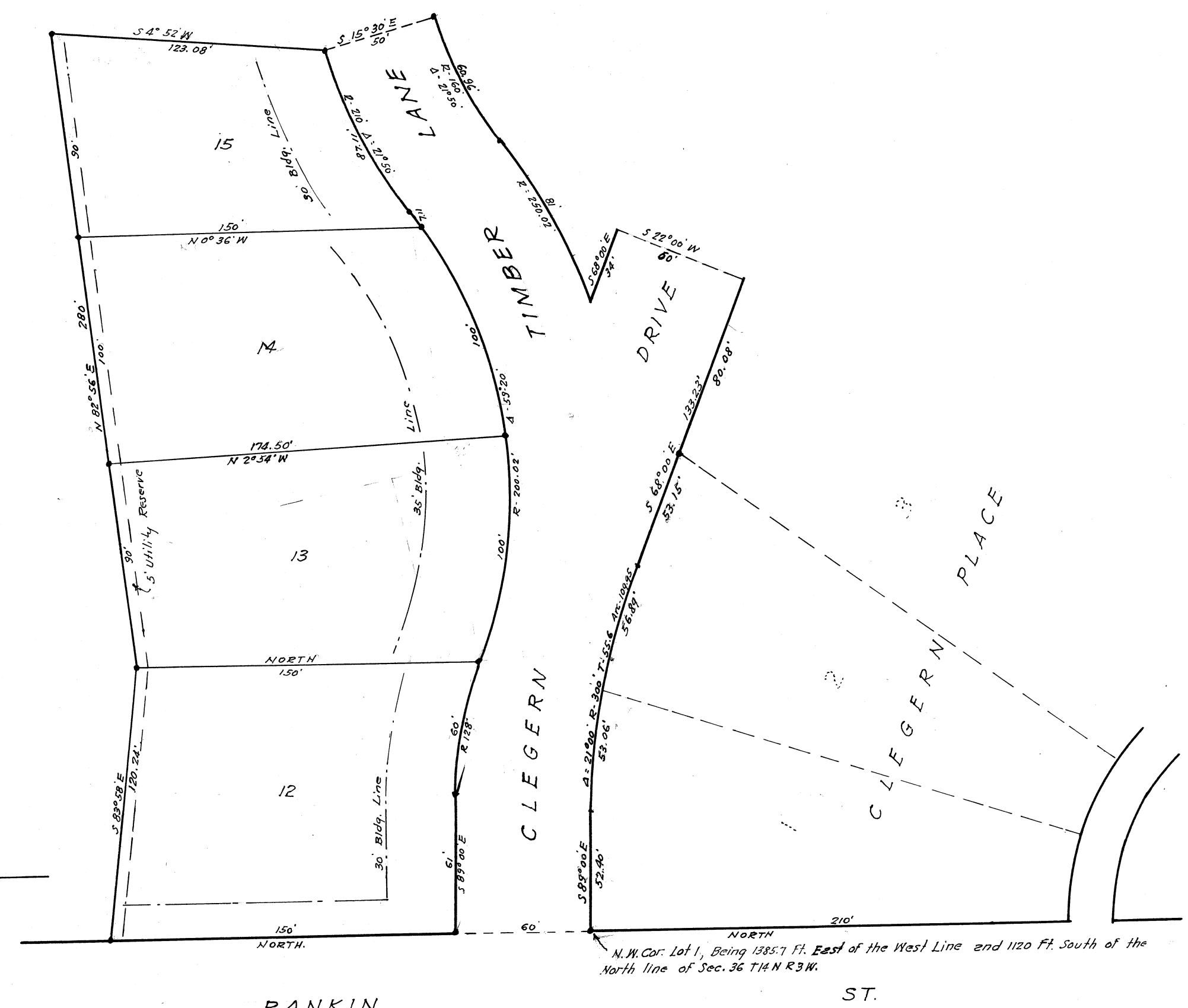


Brown  
margin

# LOTS 12, 13, 14, 15 CLEGERN PLACE ADDITION TO EDMOND, OKLA.

PART OF THE NW 1/4 OF SECTION 36 TWP 14 N. RGE. 3 W.



**- OWNERS CERTIFICATE AND DEDICATION -**

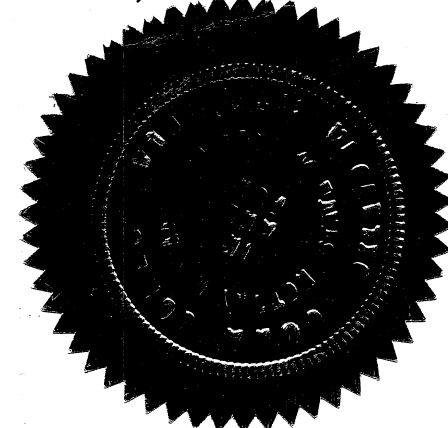
Harry W. Clegern and Dixie Clegern, husband and wife, the undersigned do hereby certify that they are the owners and the only persons who have any right, title or interest in the land shown and described on the annexed map of Lots 12, 13, 14, 15 Clegern Place an addition to Edmond, Oklahoma, to more particularly described as follows: (Beginning at the N.W. corner of Lot 1, Clegern Place Addition to Edmond, thence North 210 feet, thence S 83° 58' E a distance of 120.74 feet, thence N 82° 36' E a distance of 280 feet, thence S 47° 42' W a distance of 123.48 feet, thence S 14° 36' E along the radius of a curve for a distance of 50 feet, thence southwesterly along a curve whose tangent is perpendicular to last said line and whose radius is 160 feet for a distance of 60.96 feet to point of reverse curve, thence to the right along a curve whose radius is 250.02 feet for a distance of 81 feet, thence S 68° 00' E a distance of 34 feet, thence S 22° 00' W a distance of 60 feet, to north line of Lot 2 Clegern Place Addition, thence westerly along the north line of Lots 3, 2 and 1 Clegern Place Addition to point of beginning, and that this survey ends to the public use all streets and easements included therein and guarantees a clear title to the same from themselves, their heirs and assigns forever.

**RESTRICTIONS**

1. All lots in this subdivision shall be known and described as residential lots, and no structure shall be erected on any building plot other than one detached single-family dwelling not to exceed one and one-half stories in height and a one or two car garage.
  2. No building shall be erected on any building plot nearer the front lot line than indicated by the building line shown on the plat, nor nearer than 5 feet to the side lot line. The side line restriction shall not apply to a garage located on the rear one-quarter of a lot except that on corner lots no structure shall be permitted nearer than 15 feet to the side street line.
  3. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become annoyance or nuisance to the neighborhood.
  4. All lots in said subdivision are intended for use of the Caucasian or American Indian race and no race or nationality other than the ones for which the premises are intended shall use or occupy any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality, employed by an owner or tenant.
  5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence either temporarily or permanently, nor shall any residence of a temporary nature or character be permitted.
  6. No building shall be constructed on said lots having less than 1000 square feet in the case of a one story building and 850 square feet in the case of a one and one half story building, nor cost less than \$4500.
  7. A perpetual easement is reserved over the rear five feet of each lot in said subdivision for utility installation and maintenance, and all poles for electric and telephone service shall be installed therein.
  8. These covenants and restrictions are to run with the land and shall be binding on all owners, their successors or assigns, or persons claiming under them until January 1st 1965 and shall automatically be extended thereafter for successive periods of ten years, provided, however, that the fee simple owners of fifty one percent of the lots in said subdivision may terminate said restrictions for record in the office of the County Clerk of Oklahoma County, Oklahoma one year prior to the expiration date first herein set forth.
  9. In the event any one of these covenants being declared invalid by Court Order, such judgment shall in no manner affect any other covenants or restrictions herein.
- The owner or owners of any of the above land shall have the right to sue for and obtain an injunction, prohibitive or mandatory to prevent the breach or to enforce the observance of the restrictions above set forth in addition to ordinary legal action for damages, and failure of the owner or owners of any of the lots, shown on this plat to enforce any of the restrictions herein set forth at the time of its violation shall in no event be deemed to be a waiver of the right to do so thereafter.
- Witness my hand this 15 day of Aug. 1941.

Harry W. Clegern  
Dixie Clegern

State of Oklahoma) SS.  
County of Oklahoma) SS.  
Before me the undersigned a Notary Public in and for said County and State on this 16 day of Aug. 1941, personally appeared Harry W. Clegern and Dixie Clegern 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. Witness my hand and Notarial seal the day and year above set forth.  
My Commission Expires: May 21, 1945.

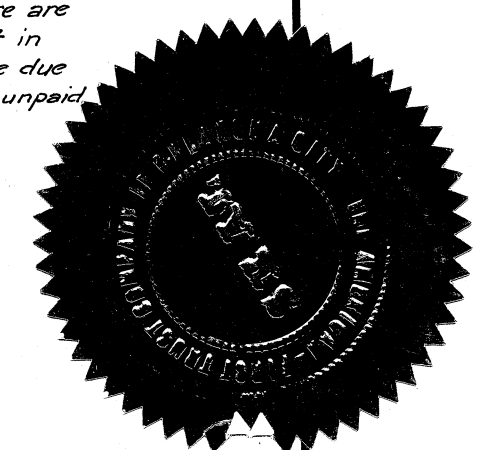


Notary Public

**- BONDED ABSTRACTOR'S CERTIFICATE -**

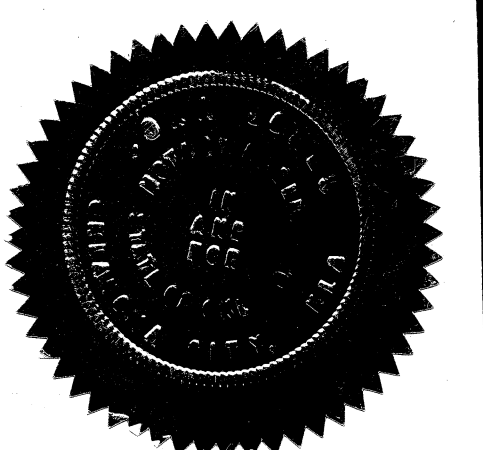
The undersigned, a duly qualified and lawful abstractor of titles in and for the County of Oklahoma, State of Oklahoma, hereby certify that the records of the County of Oklahoma and State of Oklahoma show that the titles to the lands shown in the annexed plat of Lots 12, 13, 14, 15 Clegern Place is vested in Harry W. Clegern and that on the 15 day of August, 1941 there are no actions or any 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 owners thereof, that no taxes against said land are due or unpaid, no tax unredeemed, no tax deeds given, no seasonal taxes against the said owners due or unpaid, and that there are no liens, mortgages or encumbrances of any kind against the said lands.

Attest: William Tuttleman  
Secretary  
THE AMERICAN FIRST TRUST COMPANY  
IN OKLAHOMA CITY  
W. S. Sizer  
Vice-President



State of Oklahoma) SS.  
County of Oklahoma) SS.  
Before me the undersigned a Notary Public in and for said County and State on this 15 day of Aug. 1941, personally appeared the undersigned to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument as its true 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 Corporation, for the uses and purposes therein set forth. Witness my hand and notarial seal the day and year last above set forth. My commission expires: May 21, 1945.

Notary Public



I, W. W. Hughes a Licensed Professional Engineer, hereby certify that the annexed plat of Lots 12, 13, 14, 15 Clegern Place an addition to Edmond, Oklahoma, consisting of one sheet, correctly represents an accurate survey thereof made under my supervision, and that the monuments shown thereon actually exist and that their respective positions are correctly shown.

W. W. Hughes

State of Oklahoma) SS.  
County of Oklahoma) SS.  
Before me the undersigned a Notary Public in and for the said County and State on this 16 day of Aug. 1941 personally appeared W. W. Hughes, to me known to be the identical person who subscribed his name to the within and foregoing instrument and he acknowledged to me that he executed 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 above set forth. My commission expires: May 21, 1945.

Notary Public



I, L. G. Stewart, City Clerk of the City of Edmond, State of Oklahoma hereby certify that the annexed map of Lots 12-13-14-15 Clegern Place Addition to Edmond, Oklahoma, was duly approved by the Council of said City on the 18 day of August 1941 and the City Clerk of said City was authorized to endorse hereon the approval of said Council, and the acceptance of all land dedicated to public use as shown on said map, and I have examined the records of said City and that all special taxes or assessments as to deferred payments on the same have been paid in upon the land as shown on the annexed map on this 19 day of August 1941.

L. G. Stewart  
City Clerk

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