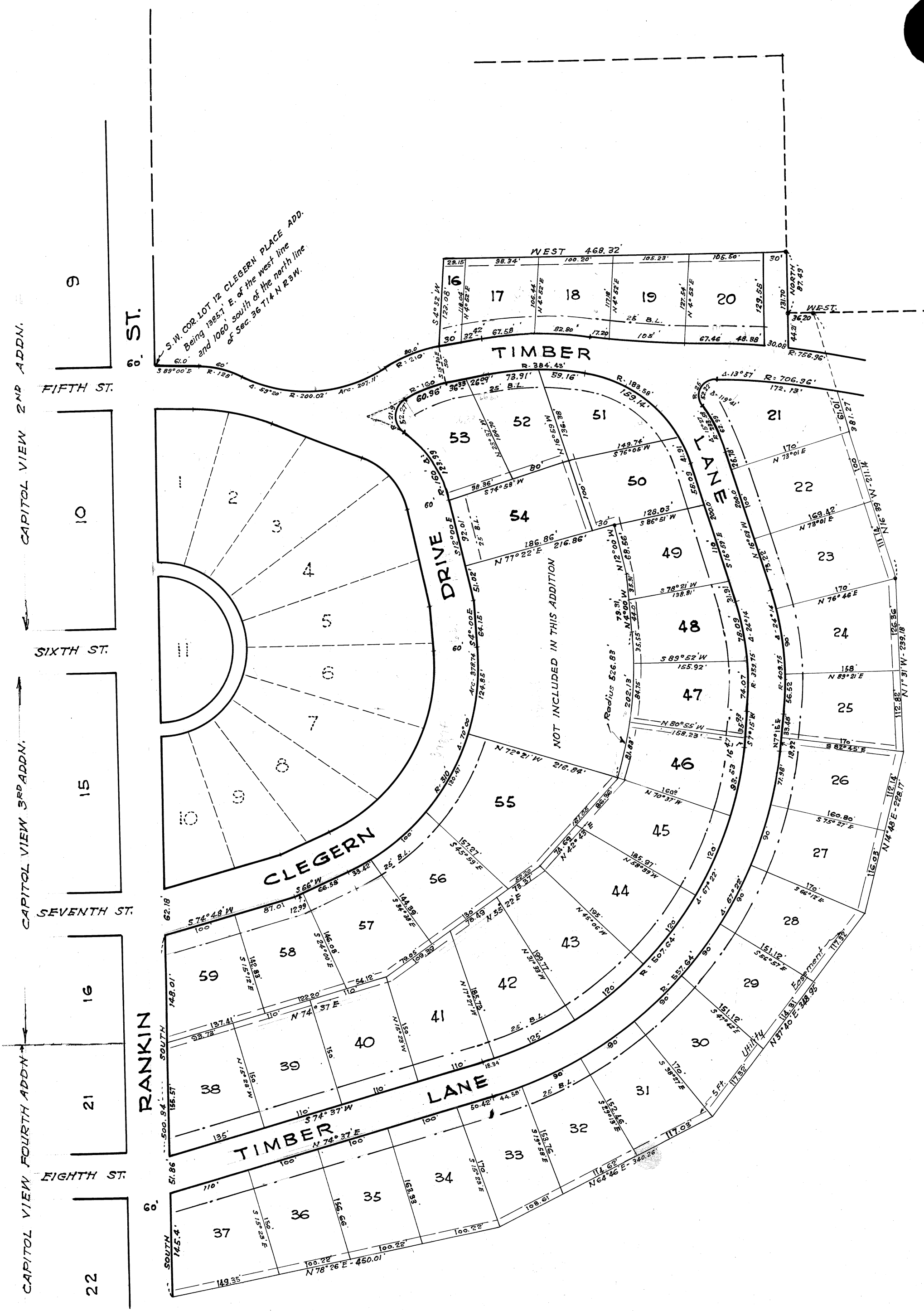


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LOTS 16 TO 59 INCLUSIVE CLEGERN PLACE ADDITION TO EDMOND, OKLAHOMA



ENGINEER'S CERTIFICATE

I, W. W. Hughes, a Licensed Professional Engineer, hereby certify that the annexed plat of Lots 16 to 59 inclusive 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) S.S.
County of Oklahoma)
Before me the undersigned, a Notary Public in and for the said County and State on this 30 day of January, 1946, 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 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 last above set forth.
My commission expires:
January 3rd 1949

W. W. Hughes
Notary Public -

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Dixie Clegern, a widow, the undersigned, does hereby certify that she is the owner and the only person who has any right, title, or interest in the land shown and described on the annexed map of Lots 16 to 59 inclusive, CLEGERN PLACE an addition to Edmond, Oklahoma, more particularly described as follows:

Beginning at a point 62.18 ft. south of the Southwest corner of Lot 10 CLEGERN PLACE ADDITION to Edmond, Oklahoma, thence south along the east line of Rankin Street a distance of 500.84 ft., thence N78°26'E a distance of 450.01 ft., thence N64°46'E a distance of 340.26 ft., thence N31°40'E a distance of 348.95 ft., thence N14°48'E a distance of 228.17 ft., thence N1°31'W a distance of 239.18 ft., thence N16°39'W a distance of 381.27 ft., thence WEST a distance of 36.20 ft., thence NORTH a distance of 87.49 ft., thence WEST a distance of 468.32 ft., thence S45°52'W a distance of 123.08 ft., thence S15°30'E a distance of 50.00 ft., thence southwesterly along a curve whose radius is 160.00 ft. and whose tangent bears S74°30'W, for an arc distance of 60.86 ft., thence to the right along a curve whose radius is 250.02 ft. an arc distance of 81.00 ft., thence S68°00'E a distance of 34.00 ft., to point of curve, thence to the right along a curve whose radius is 160.00 ft. an arc distance of 156.38 ft., thence S12°00'E a distance of 92.01 ft., thence N77°22'E a distance of 216.86 ft., thence southerly and parallel to Clegern Drive a distance of 350.00 ft., thence N72°21'W a distance of 216.84 ft., thence southwesterly along the east line of Clegern Drive to point of beginning, being a part of the East one-half of the Northwest Quarter of Section 36, Township 14 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma.

and that she hereby dedicates to the public use of all streets and avenues included therein and guarantees a clear title to the same from herself, her heirs and assigns forever.

- The said property shall be held, owned and conveyed subject to the following provisions and restrictions, to wit:
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, (except Lots 52 to 59 inclusive, which may be two stories) and a one or two car garage.
 2. No building shall be erected on any building plot nearer the front line than indicated by the building line shown on the plat, nor nearer than 10 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. 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.
 4. No residence of a temporary nature or character shall be permitted.
 5. No building shall be constructed on said lots having less than 1500 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 \$200 dollars.
 6. A perpetual easement is reserved over the rear five feet of each lot in said subdivision, and at such other locations as shown on the within plat, for utility installations and maintenance, and all poles for electric and telephone service shall be installed therein.
 7. Having any of the above restrictions may be had by the filing of such a waiver, signed by the grantor or grantor's successors and all of the then owners of lots in said subdivision, in the office of the County Recorder of Oklahoma County.
 8. In the event any one of these covenants being declared invalid by Court Order, such judgement 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 30 day of January, 1946.

Dixie Clegern

State of Oklahoma) S.S.
County of Oklahoma)
Before me, the undersigned a Notary Public in and for said County and State on this 30 day of January, 1946, personally appeared Dixie Clegern to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed 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:
January 3rd 1949

W. W. Hughes
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 16 to 59 inclusive, Clegern Place Addition to Edmond, Oklahoma is vested in Dixie Clegern and that on the 23 day of January, 1946 there are no actions or any judgements 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 personal taxes against the said owners due or unpaid and that there are no liens, mortgages, or encumbrances of any kind against the said lands.

Dated this 30 day of January, 1946.

Attest: - *H. D. Dumilty*
Secretary

THE AMERICAN FIRST TRUST COMPANY
OF OKLAHOMA CITY
A Corporation - Bonded Abstractors
by *W. B. Bell*
Vice 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 30 day of January, 1946, personally appeared W. B. Bell, to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument as its Vice 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 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:
January 3rd 1949

W. B. Bell
Notary Public -

I, Clara B. Jeffers, City Clerk of the City of Edmond, State of Oklahoma, hereby certify that the annexed map of Lots 16 to 59, CLEGERN PLACE, an addition to Edmond, Oklahoma, was duly approved by the Council of said city on the 4th day of February 1946, 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 4th day of Feb. 1946.

Clara B. Jeffers
City Clerk

SCALE 1" = 120'