

OWNER'S CERTIFICATE AND DEDICATION

BLOCKS 7 & 8 - CUBINE ADDITION

RESTRICTIONS (Continued)

KNOW ALL MEN BY THESE PRESENTS:

THAT Cubine-Cummings, Inc., a corporation, the sole owner of the following described real property situated in Oklahoma County, State of Oklahoma, to-wit: Block Twentyfour(24) Brooklyn Addition to Oklahoma City as enlarged by the addition thereto of the East Thirty (30) feet of Frankford Avenue, same being more particularly described as a part of the Southwest Quarter (SW 1/4) of Section Eighteen (18), Township Twelve (12) North, Range Three (3) West commencing at a point Thirty-three (33) feet North and 660.4 feet East of the Southwest corner of said Southwest Quarter (SW 1/4), thence North 436.88 feet, thence West Thirty feet, thence South 437.23 feet, thence East Thirty (30) feet to the point of beginning as shown by the plat thereof, and hereby certifies that it has caused the same to be surveyed into blocks, lots, streets, avenues and alleys in conformity with the annexed plat which it hereby adopts as the plat of the above-described real property under the name of BLOCKS 7 & 8, CUBINE ADDITION to Oklahoma City, Oklahoma; and does hereby dedicate the streets, avenues and alleys shown upon said plat to the public use, subject to the conditions and restrictions herein set forth.

IN WITNESS WHEREOF Cubine-Cummings, Inc., a corporation, has caused its name to be signed hereto by its President and its seal to be affixed this 17th day of Sept. 1948.

CUBINE-CUMMINGS, Inc.
By Ray Cubine President
ATTEST: Joseph H. Cummings Secretary

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, S.S.:

On this 17th day of Sept. 1948, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared RAY CUBINE 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 and voluntary act and deed and the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

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

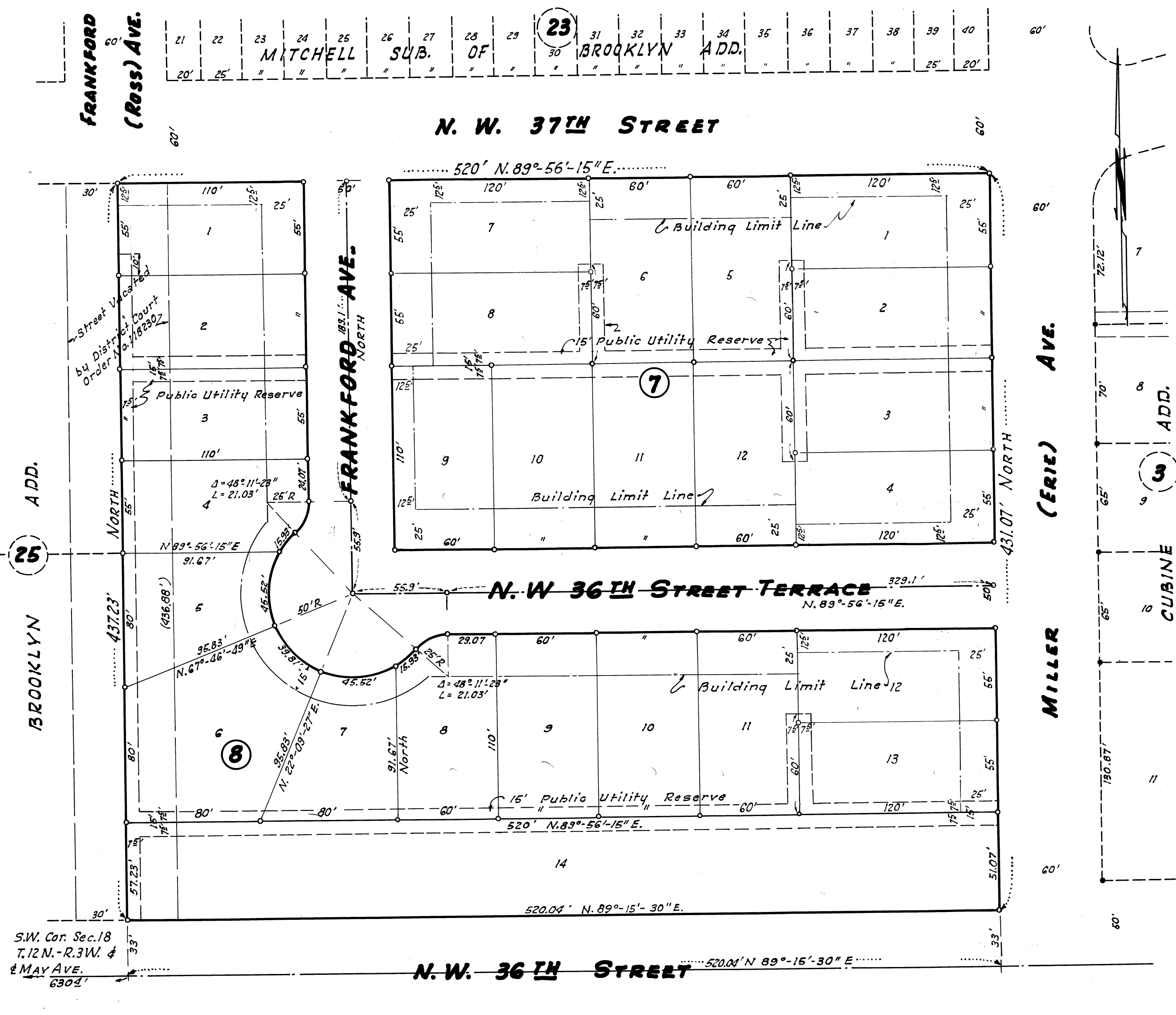
My Commission expires: July 31-1949

Non Brown
NOTARY PUBLIC

RESTRICTIONS

- 1. All of the lots in Block Seven (7) and lots One (1) to Thirteen (13) in Block Eight (8) of CUBINE ADDITION shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any of said lots other than one detached single family dwelling, not to exceed two and one-half (2 1/2) stories in height and aprivate garage for not more than two cars and servants quarters.
- 2. No building shall be erected, placed or altered on any of said lots with- out the owner first having secured a permit from the City of Oklahoma City, Oklahoma.
- 3. 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 this recorded plat; provided, however, that in any event no portion of any building, except open por- ches or steps shall be located nearer than twenty-five (25) feet to the front lot line or nearer than 12.5 feet to any side street line except as shown. No build- ing except a detached garage located twenty-five (25) feet or more from the front lot line shall be located nearer than five (5) feet to any side lot line.
- 4. No one story dwellings having a ground floor area of less than 800 square feet of the main structure exclusive of one-story open porches and garages, shall be per- mitted. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 600 square feet in the case of one (1), one and one-half (1 1/2), two (2) or two and one-half (2 1/2) story structure. The first story of all structures must be of stone or brick veneer construction. All above the first story may be of frame construction.
- 5. No noxious or offensive activity shall be carried on upon said lots nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.
- 6. No trailer, basement, tent, shack, garage or other outbuilding erected in the tract shall at any time be used as a residence, temporary or permanently, nor shall any con- struction of a temporary character be used as a residence.
- 7. Easements affecting all lots are reserved as shown on this recorded plat for util- ity installation and maintenance, which easements shall consist of the rear seven and one-half (7 1/2) feet of each lot and as shown.
- 8. No lot or lots herein platted shall ever in any manner be owned or held by or for, or the improvements thereon occupied by (except necessary occupancy of servant's quar- ters by a servant employed by the white occupant of the main improvements thereon) any person of African descent, commonly known as negroes. It is specifically provided that this is a reversion clause to this dedication and upon the violation of such condition, last above set out the lot or lots and the improvements thereon or in connection with which said violation occurs, shall immediately reenter and take possession of said lots and the improvements thereon; provided, however, that this revisionary provision shall not in any manner effect the lien of any mortgage or deed of trust placed on any lot in said Addition prior to the violation of the restriction in this clause if the same is placed thereon in good faith and so long as such lien is held and/or owned by or for a person not a negro. Provided further, that any person not a negro which shall ob- tain a valid sheriff's deed to any lot in said Addition under the foreclosure of the lien of any mortgage hereinabove referred to and shall obtain lawful and rightful pos- session of said property under said sheriff's deed, shall take same free from any violation of this condition occurring prior to the sale under which said sheriff's deed might be issued but shall in all other things take same subject to this con- dition and the right of the reverter.

BEING A SUBDIVISION OF BLOCK TWENTY FOUR (24), BROOKLYN ADDITION TO OKLAHOMA CITY, OKLAHOMA, AS ENLARGED BY THE VACATING OF FRANKFORD AVENUE ABUTTING THERETO



Prepared By
Kudrins-Thompson-Ball & Associates
ARCHITECTS-ENGINEERS OKLAHOMA CITY, OKLA.

SURVEYORS CERTIFICATE

I, V.G. THOMPSON, do hereby certify that I am by profession a Land Surveyor and Civil Engineer and that the annexed plat of BLOCKS 7 & 8, CUBINE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, consist- ing of One sheet, correctly represents a survey made under my supervision on the 17th day of June, 1948, and that all the Monuments shown hereon actually exist and their positions are correctly shown.

V.G. Thompson
V.G. THOMPSON
State of Oklahoma, Registered Professional Engineer No. 308

PROFESSIONAL ENGINEER'S SEAL

NOTARIAL SEAL

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, S.S.
Before me, the undersigned, a Notary Public, in and for said County and State, on this 7th day of July, 1948, personally appeared V.G. THOMPSON, to me known to be the identical person who executed the foregoing instrument and acknow- ledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth.
In Witness Whereof, I have hereunto set my hand and Seal the day and year last above written.
My Commission Expires: July 31-1949 NOTARY PUBLIC: Non Brown

9. The restrictions herein set forth are to run with the land and shall be binding on the parties hereto and all persons claiming under them. If any party hereafter owning any lot in said Addition shall violate, or attempt to violate, any of the covenants herein, or any of the restrictions herein, it shall be lawful for any other person or persons owning any real property situated in said addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions, and to prevent him or them from so doing.

BONDED ABTRACTER'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 CUBINE ADDITION to Oklahoma City, Oklahoma, being a subdivision of Block Twenty Four (24), Brooklyn Addition to Oklahoma City as enlarged by the vacating of Frankford Avenue abutting thereto all in the County of Oklahoma, State of Oklahoma, is vested in CUBINE-CUMMINGS, Inc., and that on the 7th day of July, 1948, 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 1947, and all prior years; that no outstanding tax sales certifi- cates 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.

IN WITNESS WHEREOF, said Bonded Abstracter has executed this instrument at Oklahoma City, Oklahoma, on this 7th day of July 1948.

COATES ABSTRACT COMPANY,
(A Sole Proprietorship composed of JOHN U. COATES)
By John J. Coates, SOLE OWNER

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, S.S.:

Before me, the undersigned, a Notary Public in and for said County and State on this 7th day of July, 1948, personally appeared JOHN U. 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 said sole prop- rietorship 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

E. Dythe G. Patton
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 BLOCKS 7 & 8, CUBINE ADDITION on the 14th day of October, 1948.

H.E. Chase
SECRETARY