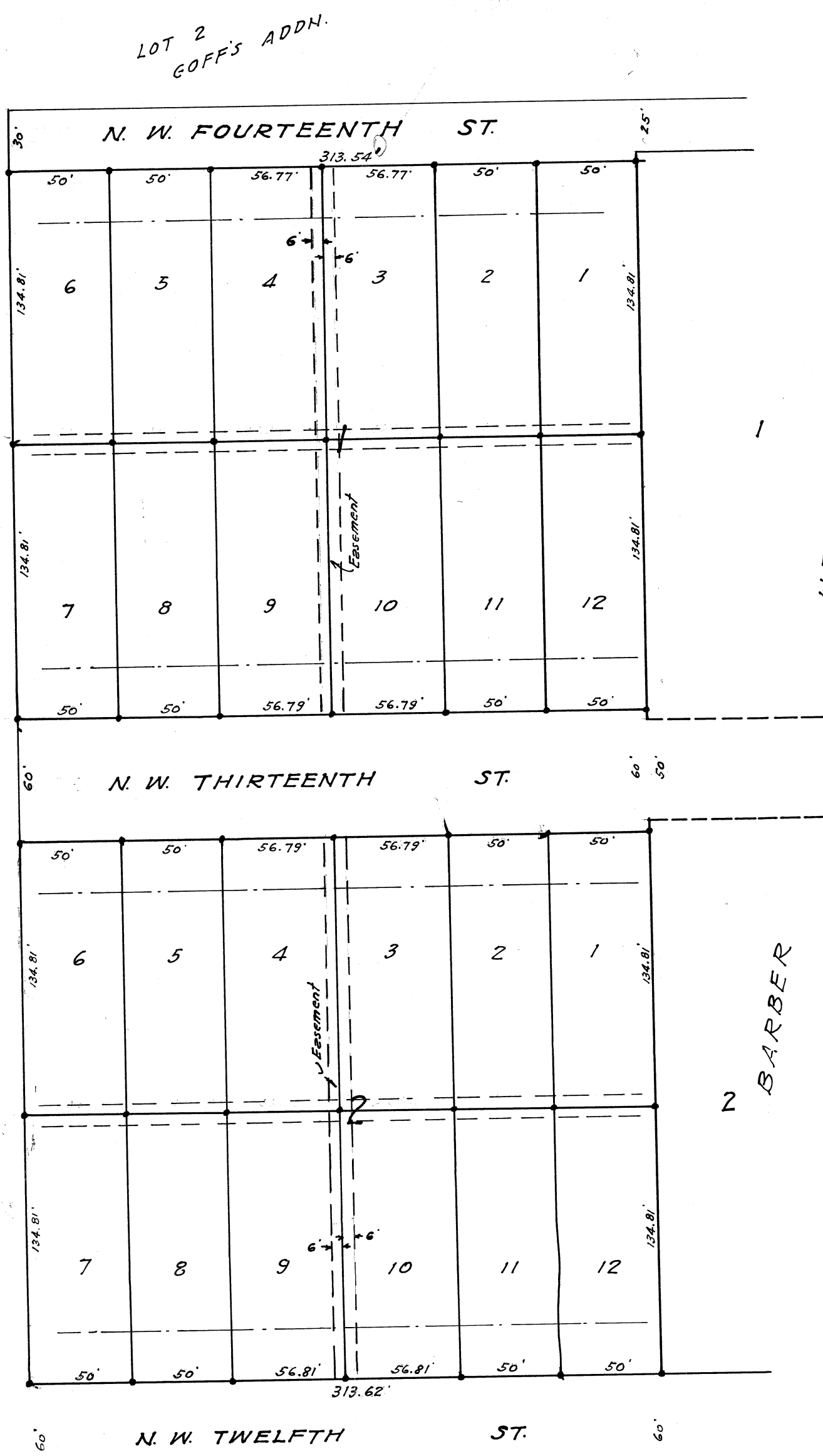


**DOUGAN'S
SUB. OF BLOCK 15
GOFF'S ADDN.
TO OKLAHOMA CITY**



The undersigned, Pearl Dougan Elmer Dougan, her husband, hereby certify that they are the owners of and the only parties who have any right, title or interest in the land shown on the annexed plat, Sub. of Lot 15, Goff's Addn. to Oklahoma City, Oklahoma, and that said plat represents a correct survey of said Lot 15, and hereby dedicate to the public use all streets, easements and other things shown thereon, consisting of one street and one easement, and that the monuments shown thereon, including said street and easement, are correctly shown.

All the lots herein shall be known and described as residential lots and no structure shall be erected on any lot other than one detached single dwelling.

No residential building shall be erected on any lot in this addition nearer than 25 feet to the front lot line, nor nearer than 5 feet to the side lot line.

No residential lot shall be subdivided into building plots having less area than shown on the annexed plat.

No nuisance or offensive trade shall be carried on upon any lot nor shall any thing be done thereon which may be or become a nuisance to the neighborhood.

No persons of any race other than the Caucasian or American race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy of domestic servants domiciled with an owner or tenant.

No residence or temporary structure shall be permitted on any lot in this tract, and no dwelling, cooking gas line, \$2500.00 shall be permitted on any lot in the tract. The ground floor structure, exclusive of one's own open porches and spaces shall not be less than 750 square feet in the case of a one story building nor less than 600 square feet in the case of a one and one half or two story structure.

A perpetual easement is reserved over the rear 5 feet of each lot for the installation and maintenance of public utilities.

These covenants are to run with the land and shall be binding on all parties, and all persons claiming under them until January 1, 1942, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part. If the parties hereto or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damages or other relief as such violation, breach or violation of either or both of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Signed at Oklahoma City, Oklahoma this 14th day of May 1941.

Pearl Dougan
Elmer Dougan

State of Oklahoma }
County of Oklahoma }
Before me, the undersigned a Notary Public in and for said County and State on this 14th day of May 1941, personally appeared Pearl Dougan and Elmer Dougan, her husband, who executed the within and foregoing instrument and acknowledged to me that they executed the same with 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 official seal the day and year last above written.

My commission expires: Dec. 16 - 1942.

H. E. McCalland
Notary Public

The undersigned duly qualified and lawfully bonded Abstractors of Titles in and for the County of Oklahoma, State of Oklahoma hereby certify that the records of said County show that the title of the land shown on the annexed plat, Sub. of Lot 15, Goff's Addn. to Oklahoma City, Oklahoma, is in Pearl Dougan and that on the 14th day of May 1941, that there are no liens, mortgages or other encumbrances against said land, that no taxes are due or payable for the year 1940 and prior years and that no outstanding tax sale certificates are against said land, 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 described in said plat except a mortgage in favor of Oklahoma City Federal Savings and Loan Association recorded in Book 490 Page 403 records of Oklahoma County, Oklahoma, in the amount of \$2000.00 signed and sealed at Oklahoma City, Oklahoma, this 14th day of May 1941.

Attest: J. C. Bohannon
Clerk-Recorder

AMERICAN FIRST TRUST COMPANY
IN OKLAHOMA CITY
By: Wm. E. Gill, Jr.
Vice-President

State of Oklahoma }
County of Oklahoma }
Before me, the undersigned a Notary Public in and for said County and State on this 14th day of May 1941, personally appeared Wm. Gill, to me known to be the identical person who subscribed the name of the master to the within and foregoing instrument 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 official seal the day and year last above written.

My commission expires: Dec. 16 - 1942.

H. E. McCalland
Notary Public

I, W. W. Hughes hereby certify that I am a Licensed Professional Engineer, and that on this 7th day of May 1941, I have made a survey of Block 15, Goff's Addn. to Oklahoma City as shown on the annexed plat, consisting of one street and one easement, and that the monuments shown thereon, including said street and easement, are correctly shown.

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA
RECORDS DEPARTMENT
MAY 14 1941
HELEN NIX
COUNTY CLERK
RECORDS DEPARTMENT

State of Oklahoma }
County of Oklahoma }
Before me, the undersigned a Notary Public in and for said County and State on this 14th day of May 1941, personally appeared W. W. Hughes, 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.

Witness my hand and official seal the day and year last above written.

My commission expires: Dec. 16 - 1942.

H. E. McCalland
Notary Public

In consideration of the platting of the property shown on the annexed map of Lot 15, Goff's Addn. to Oklahoma City, and other good and valuable consideration, receipt of which is hereby acknowledged, we do hereby release and discharge a certain mortgage recorded in Book 490 Page 403 records of Oklahoma County, Oklahoma, in the sum of \$2000.00 insofar as said mortgage covers the land dedicated to public use in said plat.

Attest:
J. E. Barry
Secretary

OKLAHOMA CITY FEDERAL SAVINGS AND LOAN ASSOCIATION
By: J. M. Owen
President

State of Oklahoma }
County of Oklahoma }
Before me, the undersigned a Notary Public in and for said County and State on this 20th day of May 1941, personally appeared J. M. Owen, to me known to be the identical person who subscribed the name of the master 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 as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My commission expires: April 1, 1942.

Edna Highley
Notary Public

Ralph Lee, City Engineer of the City of Oklahoma City, State of Oklahoma, hereby certify that I have examined the land situated within the annexed plat and that it is suitable for residence purposes and that the land dedicated for public use is of correct dimensions and the improvement of the same will not be an undue burden upon the public treasury.

Ralph Lee
City Engineer

J. W. Hinton, Secretary of the City Planning Commission of the City of Oklahoma City, State of Oklahoma, hereby certify that the said annexed plat was duly approved by the Council of said City on the 27th day of May 1941, and that the City Clerk of said City was authorized to make thereon the approval of said Council and the acceptance of all land dedicated to the public use as shown on said map and I have examined the records of said City, and find that all special taxes or assessments as to deferred payments on the same have been paid upon the land as shown upon the annexed plat this 27th day of May 1941.

J. W. Hinton
Secretary

I, Marie M. Simon, City Clerk of the City of Oklahoma City, Oklahoma, State of Oklahoma, hereby certify that the annexed plat of Dougan's Sub. of Block 15, Goff's Addn. to Oklahoma City, was duly approved by the Council of said City on the 27th day of May 1941, and that the City Clerk of said City was authorized to make thereon the approval of said Council and the acceptance of all land dedicated to the public use as shown on said map and I have examined the records of said City, and find that all special taxes or assessments as to deferred payments on the same have been paid upon the land as shown upon the annexed plat this 27th day of May 1941.

Marie M. Simon
City Clerk

Brown
Kings

315 486

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