

57694

LOTS A, B, C, & D
EDWARDS HEIGHTS

BEING A SUBDIVISION OF LOTS 33 TO 39
INCLUSIVE, BLK. 7, SUCCESS HTS., & THE
NORTH 35 FT. OF LOT 1, BLK. 1, EDWARDS
HEIGHTS,
Oklahoma City, Okla.

OWNERS CERTIFICATE AND DEDICATION

We the undersigned, Walter J. Edwards and Frances W. Edwards, husband and wife do hereby certify that we are the owners of and the only person who have any right title or interest to the land shown and described on this annexed plat, and that said plat is a correct survey, made with our consent; that we hereby dedicate to the public use to all the streets and avenues shown on said plat; that we do hereby guarantee a clear title to the lands so dedicated from ourselves, our heirs or assigns forever, and have caused the same to be released from all encumbrances so that the title is clear. That part of Page Ave. North of Success Street is not dedicated by this plat.

RESTRICTIONS

1. All lots shall be used for and described as residential lots, and no dwelling shall be erected on any residential lot other than one detached single family dwelling not to exceed two stories in height, and one or two unit garage.
2. No dwelling shall be erected on any residential lot nearer than 20 feet to nor farther than 35 feet from the front lot line, nor nearer than 5 feet to any side lot line. The side lot line restrictions shall not apply to detached garages located on the rear one-hundred feet of any lot, except that on corner lots no dwelling or garage may be located nearer than 10 feet to the side street line.
3. No lot or lots, tracts or parcels of land shall be re-subdivided into building sites less than 6000 square feet in area or less than 50 feet frontage upon a street.
4. No noxious or offensive trade or activity shall be carried upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. The lots herein platted are hereby restricted to the use and occupancy of Negroes.
6. No trailer-house, basement, tent, shack, garage, barn or outbuildings shall at anytime be used as a dwelling temporarily or permanently, nor shall any dwelling of a temporary character be permitted.
7. No building shall be erected on any lot until the design and location thereof have been approved, in writing, by a committee appointed by the undersigned or elected by a majority of the lot owners in the addition, in the event that such a committee does not exist or fails to approve or disapprove such design or location within 30 days, then such approval will not be required provided the design and location conforms to and are in harmony with existing structures in the tract. In any case either with or without the approval of the committee, no dwelling costing less than \$3000.00, and a ground floor area of less than 500 square feet for one story dwellings or less than 400 square feet for one and one-half or two story dwellings shall be erected upon any lot or lots.
8. Easements and Alleys, as shown on the annexed plat, are reserved for the use and installation of public utilities.
9. These covenants and restrictions shall be binding upon all persons claiming under them until July 1, 1967 at which time they shall terminate.
10. If any person or persons holding title hereunder, their heirs or assigns, shall violate or attempt to violate any of these covenants or restrictions it shall be right for any other party or persons owning any land in this tract to prosecute any proceedings at law or in equity to prevent or to recover damages for such violation.
11. Invalidity of any one of these covenants or restrictions by judgement or court order shall not effect any of the other provisions which shall remain in full force and effect.

Frances W. Edwards
Frances W. Edwards

Walter J. Edwards
Walter J. Edwards

State of Oklahoma } ss.
County of Oklahoma }

Before me, the undersigned, a Notary Public in and for said County and State on this 12th day of Nov., 1947, personally appeared Walter J. Edwards and Frances W. Edwards, husband and wife, to me known to be the identical persons who executed the 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 18, 1950.

Edith Hill
Notary Public

CERTIFICATE OF BONDED ABSTRACTER

The undersigned a duly qualified and lawfully bonded abstractor of titles in and for the State of Oklahoma and County of Oklahoma hereby certify that the record of the County of Oklahoma and State of Oklahoma, show that title to the lands shown in the annexed plat is vested in Walter J. Edwards and Frances W. Edwards, husband and wife and that on the 12th day of Nov, 1947, there are no actions pending or judgements of any nature in any Court or on file with the Clerk of Court in said County and State, no taxes against said lands are due or unpaid, no tax sale unredeemed, no tax deeds given, no personal taxes against said owners due or unpaid, and that there are no liens mortgages or encumbrances of any kind against said lands.

Signed and sealed at Oklahoma City, Oklahoma this 12th day of Nov., 1947.
THE AMERICAN FIRST TRUST COMPANY, in Oklahoma City, Okla.

Attest: *V. C. Robinson*
Asst. Secretary

by: *H. P. Durnilty*
Vice-President

State of Oklahoma } ss.
County of Oklahoma }

Before me the undersigned a Notary Public in and for said County and State, on this 12th day of Nov, 1947, personally appeared H. T. Durnilty, 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 above set forth.
My commission expires: Aug 27, 1951

J. M. Hudson
Notary Public

SURVEYORS CERTIFICATE

I, E. D. Hill, the undersigned do hereby certify that I am by profession a Land Surveyor or Civil Engineer, and that the annexed plat of Lots A, B, C, & D, EDWARDS HEIGHTS To Oklahoma City, Oklahoma, consisting of one sheet, correctly represents a survey made under my supervision on the 13th day of May, 1947, and that all the monuments shown thereon actually exist and their positions are correctly shown.

E. D. Hill
E. D. Hill - Engineer

State of Oklahoma } ss.
County of Oklahoma }

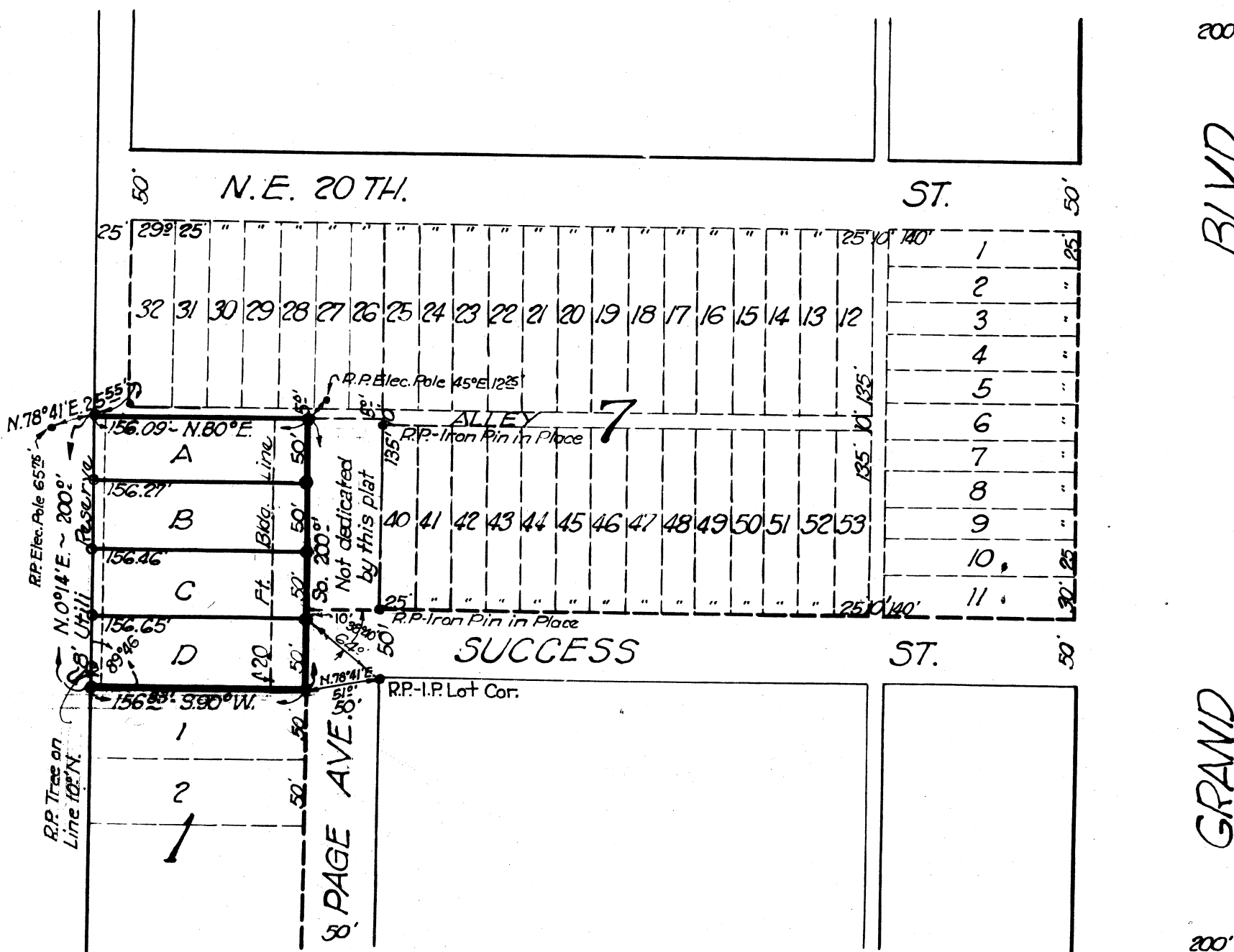
Before me, the undersigned, a Notary Public in and for said County and State, on this 13th day of May 1947, personally appeared E. D. Hill, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary 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 18, 1950.

R. R. Murphy
Notary Public

I, R. R. Murphy, secretary to the Regional Planning Commission for Oklahoma County, State of Oklahoma, hereby certify that the said Commission duly approved the annexed plat of Lots A, B, C, and D, EDWARDS HEIGHTS in Oklahoma City, Oklahoma at its meeting held on the 24 day of October 1947.

R. R. Murphy
Secretary



Scale 1"=100'
Iron Pins

26
34