

EDWARDS HEIGHTS

ADDITION TO OKLAHOMA CITY, OKLA.

A RE-SUBDIVISION OF ALL OF BLOCKS 9, 10, 11, 12, 13, 14, 15 & 16, SUCCESS HEIGHTS ADDITION TO OKLAHOMA CITY, OKLA., EXCEPT LOTS 9 & 10, BLOCK 12, LOTS 1 & 2, BLOCK 11, AND LOTS 49 TO 53, INCL., BLOCK 15.

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 persons who have any right, title or interest to the land shown and described on the annexed plat, and that said plat is a correct survey, made with our consent; that we hereby dedicate to the public use 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.

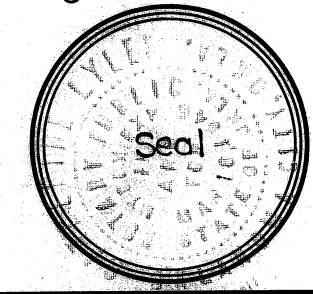
RESTRICTIONS

- 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 a one or two unit garage.
- No dwelling shall be erected on any residential lot nearer than 25 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 restriction 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 15 feet to the side street line.
- 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.
- No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- The lots herein platted are hereby restricted to the use and occupancy of Negroes.
- No trailer-house, basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a dwelling temporarily or permanently, nor shall any dwelling of a temporary character be permitted.
- 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 lots in the addition. In the event that such 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 dwelling, shall be erected upon any lot or lots.
- Easements and Alleys, as shown on the annexed plat, are reserved for the use and installation of public utilities.
- These covenants and restrictions shall be binding upon all persons claiming under them until January 1, 1966, at which time they shall terminate.
- If any person or parties 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.
- Invalidation 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.

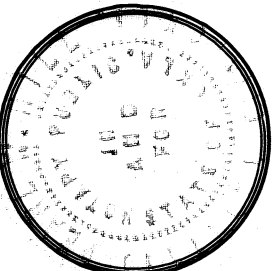
Frances W. Edwards.
Frances W. Edwards

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 18th day of January, 1946, 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: Oct. 29th, 1948.



Paul W. 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 records 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 28th day of November, 1945, there are no actions pending or judgements of any nature in any Court or on file with the Clerk of any Court in said County and State, no taxes against said lands are due or unpaid, no tax sales 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, except a mortgage recorded in Book 1726 of Mortgages on Page 571 of the records of the County Clerk of Oklahoma County, Oklahoma.

Signed and sealed at Oklahoma City, Oklahoma this 21st day of January, 1946.
The AMERICAN FIRST TRUST COMPANY, in Oklahoma City, Okla.

Attest: W. H. Lummitt Secretary by: Wm. Rice 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 21st day of January, 1946, personally appeared W. H. Hill 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: January 7 - 1948

William H. Hill
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 EDWARDS ADDITION, A Subdivision Of Part Of Blocks 10, 11, 14 and 15, Success Heights Add. To Oklahoma City, Oklahoma, consisting of one sheet, correctly represents a survey made under my supervision on the 28th day of April 1945, 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 18th day of January, 1946, 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.

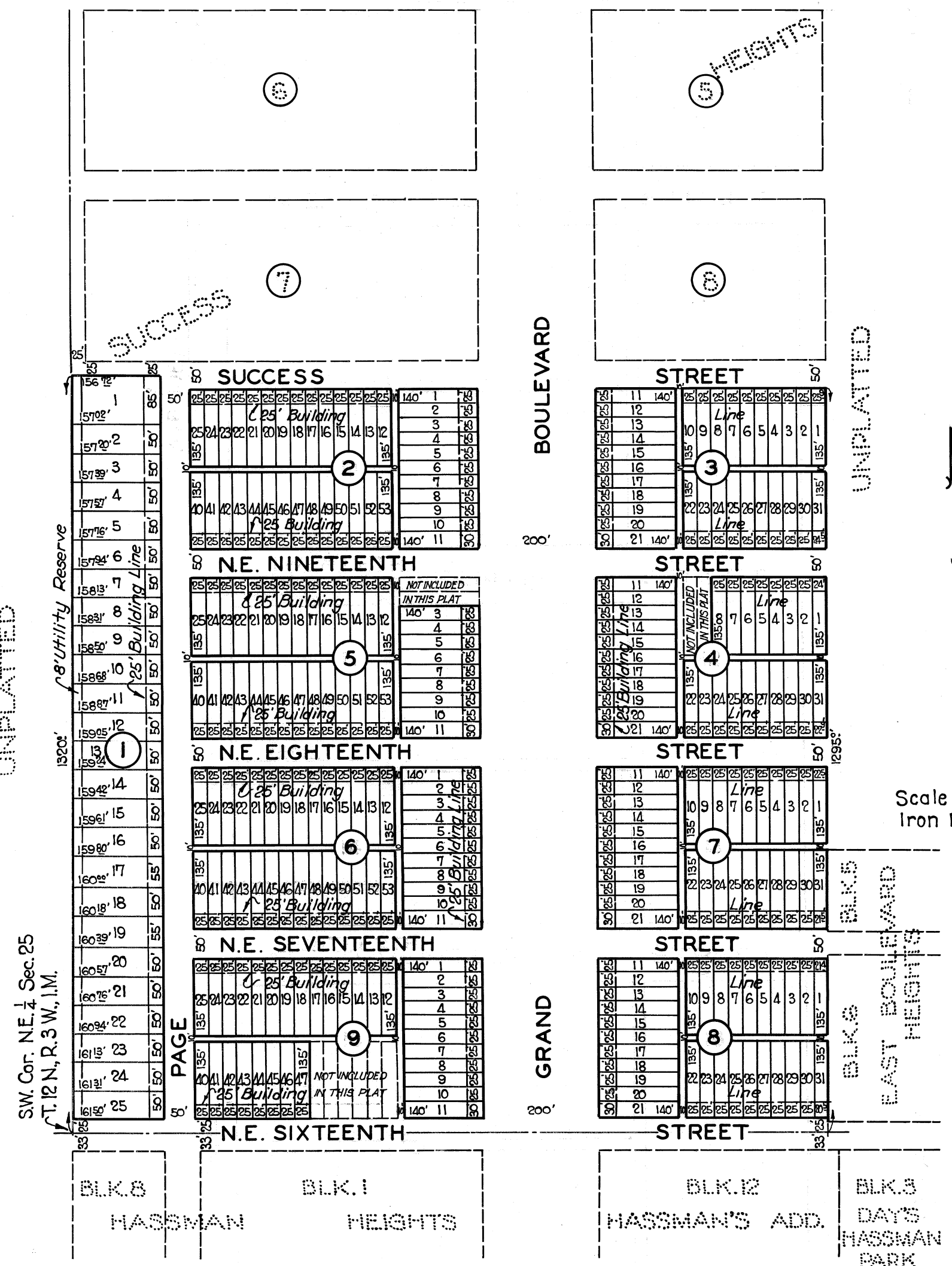
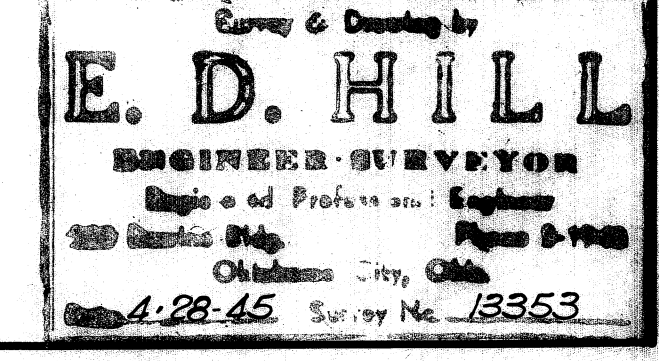
Given under my hand and seal the day and year last above written.
My commission expires October 29, 1948.

Paul W. Hill
Notary Public

REGIONAL PLANNING COMMISSION APPROVAL

I, J. W. Hinton, 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 EDWARDS ADDITION, A Subdivision Of Part Of Blocks 10, 11, 14 and 15, Success Heights Add. To Oklahoma City, Oklahoma, on the 5 day of Feb. 1946.

J. W. Hinton
Secretary

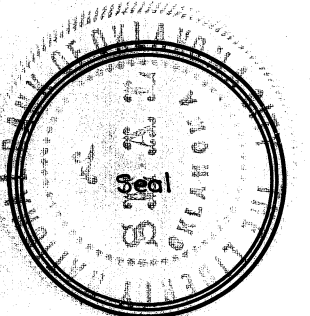


RELEASE OF MORTGAGE

In consideration of the plating of the property shown on the above plat of Edwards Heights Addition to Oklahoma City, Okla., and other good and valuable considerations, the receipt of which is hereby acknowledged, we, The Liberty National Bank, in Oklahoma City, Oklahoma, do hereby release and discharge a mortgage which is recorded in Book 1726 on Page 571 of the records of Oklahoma County, Okla., insofar as said mortgage covers and affects the streets, avenues and boulevards in said addition, signed and sealed in Oklahoma City, Okla., this 24th day of January, 1946.

The LIBERTY NATIONAL BANK, in Oklahoma City, Okla.

Attest: F. G. Babb Secretary By: Caroline Lylla 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 24th day of January, 1946, personally appeared F. G. Babb to me known to be the identical person who subscribed the name of the maker 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 Bank, for the uses and purposes therein set forth. Witness my hand and Notarial Seal the day and year above set forth.
My commission expires: March 16, 1946



Notary Public Caroline Lylla