

FERGUSON'S PARK ADDITION

TO OKLAHOMA CITY, OKLAHOMA

SUBDIVISION OF NE $\frac{1}{2}$ -NW $\frac{1}{2}$ -NE $\frac{1}{4}$ AND SE $\frac{1}{2}$ -NW $\frac{1}{2}$ -NE $\frac{1}{4}$ OF SEC. 16
TWP. 12 NORTH - RGE. 4 WEST

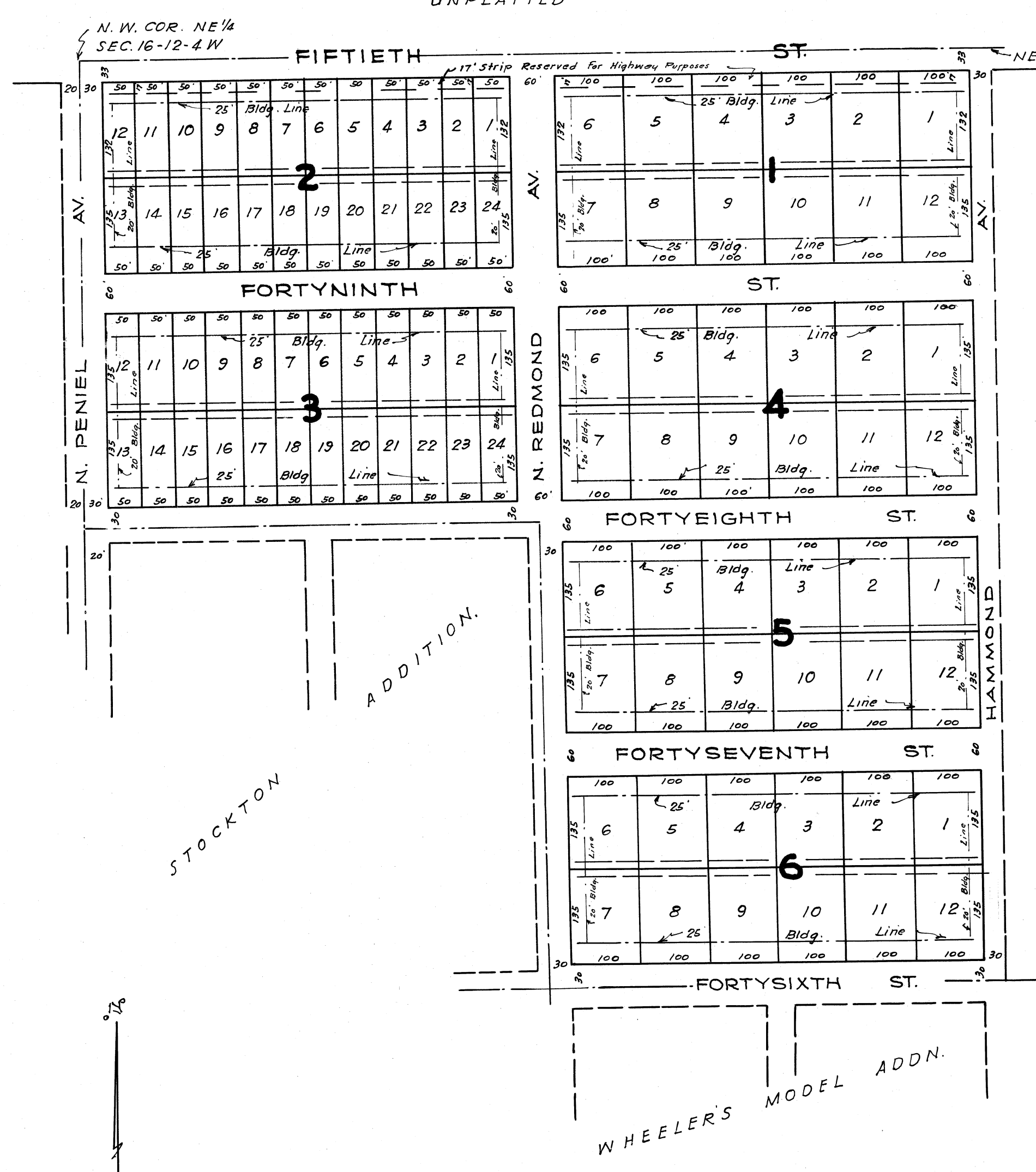
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KNOW ALL MEN BY THESE PRESENTS: That the undersigned THE AMERICAN FIRST TRUST COMPANY IN OKLAHOMA CITY, a Corporation, owner of the property hereinafter described, to-wit:-
The north half of the Northwest Quarter of the Northeast Quarter of Section 16 Township 12 North, Range 4 West, and the Southeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 16 Township 12 North, Range 4 West,
has caused said land to be surveyed and platted into lots, blocks and public ways as shown on the accompanying plat, and that said subdivision shall be named and hereafter be known as FERGUSON'S PARK ADDITION TO OKLAHOMA CITY, and a clear title to the lands dedicated to the public use, from ourselves, our successors or assigns is guaranteed forever, less and except all minerals and mineral rights therein or thereto.
The lots herein platted shall hereafter be held and conveyed subject to the following RESTRICTIONS:-

- (a) All lots in said Addition shall be known, described and used solely as residential lots, excepting therefrom Lots 10, 11 and 12 in Block 2 which may be used for business purposes, and any dwelling erected on any lot herein exclusive of open porches and garages shall have not less than 800 feet square of ground floor area.
 - (b) No building shall be located on any lot herein nearer than 25 feet to the front lot line; nearer than 20 feet to the side street line; nearer than 4 feet to the side lot line or nearer than the building line established on the within plot for said lot.
 - (c) No noxious or offensive trade or activity shall be carried on upon any lot nor shall any thing be done thereon which may be or become an annoyance or a nuisance to the neighborhood. No intoxicating liquor or beer shall be sold in said Addition.
 - (d) No person or persons of any race other than the Caucasian or American Indian Race shall use or occupy any building or lot, except that this covenant shall not prevent the occupancy by domestic servants of a different race domiciled with an owner or tenant.
 - (e) No trailer, basement, tent, shack, garage or other outbuilding erected in the Addition shall at any time be used as a residence either permanently or temporarily.
 - (f) An easement is hereby reserved over the rear 7.5 feet of each lot for the installation and maintenance of public utilities.
 - (g) Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions herein contained.
- Signed and sealed at Oklahoma City, Oklahoma this 18th day of May 1946.

Attest: *H. J. Tumblety* Secretary
AMERICAN FIRST TRUST COMPANY in Oklahoma City
By *Wm. E. Cole* Vice President

WARR ACRES
BLOCK 1



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 May 1946, personally appeared Wm. Gill, 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 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 written.
My commission expires: January 7th 1948

Milton Hasbun
Notary Public

The undersigned, duly qualified and lawfully bonded abstracters of titles in and for the County of Oklahoma, State of Oklahoma, hereby certifies that the records of said County show that the title of the land shown on the annexed plat of FERGUSON'S PARK ADDITION TO OKLAHOMA CITY is vested in The American First Trust Company in Oklahoma City and that on the 18th day of May 1946 there were no actions pending or judgments of any nature in any court or on file with the clerk of any court in said County against said land or the owners thereof affecting said title; that the taxes are paid for the year 1945 and prior years, and that no outstanding tax sales certificates are against said land and that no tax deeds are issued to any person, and there are no liens, mortgages or encumbrances of any kind against the land included within the annexed plat, less and except all minerals and mineral rights therein or thereto.
Signed and sealed at Oklahoma City, Oklahoma this 18th day of May 1946.

AMERICAN FIRST TRUST COMPANY in Oklahoma City
By *Wm. E. Cole* 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 18th day of May 1946, personally appeared Wm. Gill, 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 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 written.
My commission expires: January 7th 1948

Milton Hasbun
Notary Public

I, W. W. Hughes, a Licensed Professional Engineer, hereby certify that the annexed plat of FERGUSON'S PARK ADDITION TO OKLAHOMA CITY, 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

I, J. W. Hinton, Secretary of the Regional Planning Commission of Oklahoma County, Oklahoma hereby certify that the said Commission duly approved the annexed plat of FERGUSON'S PARK ADDITION TO OKLAHOMA CITY, Oklahoma, on the 24th day of May 1946.

J. W. Hinton
Secretary

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 May 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 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 Notarial seal the day and year last above written.
My commission expires: January 7th 1948

Milton Hasbun
Notary Public

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