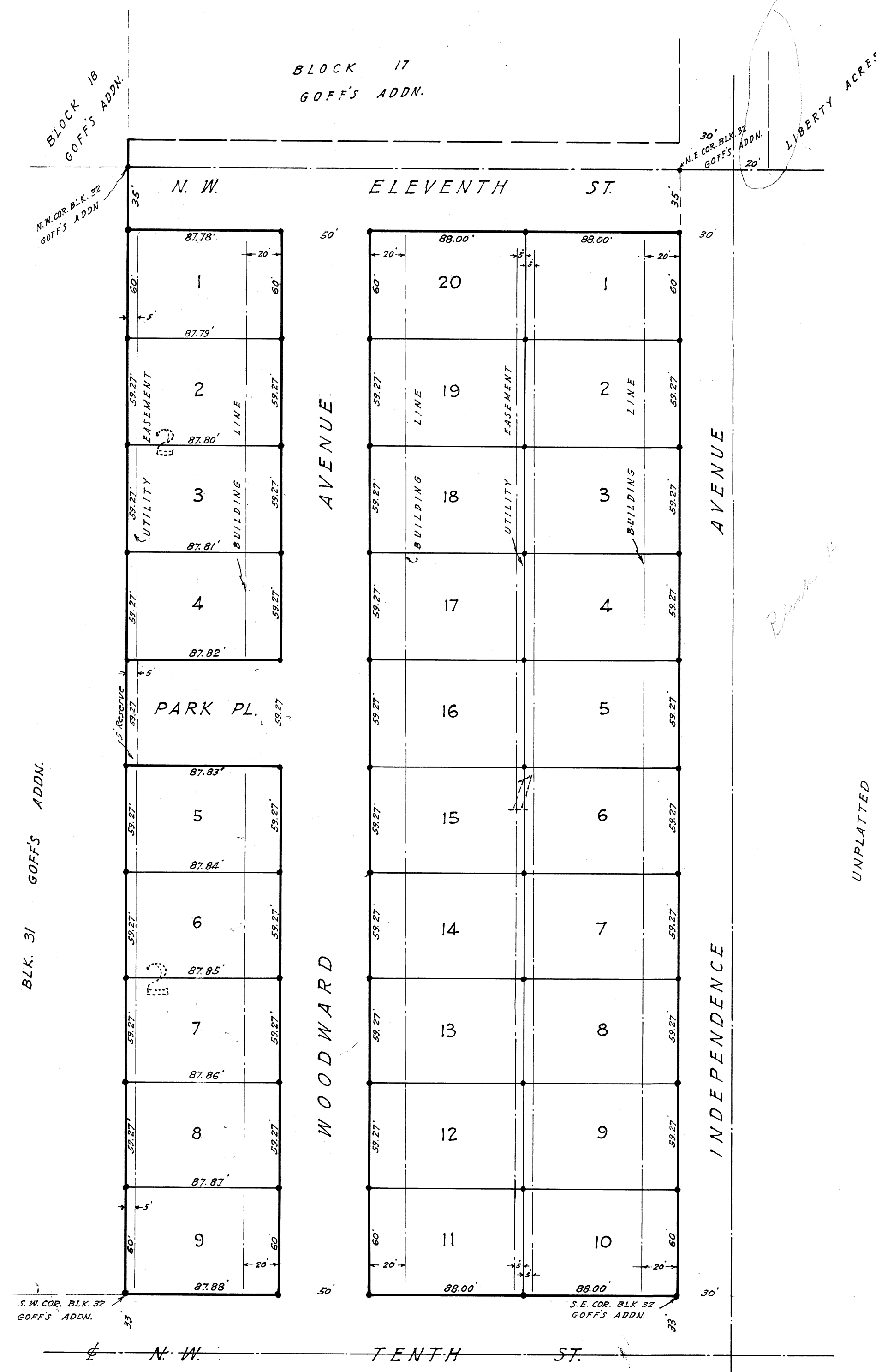


PROOF MADE
By *Brown*
To *Ringer*

STATE OF OKLAHOMA
OKLAHOMA COUNTY
RECORDED OR FILED
BOOK 24 PAGE 29 # 38922
1942 FEB 12 AM 11:20
HELEN NIX
COUNTY CLERK

SUBDIVISION OF BLOCK (32) THIRTYTWO, GOFF'S ADDITION TO OKLAHOMA CITY, OKLAHOMA.



B. A. Hall and Mintie E. Hall hereby certify that they are the owners of and the only ones who have any right, title or interest in the land shown and described on the annexed map of "Subdivision of Block (32) Thirtytwo, Goff's Addition to Oklahoma City, Oklahoma" and that said tract comprises the following described property in Oklahoma County, Oklahoma, to-wit: Block 32, Goff's Addition to Oklahoma City, Oklahoma. The annexed map represents a correct survey of said property made with our consent, and that the streets and avenues as shown on said map are hereby dedicated to the public use and that they hereby guarantee a clear title to the lands so dedicated from themselves, their heirs and assigns forever and have caused the same to be released from all other encumbrances so that the title is clear.

RESTRICTIONS

- A strip of land 5 feet in width in the rear of Lots 1 to 20 in Block 1, and in the rear of Lots 1 to 10 in Block 2, inclusive, is reserved for the free use of all public utilities for installation and maintenance of sewers, gas and water mains, telephone and electric lines, etc., and no encroachment thereon will be permitted.
- There is hereby established a building line of 20 feet from the front property line of Lots 1 to 20 in Block 1, and Lots 1 to 10 in Block 2, and no part of any building shall project beyond said building line except porches and steps.
- No residential building shall be built on any lot in this subdivision to cost less than \$2650.00. Said residences are to be of brick, brick or stone veneer, stone, stucco or frame construction. All residences or other buildings shall be erected on solid concrete, brick or concrete block foundations. Residences may be one, one and one half or two story structures. Garages may be used for the storage of cars and for the occupancy of servants only. The use of garages or servants quarters for permanent occupancy by the owner is prohibited.
- No lot or lots in this subdivision shall be owned or held by (except necessary occupancy of servants quarters by servants employed by a white owner of the main improvements thereon) any person of African descent, commonly known as negroes.
- No buildings of any kind whatsoever shall be moved from other locations to any lot in this subdivision. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1967, at which time said covenants shall be automatically extended for successive periods of ten (10) 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 dues for such violation. Invalidation of any one 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 31st day of December 1941.

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 of "Subdivision of Block (32) Thirtytwo, Goff's Addition to Oklahoma City, Oklahoma" is in B. A. Hall and Mintie E. Hall and that on the 31 day of December 1941 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 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 encumbrances of any nature against said land.

Signed and sealed at Oklahoma City, Oklahoma, this 31 day of December 1941.

Attest:
J. William Hutchinson
RECORDS

W. G. Rice
VICE PRESIDENT

THE AMERICAN FIRST TRUST COMPANY
IN OKLAHOMA CITY

State of Oklahoma } ss
County of Oklahoma } ss

Before me, the undersigned, a Notary Public in and for said County and State on this 31 day of December 1941, 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 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 last above written.
My commission expires: Dec. 16-1942

B. A. Hall
Mintie E. Hall

State of Oklahoma } ss
County of Oklahoma } ss

Before me, the undersigned, a Notary Public in and for said County and State on this 31 day of December 1941, personally appeared *B. A. Hall and Mintie E. Hall* to me known to be the identical persons who executed the within and 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.

Witness my hand and notarial seal the day and year last above written.
My commission expires: Dec. 16, 1942.

H. E. McClelland
NOTARY PUBLIC

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

Ralph Lee
CITY ENGINEER

W. W. Hughes, a Professional Engineer hereby certify that on this 8 day of December 1941 I have made an accurate survey of Block (32) Thirtytwo, Goff's Addn. to Oklahoma City, Oklahoma as shown on the annexed plat consisting of one sheet, and that all of the monuments shown thereon actually exist and their positions are correctly shown.

W. W. Hughes
PROFESSIONAL ENGINEER

W. W. Hinton, Secretary of the City Planning Commission of the City of Oklahoma City, State of Oklahoma, hereby certify that the said Planning Commission duly approved the annexed plat of "Subdivision of Block (32) Thirtytwo, Goff's Addition to Oklahoma City, Oklahoma" on the 6th day of February, 1942.

W. W. Hinton
SECRETARY

State of Oklahoma } ss
County of Oklahoma } ss

Before me, the undersigned, a Notary Public in and for said County and State on this 31 day of December 1941, 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: Dec. 16, 1942.

H. E. McClelland
NOTARY PUBLIC

Earle M. Simon, City Clerk of the City of Oklahoma City, State of Oklahoma, hereby certify that the annexed plat of "Subdivision of Block (32) Thirtytwo, Goff's Addition to Oklahoma City" was duly approved by the Council of said City on the 10 day of February 1942 and that the said City Clerk was authorized to endorse hereon 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 and assessments as to deferred payments on the same have been paid on this land as shown on the annexed plat this 10 day of February 1942.

Earle M. Simon
CITY CLERK

SCALE 1" = 50'

NOTE:-
All monuments shown thus
are 3/8" iron rods 24" long.

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