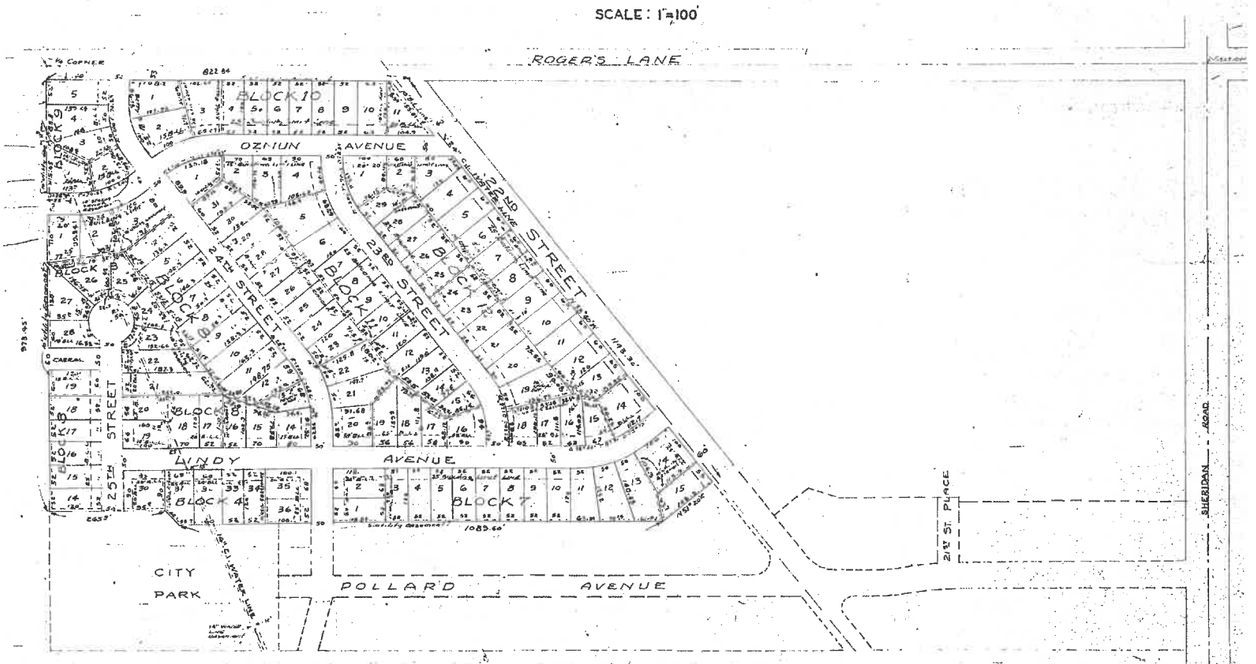
4-11-53 1135 Rec. Bk 43 Page 59 Plat

PART TWO SHERIDAN ADDITION
IN THE CITY OF
LAWTON, OKLAHOMA

SCALE: 1"=100'



S CERTIFICATE, DEDICATION, & RESERVATIONS

ss

ese presents:
ouse and Edna A House, here by certify that we are the only person or
ght, title or interest in and to the land described as follows, to wit:
of 225 Feet South of the N.W. Corner of the N.E.
thence South along the West Side of the N½ a distance of 372.45
of 225 Feet thence South 88° 36' East a distance of 331.4 Feet thence
of Section 21 T-3-N R-11-W a distance of 178.6 Feet thence N 33° 46' W
1 Parallel to the North Side of of the Northeast ¼ Section a distance of 822.86 feet
nk, and Containing 24.61 Acres, more or less, all in Comanche County, Oklahoma

that we have caused said tract of land to be surveyed into blocks, lots, streets
ave caused a plot to be made of said tract, showing accurate dimensions
ines, rights-of-way, widths of streets and easements for utilities.
said tract of land as Sheridan Addition and hereby dedicate to public
and avenues within the subdivision and reserve for installation and
ities a strip of land five feet in width off the rear of each lot within
lands so dedicated to public use are free and clear of all encumbrance.

PROTECTIVE COVENANTS

providing an orderly development of the entire tract and for the further
ng adequate restrictive covenants for the mutual benefit of ourselves
in title to the subdivision of said tract, we hereby impose the following
servations to which it shall be incumbent upon our successors to adhere.
the subdivision shall be known and designated as residential building

be erected, altered, placed or permitted to remain on any residential
n one detached single-family dwelling not to exceed two and one-half stories
te garage for not more than two automobiles and other outbuildings incidental
the plot.

ll be erected, placed or altered on any building plot in this Subdivision until
specifications and plot plan showing the location of such building have been
as to conformity and harmony of external design with existing structures in
as to location of the building with respect to topography and finished ground
mittee composed of Joe Bard, William H. House and Edna A House, or
designated by a majority of the members of said committee. In the event
of any member of said committee, the remaining member or members, shall have
rove or disapprove such design and location, or to designate a representative
In the event said committee, or its designated representative, fails to
e such design and location within thirty days after said plans and
been submitted to it, or, in any event, if no suit to enjoin the erection of
e making of such alterations has been commenced prior to the completion
ral will not be required and this covenant will be deemed to have been
Neither the members of such committee, or its designated representative
n any compensation for services performed pursuant to this covenant.
ties of such committee and its designated representative, shall cease on
. Thereafter the approval described in this covenant shall not be required
d date and effective thereon, a written instrument shall be executed by the
of a majority of the lots in this subdivision and duly recorded in the
id county appointing a representative or representatives who shall
the same powers previously exercised by said committee.

3. No building shall be located nearer to the front lot line or nearer to the side street line than the building set-back lines shown on the recorded plat. In any event, no building shall be on any residential plot nearer than 15 feet to the front lot line, or nearer than 10 feet to any side street line, or nearer than 3 feet to any side lot line. No dwelling or structure shall be erected on any lot further than 35 feet from the front lot line or appurtenance shall be erected on any lot further than 35 feet from the front lot line or nearer than 10 feet to the rear lot line. The sum of side yards and the distance between buildings shall be a minimum of 10 feet for dwellings less than two stories in height and a minimum of twelve feet for dwellings two stories high. No detached garage or other outbuildings shall be located nearer than 5 feet to any side lot line.

4. No dwelling shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width of less than 50 feet at the front building set-back line

5. No business, 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.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7. The ground floor area of the main structure, exclusive of one-story open porches and garage, shall be not less than 700 square feet in the case of a one-story structure nor less than 600 square feet in the case of one and one-half, two or two and one-half story structure.

8. No fence or wall shall be installed on the front portion of any lot in this subdivision between the front lot line and the front building set-back line.

9. No fence, detached garage or other outbuilding and no trees or other shrubs shall be permitted in the easements reserved for utilities.

10. The keeping of livestock, fowl and rabbits of any character on any lot in this subdivision shall be prohibited, and the keeping, boarding or breeding of dogs, cats or other pets on a commercial basis shall not be permitted within this subdivision.

11. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1975, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

12. If the parties hereto, or any of them, or their heirs or assigns, violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person 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.

13. 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.

William H. House — Edna A House

STATE OF OKLAHOMA } ss
COUNTY OF COMANCHE }

Before me, the undersigned, a Notary Public in and for said County and State, on this 10th day of April 1953, personally appeared William H. House & Edna A. House 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 official Seal the day and year last above written.

My Commission expires: June 27, 1955 — NOTARY PUBLIC

ENGINEERS CE

I, D. Henry Jones, a' reg
Engineer of the State of Okl
surveyor, do hereby certify
and accurately surveyed a
blocks and streets the tract o
to be known as Part Two Sh
City of Lawton, Oklahoma;
plat is a true represe
survey.
Witness my hand and
1953

STATE OF OKLAHOMA }
COUNTY OF COMANCHE }
Before me, a notary pub
and State aforesaid, on
1953, personally appeared
known to be the identical
the above and foregoing
and acknowledged to me
same as his free and volu
for the uses and purpos
Witness my hand and
April, 1953

My commission expires:

STATE OF OKLAHOMA }
COUNTY OF COMANCHE }
I, Lettion Waid, County
County, hereby certify that
are paid on Sheridan Addit
Oklahoma, as particularly
entry above.
Dated April 11

STATE OF OKLAHOMA }
COUNTY OF COMANCHE }
This instrument was filed
April, 1953, and duly record

STATE OF OKLAHOMA }
COUNTY OF COMANCHE }
I, Bertha Previtt, County
that this is a true and cop
as appears of record in th
of April 1953