Sheridan 1

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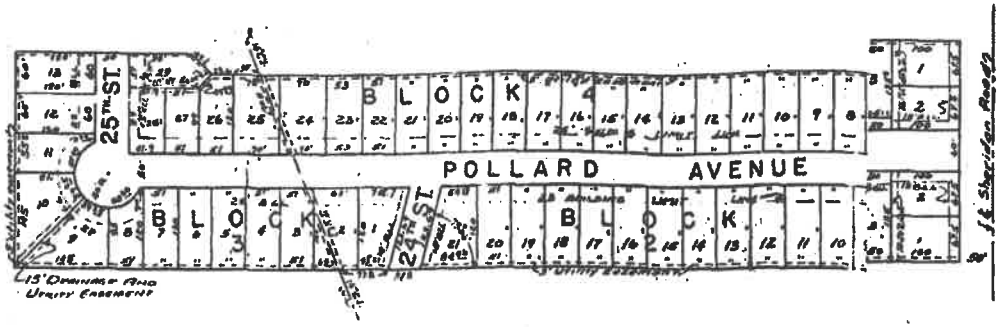

OWNER'S CERTIFICATE, DEDICATION & RESERVATION

TATE OF OKLAHOMA
OUNTY OF COMANCHE } ss

Know all men by these presents:

That we, Wm H House and Edna A House, hereby certify that we are the only person or persons ving any right, title or interest in and to the lands described as follows, to:wit:

Beginning at the SE corner of the N½ of the NE¼ of Section 23 T2N R12W I.M; thence West [illegible] feet; thence North 320 feet; thence East 265 feet; thence South 45° 00' East 42.10 feet; thence East [illegible] feet; thence [illegible] feet; thence [illegible] feet; thence [illegible] feet; thence [illegible] feet; thence [illegible] 79.55 feet; thence East [illegible] feet; thence South 18 feet; thence East [illegible] feet; thence South 330 feet to the point of beginning containing 10[illegible] acres more or less.

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

PROTECTIVE COVENANTS

For the purpose of providing an orderly development of the entire tract and for the further purpose of providing adequate restrictive covenants for the mutual benefit of ourselves or our successors in title to the subdivision of said tract, we hereby impose the following restrictions and reservations to which it shall be incumbent upon our successors to adhere.

1. All lots within the subdivision shall be know and designated as residential building plots.

No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two automobiles and other outbuildings incidental to residential use of the plot, except Blocks 1, 2, 3 which may be used for duplex housing, or single family dwellings.

2. No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Jos. Bayo William H. House and Edna A. House, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building, or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such compensate, and its designated representative, shall cease on and after Jan. 1, 1965. Thereafter the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded in the land records of said county appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

3. No building shall be [illegible] than the building set-back [illegible] on any residential plot [illegible] side street line, or nea[illegible] appurtenance shall be [illegible] nearer than 10 feet [illegible] between buildings shall [illegible] height and a minimum o[illegible] or other outbuildings sh[illegible]

4. No dwelling shall be [illegible] less than 5000 square fe[illegible]

5. No business, trade [illegible] done thereon which may [illegible]

6. No trailer, basement [illegible] tract shall at any time be [illegible] any structure of a tem[illegible]

7. The ground floor ar[illegible] garage, shall be not less [illegible] 600 square feet in the co[illegible]

8. No fence or walls s[illegible] between the front lot l[illegible]

9. No fence, detached [illegible] shall be permitted in [illegible]

10. The keeping of liv[illegible] subdivision shall be p[illegible] or other pets on a co[illegible]

11. These covenants [illegible] all persons claiming u[illegible] shall be automatically [illegible] a majority of the then o[illegible] or in part.

12. If the parties here[illegible] violate any of the coven[illegible] owning any real prope[illegible] any proceedings at lau[illegible] violate any such coven[illegible] recover damages or [illegible]

13. Invalidation o[illegible] shall in no wise affec[illegible] force and effect.

[illegible]
OWNER

STATE OF OKLAHOMA
COUNTY OF COMANCHE } ss

Before me, the undersig[illegible] 1952, personally appear[illegible] who executed the with[illegible] executed the same fr[illegible]

Witness my hand and [illegible] 1952.

My commission expire[illegible]

ENGINEERS CERTIFICATE

Henry Jones, a registered professional [illegible] of the State of Oklahoma, and a competent [illegible] do hereby certify that I have carefully [illegible]rately surveyed and staked into lots, [illegible] and streets the tract of land hereinabove [illegible]d to be known as Part One Sheridan Addition [illegible] of Lawton, Oklahoma, and that the [illegible]t is a true representation of said [illegible]

[illegible]ess my hand and seal this 5TH day of [illegible] 1952.

[illegible] Jones
ENGINEER

[illegible] OF OKLAHOMA
[illegible] OF COMANCHE } ss

[illegible] me, a notary public in and for the County [illegible] aforesaid, on this 5TH day of August [illegible]rsonally appeared D. Henry Jones, to me [illegible] be the identical person who executed [illegible]ve and foregoing engineer's certificate, [illegible]nowledged to me that he executed the [illegible] his free and voluntary act and deed, [illegible] uses and purposes therein set forth.

[illegible]ess my hand and seal this 5TH day of [illegible] 1952.

Margie A. [illegible]
NOTARY PUBLIC

[illegible]ission expires: March 5, 1955

[illegible] OF OKLAHOMA
[illegible] OF COMANCHE } ss

[illegible]illian Waid, County Treasurer of Comanche, [illegible] hereby certify that all taxes, including 1951, [illegible] on Sheridan Addition to the City of Lawton, [illegible], as particularly described in the first [illegible]ve.

August 5 1952

LILLIAN WAID, County Treas.
By [illegible] Deputy

[illegible] OF OKLAHOMA
[illegible] OF COMANCHE } ss

[illegible]strument was filed for record on the 5TH day of [illegible] 1952 and duly recorded in Book 3 Page 60.

6553-B.

BERTHA PREUITT, County Clerk
By [illegible] Deputy

[illegible] OF OKLAHOMA
[illegible] OF COMANCHE } ss

[illegible] Preuitt, County Clerk, do hereby certify [illegible]is is a true and copy of a like instrument [illegible]ere of record in this office on this 5TH day [illegible] 1952.

BERTHA PREUITT County Clerk
By [illegible] Deputy