

140505

COMPARED

DEDICATION OF SOUTH VIEW ADDITION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, BARTLESVILLE DEVELOPMENT COMPANY, a corporation, of Bartlesville, Oklahoma, the owner, hereinafter called the Company, has caused to be surveyed and platted, as an Addition to the city of Bartlesville, Oklahoma, the lands hereinafter described, under the name of SOUTH VIEW ADDITION, and has caused the same to be subdivided into lots, blocks, streets, avenues and easements, and the Company does hereby dedicate the streets, avenues and easements, as shown on the accompanying plat, to the public use, on conditions herein specified.

DESCRIPTION

The following is a particular description of the lands to be embraced within the aforesaid plat or subdivision of SOUTH VIEW ADDITION, situated in Washington County, Oklahoma, to-wit:

Beginning at a point 990 feet SOUTH and 132 FEET EAST of the NORTH QUARTER corner of SECTION 24, TOWNSHIP 26 N., RANGE 12 E., thence EAST 221.6 feet; thence NORTH to the NORTH line of said SECTION 24; thence EAST to the NORTH-EAST corner of the NORTHWEST QUARTER of the NORTHEAST QUARTER of said SECTION 24; thence SOUTH to the SOUTHEAST corner of said forty acre tract; thence WEST ALONG the SOUTH line of said Forty acre tract a distance of 1120 feet, to the EAST line of a certain wagon road; thence in a NORTHWESTERLY direction parallel with said wagon road to the point of beginning.

RESERVATIONS - RESTRICTIONS

The Company declares that the land shown on said plat above referred to is held and shall be conveyed subject to the reservations and restrictions hereinafter set forth, to-wit:

I.

Any residence erected wholly or partially on any of the lots or parts thereof shall cost not less than the sum of \$2000.00.

II.

The company reserves the right to locate, construct, erect and maintain, or cause to be located, constructed, erected and maintained in and on the areas indicated on the plat as "Easements" sewer or other pipe lines, conduits, poles and wires and any other method of conducting or performing any public or quasi -public utility or function above or beneath the surface of the ground, with the right of access at any time to the same for the purpose of repair and maintenance.

And the company shall have the right at any time to extinguish or vacate such easements and rights-of-way as to all or any portion of said property.

III.

None of the lots shown on said plat shall be conveyed, leased or given to and no buildings erected thereon shall be used, owned or occupied by any person not of the white or Indian race. This prohibition, however, is not intended to include the occupancy of a person not of the white or Indian race, while employed on the premises.

IV.

The company reserves to its exclusive ownership all of the oil, gas and other mineral deposits in and under the above described land, together with the privilege of ingress and egress over, upon and from said lands for the purpose of drilling, developing and producing oil and natural gas, and including also all necessary rights and privileges incidentally involved or reasonably necessary in such operations.

V.

The Company may, by appropriate instrument, assign or convey to any person or corporation, any or all of the rights, reservations, easements and privileges herein reserved by it and upon such assignment or conveyance being made, its assigns or grantees may at their option exercise, transfer or assign such rights, reservations, easements and privileges, or any one or more of them, at any time or times, in the same way and manner as though directly reserved by them, or it, in this instrument.

IN WITNESS WHEREOF, the company has by authority of its Board of Directors, caused this instrument to be executed by its President and its corporate seal attested by its Secretary, to be hereunto affixed, this 24 day of JULY, 1936.

ATTEST: W. L. WATKINS Secretary

BARTLESVILLE DEVELOPMENT COMPANY

By C. E. BURLINGAME, Vice President

(Seal, Bartlesville Development Company, Bartlesville, Oklahoma.)

STATE OF OKLAHOMA, WASHINGTON COUNTY, SS:

Before me, the undersigned, a Notary Public within and for said County and State, on this 24 day of JULY, 1936, personally appeared C. E. BURLINGAME, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice President, and duly 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 such corporation, for the uses and purposes therein set forth.

In Testimony Whereof, I have hereunto set my hand and official seal the day and year last above written.

My commission expires 6/16/'38

MARY J. HEDRICK, Notary Public.

(Seal of MARY J. HEDRICK, Notary Public, in and for State of Oklahoma, Bartlesville, Okla.)

Filed for Record AUG 4, 1936 at 3:40 o'clock P. M.

T. R. WILSON, County Clerk

By T. HUFF, Deputy

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147387

AMENDED AND SUBSTITUTE DEDICATION
SOUTH VIEW ADDITION, CITY OF
BARTLESVILLE, OKLAHOMA.

KNOW ALL MEN BY THESE PRESENTS:

On JULY 24, 1936, BARTLESVILLE DEVELOPMENT COMPANY, a corporation, executed its formal dedication of SOUTH VIEW ADDITION to the City of Bartlesville, Oklahoma. Reference is here made to Book 127, Page 456, of the records of the County Clerk of Washington County, Oklahoma.

With the exception of the four lots specifically described herein, H. E. WILKINS, of Bartlesville, Oklahoma, has become the owner of all of the lots embraced in said SOUTH VIEW ADDITION.

TERRANCE F. LOBAUGH is the owner of LOTS 5, 6, and 8, in BLOCK 1, of said SOUTH VIEW ADDITION.

VERD BRUNSTETER is the owner of LOT 7, in BLOCK 1, of said SOUTH VIEW ADDITION.

H. E. WILKINS has heretofore received by conveyance and assignment all of the reserved rights and privileges which had been retained by BARTLESVILLE DEVELOPMENT COMPANY in its instrument of dedication, to which reference has been made.

It is now desired that a new instrument of dedication be prepared and filed with respect to said SOUTH VIEW ADDITION, which instrument is to operate as a complete substitute for said original dedication.

NOW, THEREFORE, the undersigned, H. E. WILKINS and THELMA IRENE WILKINS, his wife, TERRANCE F. LOBAUGH and BERNADINE M. LOBAUGH, his wife, and VERD BRUNSTETER and MARY B. BRUNSTETER, his wife, being the record owners of all of the lots embraced in said SOUTH VIEW ADDITION, for a valuable consideration, do hereby irrevocably dedicate to the public use the streets, roadways, avenues, and easements as shown upon the original plat of said SOUTH VIEW ADDITION, for the purpose, among other things, of constructing, maintaining, operating, repairing, or removing sanitary sewers and other sewer facilities, telephone poles and wires, electric lines, gas lines, water lines, and other similar public facilities, for the maintenance of utilities to serve the inhabitants of SOUTHVIEW ADDITION, with the right of ingress and egress upon all such rights of way for the purposes aforesaid.

RESTRICTIONS RESERVATIONS

The undersigned hereby declare that the land shown on said plat above referred to is held and shall be conveyed subject to the following stipulations and restrictions as to the use thereof.

(1) All lots in this Addition shall, for a period of thirty years from the FIRST day of SEPTEMBER, 1938, be used exclusively for residential purposes, except LOT 1, of BLOCK 1, which may be used for business purposes. Only one-family residences may be erected, and only one such residence upon each lot.

(2) No residence shall be built upon any lot that shall cost less than Two Thousand Dollars (\$2000.00), including the cost of subsidiary buildings, walks, and driveways. Each residence shall contain at least 700 square feet of floor space, exclusive of porches, terraces, or attached garages; shall be constructed of masonry, stucco, or standard frame construction with wood siding, or materials equal in quality and appearance. Minimum plumbing requirement for each residence shall consist of standard five piece sanitary equipment, connected with the city mains.

(3) No building shall be moved from another location to any lot in this Addition.

(4) A building line is hereby established thirty feet (30') back from the front lot line, and no residence or part thereof, except open porches, shall be erected closer to the street or streets than the building line hereby established, and each residence shall front the street on which the lot fronts. All lots in BLOCK 1 shall front on OSAGE AVENUE.

(5) All outbuildings shall correspond in architecture to the residence to which they are appurtenant.

(6) No residence or any projecting part thereof shall be placed within five feet (5') from any side lot line.

(7) Any residence that may be erected upon a corner lot in this Addition shall have a presentable frontage on both streets.

(8) No lot in this Addition shall ever be sold to or be rented or occupied by any person of African Descent, commonly called negroes, except that negro servants employed on the premises may occupy servants quarters.

(9) No bill-boards or advertising signs shall be erected or maintained on any lot in this Addition, nor shall buildings or structures be erected thereon for advertising purposes.

(10) The drilling for oil, gas, or other minerals on any lot in this Addition, or the producing of oil, gas, or other minerals from any lot in this Addition, is forever prohibited.

(11) No garage or other outbuilding erected upon any lot in this Addition shall be used for residence purposes, except by servants employed on the premises.

(12) All of the restrictions above mentioned shall be binding upon the purchaser of any portion of this Addition and upon his or her respective heirs, successors, and assigns, for a period of thirty (30) years from SEPTEMBER 1, 1938, and may be continued thereafter by agreement in writing between the owners of a majority of the area of said Addition. In validation 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.

WE FURTHER DECLARE that these restrictions are covenants and shall be annexed to and run with the land, and either the grantors herein or any owner of real estate in SOUTH VIEW ADDITION to Bartlesville, Oklahoma, shall have the right to enforce said restrictions in any court of competent jurisdiction, either by suit or injunction, to prevent the violation of such restrictions, or to recover damages for a violation of such restrictions.

IN WITNESS WHEREOF, the said parties have hereunto set their hands this 30th day of AUGUST, 1938.

H. E. WILKINS

THELMA IRENE WILKINS

TERRANCE F. LOBAUGH

BERNADINE M. LOBAUGH

VERD BRUNSTETER

MARY B. BRUNSTETER

STATE OF OKLAHOMA, WASHINGTON COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30th day of AUGUST, 1938, personally appeared H. E. WILKINS and THELMA IRENE WILKINS, his wife, 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.

Given under my hand and seal the day and year last above written.

My commission expires: SEPTEMBER 16th, 1938.

MARTHA BELL, Notary Public

(Seal of MARTHA BELL, Notary Public in and for State of Oklahoma, Bartlesville, Okla.)

STATE OF OKLAHOMA, WASHINGTON COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30th day of AUGUST, 1938, personally appeared TERRANCE F. LOBAUGH and BERNADINE M. LOBAUGH, his wife, 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.

Given under my hand and seal the day and year last above written.

My commission expires: SEPTEMBER 16th, 1938.

MARTHA BELL, Notary Public.

BOOK 138

(Seal of MARTHA BELL, Notary Public in and for State of Oklahoma, Bartlesville, Okla.)

STATE OF OKLAHOMA, WASHINGTON COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, on this 30th day of AUGUST, 1938, personally appeared VERD BRUNSTETER and MARY B. BRUNSTETER, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they 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.

Given under my hand and seal the day and year last above written.

My commission expires: JAN. 28, 1942

ISABEL LEWIS, Notary Public

(Seal of ISABEL LEWIS, Notary Public in and for State of Oklahoma, Bartlesville, Oklahoma)

Filed for Record SEP 3 1938 at 11:55 o'clock A.M.

T. R. WILSON, County Clerk

By L. MARTIN, Deputy

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