

DESCRIPTION AND DEDICATION

STATE OF OKLAHOMA }
COUNTY OF WASHINGTON }^{ss}

KNOW ALL MEN BY THESE PRESENTS: That we H.D. Weaver, L. Christine Weaver and Esther M. Weaver, the owners of property in Sec. 13 T26N R12E, Washington County Oklahoma, more particularly described by metes and bounds as follows:
Beginning at a 3/4" round iron pin set at the SW corner of the SE 1/4 SW 1/4 Sec. 13 T26N R12E, thence S89°54'1/2" E along the south line of said Section 13 1046.79 feet to a point in the west right-of-way line of the A.T. & S.F. R.R., thence N12°02'1/2" W along this R/W line, (which is 75 feet measured at right angles west of the center line) 27.36 feet, thence N77°57'1/2" E 250 feet to a T-Rail monument (which is 50 feet measured at right angles west of the center line of said R.R. R/W) thence N12°02'1/2" W along the west R.R. R/W line 1316.04 feet to a 3/4" iron pin which is S12°02'1/2" E 435 feet from a standard concrete monument set at the southeast corner of the Garden Addition to the City of Bartlesville. Thence N89°59'1/2" W 796.19 feet to an iron pin in the east line of the South Sunset Addition to the City of Bartlesville for the NW corner of the SE 1/4 SW 1/4 of said Section 13. Thence S0°14' E along the east line of South Sunset Addition 1317.76 feet to place of beginning, containing 28.253 acres more or less.

Hereby certify that we have caused same to be surveyed into Blocks, Lots, Streets, and Avenues in conformity with the annexed plat which we hereby adopt as the plat of the above described land under the name of Monte Vista Subdivision and do hereby dedicate all streets and avenues shown upon said plat to public use.

Easements for public utilities hereby are created and set aside as reflected by the annexed map or plat. Building lines hereby are established as reflected by the annexed plat.

RESTRICTIONS

- 1: No temporary or moved in houses to be permitted on any lot within said subdivision.
- 2: That no buildings other than single family homes be erected with a minimum of 120 square feet.
- 3: That at least one hardy tree be planted in the park-way in front of each lot.
- 4: No residence or attached garage shall be placed within five feet of any side property line.
- 5: No property in said subdivision shall be rented, or sold to, or occupied by any person of other than the caucasian race, provided, however, that persons of other than the caucasian race may be employed as servants on the premises and may occupy servants quarters maintained in conjunction with any dwelling.

In witness whereof, we have hereunto set our hand this 14th day of Feb, 1950

H.D. Weaver
L. Christine Weaver
Esther M. Weaver
Owners

STATE OF OKLAHOMA }
COUNTY OF WASHINGTON }^{ss}

Before me, the undersigned, a Notary Public in and for said State, on this 14th day of Feb 1950 personally appeared H.D. Weaver, L. Christine Weaver, and Esther M. Weaver, 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 herein set forth.

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

Ruby Humphrey (seal)
Notary Public
My commission expires 21 day of Feb 1952

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AMENDMENT TO DEDICATION AND RESTRICTIONS
OF MONTE VISTA SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, That, Whereas, the undersigned, H. D. Weaver and L. Christine Weaver, husband and wife, and Esther M. Weaver, a single woman, the then owners of the following described real property situated in Washington County, State of Oklahoma, to-wit:

All of Monte Vista Subdivision, in Washington County, State of Oklahoma,

did on the 14th day of February, 1950, make, and on the same day file a plat and dedication of said addition, which dedication provided, among other things, for certain restrictions as to the use of the land located in said subdivision, which said dedication and the plat of said subdivision is recorded in Envelope No. 195 in the office of the County Clerk of Washington County, Oklahoma, and

WHEREAS, H. F. Wilcox, Jr., now owns Lot 2 in Block 1 of said Monte Vista Subdivision, and his wife, Mary Ann L. Wilcox, joins him herein, and

Southwestern Homes Corporation now owns Lots 3, 5, 7, 9, 11 and 13 in Block 1 of said Monte Vista Subdivision, and Lots 3, 4, 5, 8, 10, 12 and 14 in Block 2 of said Monte Vista Subdivision, and

H. D. Weaver and L. Christine Weaver, husband and wife, and Esther M. Weaver, a single woman, own all the rest of said Monte Vista Subdivision, and

WHEREAS, the undersigned, being the owners of all the lots located in said Monte Vista Subdivision as above set out, now desire to make certain amendments in said restrictions as set out in said dedication and plat of said Monte Vista Subdivision and do hereby amend and change said restrictions in the following manner:

1. The restrictions numbered 1, 2, 3 and 4 as set out and shown in said dedication and on said plat of said Monte Vista Subdivision shall remain in force and effect for a period of 35 years from August 29, 1950, and shall thereafter continue in full force and effect unless changed by agreement in writing by the owners of a majority of the area of said Monte Vista Subdivision.

WITNESS Our hands this 29th day of August, 1950.

SOUTHWESTERN HOMES CORPORATION,
a corporation,

By H. F. Wilcox, Jr.
Its President.

ATTEST: P. B. [Signature]
Secretary

H. D. Weaver
H. D. Weaver

L. Christine Weaver
L. Christine Weaver

Esther M. Weaver
Esther M. Weaver

H. F. Wilcox, Jr.
H. F. Wilcox, Jr.

Mary Ann L. Wilcox
Mary Ann L. Wilcox

STATE OF OKLAHOMA
SS
WASHINGTON COUNTY

Before me, the undersigned, a Notary Public in and for said County and State, on this 29th day of August, 1950, personally appeared H. D. Weaver and L. Christine Weaver, husband and wife, and Esther M. Weaver, a single woman, 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.

(SEAL)

My commission expires July 21, 1952

Ruby Humphrey
Notary Public.

STATE OF OKLAHOMA
SS
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, on this 29th day of August, 1950, personally appeared W. J. [unclear], to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument as its _____ 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 such corporation, for the uses and purposes therein set forth.

(SEAL)

My commission expires _____

W. J. [unclear]
Notary Public.

STATE OF OKLAHOMA
SS
COUNTY OF Deer

Before me, the undersigned, a Notary Public in and for said County and State, on this 29th day of August, 1950, personally appeared H. F. Wilcox, Jr., and Mary Ann L. Wilcox, husband and 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.

(SEAL)

My commission expires Sept. 10, 1952

[unclear]
Notary Public.