

ABSTRACT OF DEDICATION AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: THAT, WHEREAS, THE UNDERSIGNED, SEQUOYAH LUMBER AND BUILDING CORPORATION, HAVE CAUSED TO BE SURVEYED AND PLATTED AS AN ADDITION TO THE CITY OF DEWEY, WASHINGTON COUNTY, OKLAHOMA, UNDER THE NAME OF LEONA HEIGHTS, AN ADDITION TO THE CITY OF DEWEY, OKLAHOMA, THE FOLLOWING DESCRIBED REAL ESTATE IN SAID COUNTY, TO-WIT:

BLOCK 1, Lots 1 to 13, BLOCK 3, Lots 1 to 17, BLOCK 2, Lots 1 to 32.,

AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AVENUES, DRIVES AND PUBLIC WAYS AND HAVE DEDICATED THE SAME TO THE PUBLIC USE, SUBJECT TO CERTAIN RESTRICTIONS, RESERVATIONS AND COVENANTS REFERRED TO IN SAID DEDICATION;

NOW, THEREFORE, SAID OWNERS DECLARE THAT THE LAND SHOWN ON SAID PLAT ABOVE REFERRED TO IS HELD AND SHALL BE CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS, RESERVATIONS AND COVENANTS, TO-WIT:

1. ALL LOTS AND TRACTS IN THIS ADDITION SHALL, FOR A PERIOD OF THIRTY FIVE (35) YEARS FROM THE FIRST DAY OF MAY 1953, BE USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES.

2. NOT MORE THAN ONE FAMILY SHALL MAKE THEIR RESIDENCE UPON ANY LOT OR TRACT IN ANY OF SAID BLOCKS, HAVING AN AREA NOT IN EXCESS OF 6000 SQUARE FEET.

3. NO RESIDENCE SHALL BE BUILT UPON ANY LOT OR TRACT IN ABOVE DESCRIBED ADDITION, WHICH SHALL CONTAIN LESS THAN SEVEN HUNDRED TWENTY (720) SQUARE FEET OF FLOOR SPACE, EXCLUDING PORCHES, TERRACES, GARAGES, AND OUT-BUILDINGS. EACH RESIDENCE SHALL BE CONSTRUCTED OF MASONRY, OR STANDARD FRAME CONSTRUCTION WITH WOOD SIDING, OR OF MATERIALS EQUAL IN QUALITY AND APPEARANCE.

4. NO BUILDING SHALL BE MOVED FROM OUTSIDE THE LAND SHOWN ON SAID PLAT TO ANY PART OF THE LAND EMBRACED THEREON.

5. NO RESIDENCE, NOR ANY BUILDING APPURTENANT THERETO, SHALL BE ERECTED ON ANY LOT OR TRACT IN ANY OF SAID BLOCKS, CLOSER TO THE FRONT STREET THAN TWENTY FIVE (25) FEET, OR MORE THAN THIRTY FIVE (35) FEET FROM SAID FRONT LOT LINE.

6. NO RESIDENCE OR ANY PROJECTED PART THEREOF, SUCH AS CORNICES, PORCHES, CHIMNEYS, OR BAY WINDOWS SHALL BE ERECTED NEARER THAN TEN (10) FEET TO ANY SIDE STREET OR ROAD LINE, AND EACH RESIDENCE SHALL BE AT LEAST FIVE (5) FEET FROM ANY LOT OR TRACT LINE, UNLESS THE PERSON CONSTRUCTING THE SAME SHALL BE UTILIZING MORE THAN ONE LOT OR TRACT, IN WHICH EVENT, SUCH RESIDENCE SHALL NOT BE BUILT CLOSER THAN FIVE (5) FEET FROM THE OUTSIDE BOUNDARY LINE OF THE COMBINED PORTIONS OF LOTS OR TRACTS SO UTILIZED.

STATE OF OKLAHOMA }  
Washington County }SS  
(CONTINUED) This instrument was filed for record  
MAY 12 1953  
at 9:45 o'clock A.M.  
CLYDE V. REASOR, County Clerk  
BY Alam DEPUTY

ABSTRACT OF DEDICATION AND RESTRICTIONS(CONTINUED)

7. NO BILL BOARDS OR ADVERTISING SIGNS SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN SAID ADDITION, NOR SHALL ANY STRUCTURE BE BUILT, ERECTED OR USED FOR ADVERTISING PURPOSES WITHIN THE BOUNDARIES OF SAID ADDITION, EXCLUDING HOWEVER LOTS HERETOFORE MENTIONED WHICH ARE RESERVED FOR BUSINESS PURPOSES.

8. NO PERMANENT PROVISION SHALL BE MADE FOR THE HOUSING OF POULTRY, COWS, HORSES, OR OTHER LIVESTOCK ON ANY LOT, NOR SHALL ANY LIVESTOCK BE KEPT OR MAINTAINED ON SAID PREMISES.

9. NO GARAGE NOR OTHER OUT-BUILDING ERECTED UPON ANY TRACT IN SAID ADDITION SHALL BE USED FOR RESIDENTIAL PURPOSES OTHER THAN FOR SUCH USE BY SERVANTS EMPLOYED ON SAID PREMISES BY THE OCCUPANT THEREOF.

10. THE UNDERSIGNED RESERVE 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 AND OTHER PIPE LINES, CONDUITS, POLES AND WIRES AND ANY OTHER METHOD OF CONDUCTING OR PERFORMING ANY PUBLIC OR QUASI-PUBLIC UTILITY 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.

11. ALL RESTRICTIONS ABOVE SET FORTH, SHALL BE BINDING UPON THE PURCHASER OF ANY LOT OR TRACT AND UPON HIS OR HER RESPECTIVE HEIRS, DEVISEES, TRUSTEES, SUCCESSORS AND ASSIGNS, FOR A PERIOD OF THIRTY-FIVE (35) YEARS FROM THE DATE HEREOF, AND SHALL CONTINUE AFTER SUCH THIRTY FIVE (35) YEARS PERIOD UNLESS CHANGED BY AGREEMENT IN WRITING, EXECUTED BY THE OWNERS OF A MAJORITY OF THE AREA OF ALL OF SAID BLOCKS.

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT THE VALIDITY OF THE OTHER PROVISIONS CONTAINED IN THESE RESTRICTIONS, AND SUCH OTHER PROVISIONS SHALL REMAIN IN FULL FORCE AND EFFECT TO THE SAME EXTENT AS THOUGH SUCH INVALID PROVISION HAD NOT BEEN INCLUDED HEREIN.

THE RESTRICTIONS AND COVENANTS HEREIN CONTAINED SHALL BE ANNEXED TO AND RUN WITH THE LAND, AND THE GRANTORS HEREIN, OR ANY OF THEM, OR ANY OWNER OF ANY LOT OR PART OF LOT OR TRACT IN SAID ADDITION SHALL HAVE THE RIGHT TO ENFORCE THESE RESTRICTIONS, OR ANY ONE OR MORE OF THEM, IN ANY COURT OF COMPETENT JURISDICTION, EITHER BY INJUNCTION TO PREVENT THE VIOLATION THEREOF, OR BY SUIT TO RECOVER DAMAGES FOR VIOLATION THEREOF.

WITNESS THE HANDS OF THE PARTIES HERETO THIS 6th DAY OF May, 1953.

Attest: Bertie M. Loach  
Secretary

(SIGNED) J. H. Baugh, Pres  
SEQUOYAH LUMBER AND BUILDING CORPORATION



CORPORATION ACKNOWLEDGMENT

STATE OF OKLAHOMA        )  
                                  ) SS  
COUNTY OF WASHINGTON )

On this 11th day of May, 1953, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared H. H. Poarch to me known to be the identical person who signed 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 said corporation, for the uses and purposes therein set forth.

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

A. W. Musselman  
Notary Public

My Commission expires: July 16, 1953.

