

COMPARED

180190

## DEDICATION OF HALL ACRES SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS That we, the undersigned LONNIE E. HALL and ALTA C. HALL, husband and wife, the owners of the following described land situated in Washington County, State of Oklahoma, to-wit:

The NORTHEAST QUARTER of the NORTHEAST QUARTER  
of SECTION 9 in TOWNSHIP 26 NORTH, RANGE 13 EAST.

have caused said land to be surveyed and subdivided into lots, blocks and streets or roads, as shown on the above and foregoing plat, and we do hereby dedicate unto the perpetual use of the public the streets or roads indicated in said above and foregoing plat of said land, said land so subdivided to be known as HALL ACRES SUBDIVISION.

And we hereby declare that said above described land shown on said plat is held and shall be conveyed subject to the following stipulations and restrictions as to the use thereof:

## RESTRICTIONS AND RESERVATIONS

1. All buildings erected or placed in said subdivision must be located at least 50 FEET away from the front lot line of the lot on which situated and must be located at least 10 FEET away from any side lot line.

2. The lots as shown on said foregoing plat shall not be subdivided into tracts with an area of less than ONE ACRE for each residence building placed thereon. Each residence erected or placed in said subdivision shall be connected to sanitary sewer lines or to an adequate septic tank, and no outdoor toilet shall be permitted.

3. Each dwelling house erected or placed on any lot or subdivision of any lot shall have not less than 500 square FEET of floor area, exclusive of garages and porches. No structures shall be erected or placed on any lot or subdivision of any lot except structures built of standard milled lumber or superior materials such as stucco, brick, rock, tile or concrete. All outbuildings must conform in design to the main house on the lot where located.

4. No noxious or offensive trade shall be carried on, on any of said property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. No race or nationality other than the Caucasian race or American Indian shall use, own or occupy any lot or building on any lot, except this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed on the property by an owner or tenant living on the property.

6. No tent or shack or other structure of a similar nature shall be erected or placed or maintained on the property at any time, and no tent, shack or barn or other structure of a similar nature shall at any time be used as a residence, temporary or permanent.

7. An easement is hereby reserved for utility installation and maintenance on the areas as indicated for easements on the plat of said subdivision.

8. All of the restrictions above set out shall be binding upon the present owners and upon the purchaser of any portion of said subdivision and upon their heirs, assigns and legal representatives, but shall be subject to change at any time by agreement in writing between the owners of a majority of the area of said subdivision. 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.

9. The restrictions and covenants herein contained shall be annexed to and run with the land, and the grantors herein or any owner of any part of said subdivision shall have the right to enforce said restrictions in any court of competent jurisdiction, either by suit or injunction, to prevent, or to compel a discontinuance of, the violation of such restrictions, or to recover damages for a violation of such restrictions.

IN WITNESS WHEREOF, We have hereunto set our hands this the 4th day of DECEMBER, 1946.

LONNIE E. HALL  
LONNIE E. HALL  
ALTA C. HALL  
ALTA C. HALL

STATE OF OKLAHOMA  
SS.  
WASHINGTON COUNTY

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th day of DECEMBER, 1946, personally appeared LONNIE E. HALL and ALTA C. HALL, 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.

WITNESS my hand and official seal the day and year last above written.

(SEAL)  
My commission expires AUG. 17, 1949.

E. S. DUNAWAY, Notary Public.

(Seal of E. S. DUNAWAY, Notary Public in and for State of Oklahoma, Bartlesville, Okla.)

Filed for Record DEC. 12, 1946 at 10:35 o'clock A. M.

CLYDE V. REASOR, County Clerk

By R. RAHM, Deputy

\* \* \* \* \*

AMENDMENT OF DEDICATION OF HALL ACRES SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, That, Whereas, the under-  
signed now own interests in Hall Acres Subdivision, in Washington  
County, State of Oklahoma, all of which interests combined equal  
more than 50% of the area of said Hall Acres Subdivision; and

WHEREAS, the undersigned now desire to make an amendment  
in the restrictions contained in the dedication, bearing date of  
December 4, 1946, of said Hall Acres Subdivision, and do hereby  
amend the same in the following manner:

1. The paragraph numbered 2 of the restrictions contained  
in said dedication, which reads as follows:

"2. The lots as shown on said foregoing plat shall  
not be subdivided into tracts with an area of less  
than one acre for each residence building placed  
thereon. Each residence erected or placed in said  
subdivision shall be connected to sanitary sewer  
lines, or to an adequate septic tank, and no outdoor  
toilet shall be permitted." ;

is hereby amended to read as follows:

"2. The lots as shown on said foregoing plat shall  
not be subdivided into tracts with an area of less  
than 7,500 square feet, for each residence building  
placed thereon. Each residence erected or placed in  
said subdivision shall be connected to sanitary sewer  
lines or to an adequate septic tank, and no outdoor  
toilet shall be permitted."

WITNESS our hands this 23 day of December, 1956.

\_\_\_\_\_  
Norman Weaver

\* \_\_\_\_\_  
Virginia Weaver  
(N/2 of Lot 1.)  
Block 1)

\_\_\_\_\_  
G. W. Snell

\* \_\_\_\_\_  
Maxine Snell  
(N/2 of Lot 2)  
Block 1

\_\_\_\_\_  
Lonnie E. Hall

\_\_\_\_\_  
Alta C. Hall  
(E 205' S/2 of Lot 3)  
Block 1)

\_\_\_\_\_  
H. B. Solomon

\_\_\_\_\_  
Eula Mae Solomon  
(N/2 of Lot 3)  
Block 1)

\_\_\_\_\_  
Joyce B. Magness  
(W/2 of Lot 1,  
Block 2)

\_\_\_\_\_  
Sam H. Pitts, Jr.  
(S/2 of Lot 1 Block 1)

\_\_\_\_\_  
Thomas W. Ayres

\_\_\_\_\_  
Bonita S. Ayres  
(S/2 of Lot 2)  
Block 1)

\_\_\_\_\_  
James E. Overfield

\_\_\_\_\_  
Barbara A. Overfield  
(W 100' S/2 of  
Lot 3) Block 1)

\_\_\_\_\_  
Rafael Peter Miettunen

\_\_\_\_\_  
Rafael Peter Miettunen  
(All of Lot 4)  
Block 1)

\_\_\_\_\_  
Lucille M. Miettunen

\_\_\_\_\_  
Gene C. Ledie

\_\_\_\_\_  
Frances A. Ledie  
(E/2, Lot 1, Blk. 2)

William Hurley Jones  
William Hurley Jones

Leila Belle Jones  
S/2 of E 200' Lot 2 Block 2

Fred J. Hall  
E 146' of N 100' Lot 2, Block 2 Fred J. Hall

Matthew I. Simpson

All of Lot 4 Block 2 Susie E. Simpson

N/2 Lot 6 Block 2 Ralph L. Hopkins

Charles G. Raselius

W 222' of S/2  
Lot 7 Block 2 Vera Lee Raselius

Richard E. McCown  
W 222' N/2 Lot 7 Block 2 Richard E. McCown

Leslie McCown  
W 222' N/2 Lot 7 Block 2 Leslie McCown

Joseph Kosty  
Joseph Kosty  
Lucy Lee Kosty  
Lucy Lee Kosty

S/2 Lot 1, Block 3

Lloyd E. Rountree  
Lloyd E. Rountree  
Josephine L. Rountree  
Josephine L. Rountree

All of Lot 3 Block 3

Lonnie E. Hall  
Lonnie E. Hall

Alta C. Hall  
Alta C. Hall  
N/2 of Lot 2, Block 3

C. B. Redman  
C. B. REDMAN

Dorothy J. Redman  
Dorothy J. Redman  
All of Lot 3 Block 3

William Hurley Jones  
William Hurley Jones

Leila Belle Jones  
All except S/2 of E 200' & E 146' of N 100' Lot 2 Block 2

Jasper H. Emmitt  
Jasper H. Emmitt

Mildred Emmitt  
Mildred Emmitt (All of Lot 3 Block 2)

Matthew I. Simpson

All of Lot 5 Block 2 Susie E. Simpson

Leila Belle Jones  
E 70' of Lot 7 Block 2  
~~William Hurley Jones~~  
Leila Belle Jones

William Hurley Jones  
E 70' of Lot 7 Block 2 William Hurley Jones

Thomas M. Burch

Rae E. Burch  
All of Lot 8 Block 2

Raymond B. Kosty  
Raymond B. Kosty

Virginia N. Kosty  
Virginia N. Kosty  
N/2 Lot 1 Block 3

Rosalie W. Hall  
Rosalie W. Hall  
S/2 of Lot 2 Block 3

Lowell H. Hall  
Lowell H. Hall  
S/2 of Lot 2, Block 3

Joseph John Collier, Jr.  
Joseph John Collier, Jr.,

Lorraine M. Collier  
Lorraine M. Collier,  
All of Lot 4, Block 3

STATE OF OKLAHOMA,  
SS  
COUNTY OF WASHINGTON

Before me, A. W. MUSSELMAN, Notary Public, in and for said County and State, on this 8th day of January, 1957, personally appeared Joseph John Collier, Jr., and Lorraine M. Collier, husband and wife, and Lowell H. Hall and Rosalee . Hall, husband and wife, and Raymond B. Kosty and Virginia N. Kosty, 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.

WITNESS my hand and official seal the day and year last above written.

My commission expires July 16, 1957. A. W. Musselman  
Notary Public

STATE OF OKLAHOMA  
SS  
COUNTY OF WASHINGTON

Before me, A. W. MUSSELMAN, a Notary Public, in and for said County and State, on this 16th day of January, 1957, personally appeared Fred J. Hall, a single man, and William Murley Jones and Leila Belle Jones husband and wife, and Lonnie F. Hall and Alta C. Hall, 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.

WITNESS my hand and official seal the day and year last above written.

My commission expires July 16, 1957. A. W. Musselman  
Notary Public

STATE OF OKLAHOMA  
SS  
COUNTY OF WASHINGTON

Before me, A. W. MUSSELMAN, a Notary Public, in and for said County and State, on this 31st day of January, 1957, personally appeared Joseph Kosty and Lucy Lee Kosty, husband and wife, and Richard E. McCown and Leslie McCown, husband and wife, and Thomas W. Ayres and Bonita S. Ayres, husband and wife, and G.W. Snell and Maxine Snell, husband and wife, and H.B. Solomon and Eula Mae Solomon, 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.

WITNESS my hand and official seal the day and year last above written

My commission expires July 16, 1957. A. W. Musselman  
Notary Public

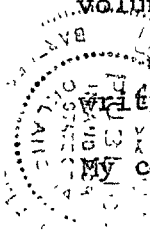
STATE OF OKLAHOMA,  
SS  
COUNTY OF WASHINGTON

Before me, Lorena O. Kretsos, a Notary Public, in and for said County and State, on this 8th day of July, 1957, personally appeared Jasper H. Emmitt and Mildred Emmitt, 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.

WITNESS my hand and official seal the day and year last above written.

My commission expires May 20, 1961.

*Lorena O. Kretsos*  
Notary Public



STATE OF OKLAHOMA,  
SS  
COUNTY OF WASHINGTON

Before me, A. W. MUSSELMAN, a Notary Public, in and for said County and State, on this 8th day of November, 1957, personally appeared C.B. Redmon and Dorothy J. Redmon, 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.

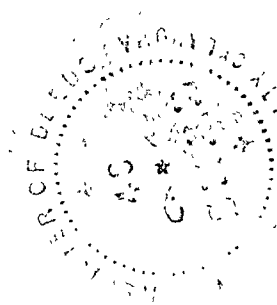
WITNESS my hand and official seal the day and year last above written.

My commission expires July 16, 1961.

*A. W. Musselman*  
Notary Public.



STATE OF OKLAHOMA } ss  
Washington County }  
This instrument was filed for record



DEC 6 1957  
at 3:30 o'clock P.M.  
O. E. CREWS, County Clerk  
BY *[Signature]* Deputy