

STATE OF OKLAHOMA } S.S.
COUNTY OF WASHINGTON

KNOW ALL MEN BY THESE PRESENTS:

That as more fully evidenced by the lot and block numbers hereinafter set forth opposite the respective names, Raymond B. Kosty, a single man, Stanley Gabel and Wanetta Gabel, husband and wife, and Zora C. Lannom Hait, a widow, all of Bartlesville, Oklahoma, are the sole owners of real estate in Washington County, State of Oklahoma, within the following boundaries:

Beginning at the SE Corner of the West 1/2 of the SE 1/4 of the NE 1/4 of Section 14, Township 26 North, Range 12 East;
Thence N0°01'W 1324.55' to the NE corner of the said W 1/2 of the SE 1/4 of the NE 1/4 of Section 14;
Thence S 85° 53' W along the north line of the SE 1/4 of the NE 1/4 of Section 14 for a distance of 354.84';
Thence S0° 02' E 1324.50' to a point in the south line of the NE 1/4 of Section 14;
Thence N 89° 54' E along the south line of said NE 1/4 of Section 14 for a distance of 354.45' to the point of beginning and containing 10.78 acres more or less.

The aforesaid parties hereby certify that they have caused the real estate hereinbefore described by metes and bounds to be surveyed into lots, blocks, streets, and avenues in conformity with the annexed plat which they hereby adopt as the plat of said land under the name of Amended Plat of Red Cloud Addition to the City of Bartlesville, Oklahoma and do hereby dedicate all of the streets and avenues shown upon said plat to public use. Easements for sewers and public utilities are also hereby created and set aside in accordance with the annexed plat.

RESTRICTIONS

- All lots shall for a period of twenty (20) years from the 31st day of July, 1948 be used exclusively for residential purposes, Except:
 - Lots 1, 2, 3 & 4 in Block 1 and Lots 1, 2, 3 & 4 in Block 5 may be used for either residential or business purposes.
 - Lots 1 & 2 in block 3 may be used for the erection of a church thereon and for church purposes as well as for residential purposes.
- No residence shall be built upon any lot that shall cost less than \$1,750 including the cost of subsidiary buildings, walks, and driveways. Each residence shall be constructed of masonry, stucco, or standard frame construction with wood siding or materials equal in quality and appearance, and shall have a minimum floor area of 480 square feet.
- No building shall be moved from another location to any lot in the tract hereinabove described unless the same is of quality and appearance and conforms to the restrictions herein provided for new construction.
- No residence or any building appurtenant thereto, shall be built nearer to any street line or road line than 30 feet, and shall conform to the standard ordinances existing in the City of Bartlesville, Oklahoma for similar construction, excepting buildings now located on said tract: Provided that should any such buildings be relocated, the same shall be made to conform with all restrictions herein.
- No lot herein described shall ever be sold or rented to or occupied by any person of african descent, commonly called negroes.
- No gravel or soil shall be removed from or excavation made upon any lot in said add. except for the purpose of improving or building construction.
- The restrictions and covenants herein shall be annexed to and run with the land, and the grantor or any owner of any part of the land described 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.

Witness our hands and seals this 30th day of July, 1948

Stanley Gabel, and
Stanley Gabel

Raymond B. Kosty,
Raymond B. Kosty, a single man,
owner of Lot 1-Block 2

Wanetta Gabel, his wife
Wanetta Gabel
Owners of Lot 2, Block 2

Zora C. Lannom Hait,
Zora C. Lannom Hait, a widow,
owner of all
other property in Amended Red Cloud Add.

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Before me the undersigned a Notary Public in and for said state, on this 30th day of July 1948 personally appeared STANLEY GABEL and WANETTA GABEL, his wife, RAYMOND B. KOSTY, a single man, and ZORA C. LANNOM HAIT, a widow to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me 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, month, and year last above written.

E. Solunaway
Notary Public

My commission expires August 17, 1949