

211926

RESTRICTIONS AND RESERVATIONS FOR PHIL-ACRES SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, That, whereas, the undersigned, A. E. Phillips and Mary Phillips, husband and wife, are the owners of the following described land situated in Washington County, State of Oklahoma, to-wit:

The West 618.5 Feet of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 21, in Township 26 North, Range 13 East,

and,

WHEREAS, the undersigned have this day platted said tract into Lots and Blocks under the name of Phil-Acres Subdivision, and now wish to provide for certain restrictions relative to said Subdivision.

NOW, THEREFORE, the undersigned 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:

1. Building lines are hereby established as reflected by said plat and no residence or part thereof except open porches shall be erected nearer to the street or streets than the building lines so established. Easements for sewer and public utilities hereby are created and reserved as shown by said plat.
2. The Lots described in said plat shall be known and used only as one family residential lots and only one family residence may be erected on each lot. Provided, however, that Lot 1 in Block 1, Lot 1 in Block 2, and Lot 1 in Block 3 may be used for either residential purposes or for business purposes.
3. Each dwelling hereafter constructed in said Subdivision shall contain a minimum of 880 square feet of floor space, exclusive of porches, terraces and attached garages, and shall be constructed of masonry, or stucco, or shall be of standard frame construction with wood siding, or shall be constructed of materials equal in quality and appearance. Minimum plumbing requirement for each residence shall consist of standard five-piece sanitary equipment, connected with septic tank, which septic tank or sub-surface sewage disposal system shall be constructed in substantial compliance with the specifications of the Board of Environmental Sanitation of the Oklahoma State Sanitation Department.
4. No building shall be moved from another location to any lot within said Subdivision.
5. No livestock shall be kept upon any of the lots in said Subdivision.
6. The foregoing restrictions shall be deemed and taken to be covenants running with the land and shall be binding upon the parties hereto and all persons, firms or corporations, claiming by, through or under them, until December 4, 1976, following which time said restrictions shall be extended automatically for

successive periods of ten years each unless changed by agreement, in writing,  
of the owners of a majority of the area of said Subdivision.

WITNESS our hands this 4th day of December, 1951.

A. E. Phillips  
A.E. Phillips

Mary Phillips  
Mary Phillips

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, 1951, personally appeared  
A. E. Phillips and Mary Phillips, husband and wife, to me known to be the  
identical persons who executed the within and foregoing instrument and ac-  
knowledged to me that they executed the same as their free and voluntary act and  
deed for the uses and purposes therein set forth.

J. D. Lane  
Notary Public

(31)

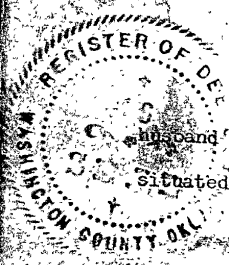
My commission expires April 1, 1954.

STATE OF OKLAHOMA }  
Washington County } SS  
This instrument was filed for record  
NOV 17 1952  
at 2:25 o'clock P.M.  
SILVE V. REASOR, County Clerk  
[Signature]  
DEPUTY

MAR 1 1955

at 3:25 o'clock P.M.  
O. E. CREWS, County Clerk  
by H. Case Deputy

AMENDMENT TO PLAT AND RESTRICTIONS  
OF PHIL-ACRES SUBDIVISION



KNOW ALL MEN, That, Whereas, A. E. Phillips and Mary Phillips,  
husband and wife, the then owners of the following described real property  
situated in Washington County, State of Oklahoma, to-wit:

All of Phil-Acres Subdivision in Washington  
County, State of Oklahoma;

did on the 4th day of December, 1951, execute an instrument creating certain  
restrictions on said Phil-Acres Subdivision, which instrument was duly filed  
for record in the office of the County Clerk for Washington County, Oklahoma,  
on November 17, 1952, and recorded in book 271 at page 142, and also caused  
said Subdivision to be surveyed and platted, which said plat was duly filed  
for record on November 17, 1952, and recorded in Envelope No. 209.

And, whereas, the undersigned are the owners of all of the lots in  
said Phil-Acres Subdivision in Washington County, State of Oklahoma, as follows:

1. A. E. Phillips owns 1, 2, 3, 4, 8 and 9 in Block 2; Lot 1 in Block 3; and Lots 1, 3, 4, 5 and 6 in Block 1;
2. Harry Littleton owns Lot 2 in Block 1;
3. Bob Hagenhoff and Bonnie J. Hagenhoff, husband and wife, own Lot 5 in Block 2;
4. J. L. Farr owns Lot 7 in Block 2;
5. J. L. Farr owns Lot 6 in Block 2;
6. Billy J. Holbrook and Mary A. Holbrook, husband and wife, own Lot 11 in Block 2;
7. Charles R. Hinman and Constance A. Hinman, husband and wife, own Lot 12 in Block 2;
8. Consolidated Lumber Company, a corporation, owns Lot 10 in Block 2, and Lot 5 in Block 3;
9. Wendell E. Pfeifer and Phyllis J. Pfeifer own Lot 6 in Block 3;
10. G. A. Dizmag and Elizabeth Dizmag, husband and wife, own Lot 4 in Block 3;
11. James F. Renfroe and Sarah L. Renfroe, husband and wife, own Lot 3 in Block 3.
12. J. R. McIntosh and Mrs. Dona E. McIntosh, his wife, own Lot 2 in Block 3.

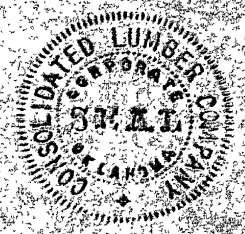
And, whereas, all of said undersigned owners now desire to make certain amendments in said restrictions as set out in said dedication and plat of said Phil-Acres Subdivision, and do hereby amend and change said restrictions and plat in the following manner:

1. The East building line as shown on said plat for Lot 6 in Block 1, Lots 8 and 9 in Block 2, and Lot 6 in Block 3, are hereby canceled and eliminated in order that there will be no East building setback line for said lots just described.

WITNESS Our hands this 11th day of January, 1955.

<u>A. E. Phillips</u> A. E. Phillips	<u>Bob Hagenhoff</u> Bob Hagenhoff
<u>Harry E. Littleton</u> Harry Littleton	<u>Bonnie J. Hagenhoff</u> Bonnie J. Hagenhoff
<u>J. L. Farr</u> J. L. Farr	<u>Billy J. Holbrook</u> Billy J. Holbrook
<u>J. L. Farr</u> J. L. Farr	<u>Mary A. Holbrook</u> Mary A. Holbrook
<u>Wendell Pfeifer</u> Wendell Pfeifer	<u>Charles R. Hinman</u> Charles R. Hinman
<u>Thyllis J. Pfeifer</u> Thyllis J. Pfeifer	<u>Constance A. Hinman</u> Constance A. Hinman
<u>G. A. Dizmang</u> G. A. Dizmang	<u>James E. Renfro</u> James E. Renfro
<u>Elizabeth Dizmang</u> Elizabeth Dizmang	<u>Sarah L. Renfro</u> Sarah L. Renfro
<u>J. R. McIntosh</u> J. R. McIntosh	<u>Mrs. Dona E. McIntosh</u> Mrs. Dona E. McIntosh

(CORPORATE SEAL)



CONSOLIDATED LUMBER COMPANY, A CORPORATION,

By Chas. E. Lee, Jr.  
Its W. Lee, Jr. President

ATTEST: [Signature]  
Secretary

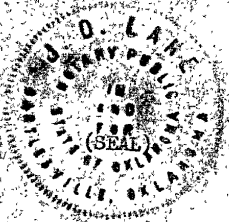
STATE OF OKLAHOMA  
SS  
WASHINGTON COUNTY

Before me, the undersigned, a Notary Public, in and for said County and State, on this 11th day of January, 1955, personally appeared, A. E. Phillips, Harry Littleton, Bob Hagenhoff and Bonnie J. Hagenhoff; husband and wife, J. L. Farr, Billy J. Holbrook and Mary A. Holbrook, husband and wife, Charles R. Hinman and Constance A. Hinman, husband and wife, Wendell E. Pfeifer and Phyllis J. Pfeifer, G. A. Dizmang and Elizabeth Dizmang, husband and wife, James F. Renfro and Sarah L. Renfro, husband and wife, J. R. McIntosh and Mrs. Dona E. McIntosh, 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.

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

My commission expires April 1, 1958.

J. D. Lane  
Notary Public.



STATE OF OKLAHOMA      SS  
COUNTY OF WASHINGTON

Before me, the undersigned, a Notary Public, in and for said county and state, on this 11th day of January, 1955, personally appeared Chas. E. Gore, Jr. to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument as its VICE 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.

My Commission expires April 1, 1958.

J. D. Lane  
Notary Public.

(SEAL)

135500

AMENDMENT TO PLAT AND RESTRICTIONS  
OF PHIL-ACRES SUBDIVISION

KNOW ALL MEN, That, Whereas, A. E. Phillips and Mary Phillips, husband and wife, the then owners of the following described real property situated in Washington County, State of Oklahoma, to-wit:

All of Phil-Acres Subdivision in Washington County, State of Oklahoma,

did on the 4th day of December, 1951, execute an instrument creating certain restrictions on said Phil-Acres Subdivision, which instrument was duly filed for record in the office of the County Clerk for Washington County, Oklahoma, on November 17, 1952, and recorded in Book 271, at Page 142, and also caused said Subdivision to be surveyed and platted, which said plat was duly filed for record on November 17, 1952, and recorded in Envelope No. 209.

AND, WHEREAS, The undersigned are the owners of all of the area of said Phil-Acres Subdivision in Washington County, State of Oklahoma, as follows:

1. A. E. Phillips owns Lot 1 in Block 1; Lots 1, 2 and 3, and the East 60 feet of Lot 4 in Block 2 and all of Lot 1 in Block 3;
2. Harry Littleton owns Lot 2 in Block 1;
3. Eugene U. Call owns Lot 3, and the West 10 feet of Lot 4 in Block 1;
4. H. D. Hoskinson owns the East 70 feet of Lot 4, and the West 20 feet of Lot 5 in Block 1;
5. Clarence O. Sumpter and Juanita J. Sumpter, his wife, own the East 60 feet of Lot 5, and the West 30 feet of Lot 6 in Block 1;
6. Bob Hagenhoff and Bonnie J. Hagenhoff, his wife, own the East 51.5 feet of Lot 6 in Block 1;
7. Otis H. Cobb and Eva Cobb, his wife, own the West 100 feet of Lot 4 in Block 2;
8. Louis Eaton and Adah Ruth Eaton, his wife, own Lot 5 in Block 2;
9. Glenn E. Harris and Margaret E. Harris, his wife, own Lot 6 in Block 2;
10. Warren Stone and Winnie Lee Stone, own Lot 7 in Block 2;
11. C. B. Redman and Dorothy J. Redman, his wife, own Lot 8 in Block 2;
12. J. Paul Hagan and                      M. Hagan, his wife, own Lot 9 in Block 2;
13. John R. Bruns and Janet I. Bruns, his wife, own Lot 10 in Block 2;
14. Billy J. Holbrook and Mary A. Holbrook, his wife, own Lot 11 in Block 2;
15. Charles R. Hinman and Constance A. Hinman, his wife, own Lot 12 in Block 2;

- 16. J. R. McIntosh and Dona E. McIntosh, his wife, own Lot 2 in Block 3;
- 17. James E. Renfro and Sarah L. Renfro, his wife, own Lot 3 in Block 3;
- 18. Gene A. Dizrang and Elizabeth/ <sup>Dizrang,</sup> his wife, own Lot 4 in Block 3;
- 19. Wendell E. Pfeifer and Phyllis J. Pfeifer, his wife, own Lot 6 in Block 3;
- 20. Ministers of the First Church, own Lot 5 in Block 3.

AND, WHEREAS, All of said undersigned owners now desire to make certain amendments in said restrictions as set out in said dedication and plat of said Phil-Acres Subdivision, and do hereby amend and change said restrictions and plat in the following manner:

1. Said restrictions for Phil-Acres Subdivision are hereby amended in order to permit more than one residential house upon or upon parts of Lots 4, 5 and 6 in Block 1, and upon Lots 1, 2, 3 and 4 in Block 2 of said Subdivision.

WITNESS Our hands this 16<sup>th</sup> day of May, 1956.

A. E. Phillips  
A. E. Phillips

Louis Eaton  
Louis Eaton

Harry Littleton  
Harry Littleton

Adah Ruth Eaton  
Adah Ruth Eaton

Eugene U. Call  
Eugene U. Call

Glenn E. Harris  
Glenn E. Harris

H. D. Hoskinson  
H. D. Hoskinson

Margaret B. Harris  
Margaret B. Harris

Clarence O. Sumpter  
Clarence O. Sumpter

Warren Stone  
Warren Stone

Juanita J. Sumpter  
Juanita J. Sumpter

Minnie Lee Stone  
Minnie Lee Stone

Bob Hagerhoff  
Bob Hagerhoff

C. B. Redman  
C. B. Redman

Bonnie J. Hagerhoff  
Bonnie J. Hagerhoff

Dorothy J. Redman  
Dorothy J. Redman

Chris H. Cobb  
Chris H. Cobb

J. Paul Hagan  
J. Paul Hagan

Eva Cobb  
Eva Cobb

Blenda M. Hagan  
Blenda M. Hagan



John R. Bruns

James E. Renfro

Janet I. Bruns

Sarah L. Renfro

Billy J. Holbrook

Gene A. Dizmag

Mary A. Holbrook

Elizabeth Dizmag

Charles R. Hinman

Wendell E. Pfeifer

Constance A. Hinman

Phyllis J. Pfeifer

J. R. McIntosh

[Signature]

Dona E. McIntosh

[Signature]

STATE OF OKLAHOMA  
SS  
WASHINGTON COUNTY

Before me, the undersigned, a Notary Public, in and for said County and State, on this 16th day of May, 1956, personally appeared, A. E. Phillips, Harry Littleton, Eugene U. Call, H. D. Hoskinson, Clarence O. Sumpter and Juanita J. Sumpter, his wife, Bob Hagenhoff and Bonnie J. Hagenhoff, his wife, Otis H. Cobb and Eva Cobb, his wife, Louis Eaton and Adah Ruth Eaton, his wife, Glenn E. Harris and Margaret B. Harris, his wife, Warren Stone and Minnie Lee Stone, his wife, G. B. Redman and Dorothy J. Redman, his wife, J. Paul Hagan and [Signature] Hagan, his wife, John R. Bruns and Janet I. Bruns, his wife, Billy J. Holbrook and Mary A. Holbrook, his wife, Charles R. Hinman and Constance A. Hinman, his wife, J. R. McIntosh and Dona E. McIntosh, his wife, James E. Renfro and Sarah L. Renfro, his wife, Gene A. Dizmag and Elizabeth Dizmag, his wife, and Wendell E. Pfeifer and Phyllis J. Pfeifer, 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.

J. D. Lane  
Notary Public

My commission expires: April 1, 1958.

STATE OF OKLAHOMA }  
                          } SS  
WASHINGTON COUNTY

Before me, the undersigned, Notary Public in and for said County and State, on this 17th day of May, 1956, personally appeared Homer J. Sarrett, Jr., to me known to be the identical person who subscribed the name of the maker thereof to the 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.

Witness my hand and official seal the day and year above written.

(S.S.)

J. D. Lane  
Notary Public

My commission expires: April 1, 1958

STATE OF OKLAHOMA }  
Washington County }  
This instrument was filed for record  
at 11 05 MAY 17 1956  
O. E. CREWS, County Clerk  
BY J. Kessner Deputy