

STATE OF OKLAHOMA }
Washington County } SS
This instrument was filed for record
OCT 1 1953
at 4 o'clock P.M.
CLAUDE W. BEASLEY, COUNTY CLERK
BY *M. J. [Signature]*

DEDICATION OF LANDERS SUBDIVISION,
IN WASHINGTON COUNTY, OKLAHOMA.

KNOW ALL MEN BY THESE PRESENTS That we, the undersigned Monroe Landers and Agnes Mae Landers, husband and wife, the owners of the following described land situated in Washington County, State of Oklahoma, to-wit:

The NE¹/₄ of the SE¹/₄ of the SE¹/₄ of the SW¹/₄ of
Section 4, Township 26 North, Range 13 East,

have caused said land to be surveyed and subdivided into lots, blocks and streets, as shown on the plat thereof bearing date the same as this instrument and filed in the office of the County Clerk at the same time as this instrument, and we do hereby dedicate unto the perpetual use of the public the streets indicated on said plat of said land, said land so subdivided to be known as Landers Subdivision, in Washington County, Oklahoma.

And we do hereby impress upon and attach to said land as above described the following restrictions and conditions, to-wit:

1. All lots shall, for a period of 20 years from August 27, 1953, be used exclusively for residential purposes.
2. Only one-family residences may be erected, and only one such residence may be erected upon any one lot.
3. Each residence hereafter constructed in said Subdivision shall contain a minimum of 850 square feet of floor space, exclusive of porches, terraces and attached garages. Each residence shall be constructed of masonry, stucco, or standard frame construction with wood siding, or materials equal in quality and appearance. Each residence erected in said Subdivision shall be connected to sanitary sewer lines or to a septic tank, and no outdoor toilet shall be permitted.
4. No building shall be moved from another location to any lot in the Subdivision.
5. Building lines are hereby established as shown on said plat above referred to, and no residence, or part thereof, except open porches, shall be erected nearer the street than the building lines so established. Easements for sewer and public utilities are hereby created and set aside as reflected by said plat. No residence or attached garage shall be placed nearer than five feet to any side property line.
6. No noxious or offensive trade or activity shall be carried on or conducted upon any of the lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the surrounding neighborhood. No live stock shall be kept on any lot in the Subdivision.
7. Each residence shall present a good frontage on the street which the lot fronts, and any residence that may be erected upon a corner lot in said Subdivision shall have a presentable appearance on both streets.
8. All of the restrictions above set out shall be binding upon the purchaser of any lot herein above described in said Subdivision, and upon his or her respective heirs, and assigns, for a period of 20 years from the date hereof, and shall continue another such 20 year period unless changed by agreement in writing between the owners of a majority of the area of said land hereinabove described. 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 lot within said Addition, shall have the right to enforce said restrictions in any court of competent jurisdiction by suit or injunction, to prevent the violation of such restrictions, or to recover damages for a violation of such restrictions.

IN WITNESS WHEREOF, the said parties have hereunto set their hands, this the 27th day of August, 1953.

Monroe Landers
Monroe Landers

Agnes Mae Landers
Agnes Mae Landers

STATE OF OKLAHOMA
SS
WASHINGTON COUNTY

Before me, the undersigned, a Notary Public in and for said County and State, on this 27th day of August, 1953, personally appeared Monroe Landers and Agnes Mae Landers, 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.

J. D. Lane
Notary Public.

(SEAL)

My commission expires April 1, 1954.