

23275

RESTRICTIONS AND RESERVATIONS FOR PHIL-ACRES 2ND 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:

$N\frac{1}{2}$ of the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 21,
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 2nd 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 residences may be erected on each lot. Each residence erected in said Subdivision shall be connected to sanitary sewer line or to a septic tank and no outdoor toilet shall be permitted.
3. Each dwelling hereafter constructed in said Subdivision shall contain a minimum of 1,000 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.
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. No fence or wall shall be extended farther to the front of the lot than the building set back line shown on the plat for the Subdivision.
7. 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 June 4, 1979, 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 June, 1954.

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 June, 1954, 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 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

RECORDED
INDEXED
JUN 10 1954

My commission expires:
April 1, 1958

STATE OF OKLAHOMA } SS
Washington County }
This instrument was filed for record
JUN 7 1954
at 4:50 P.M.
CLYDE V. RAYSON, County Clerk
BY [Signature] DEPUTY

