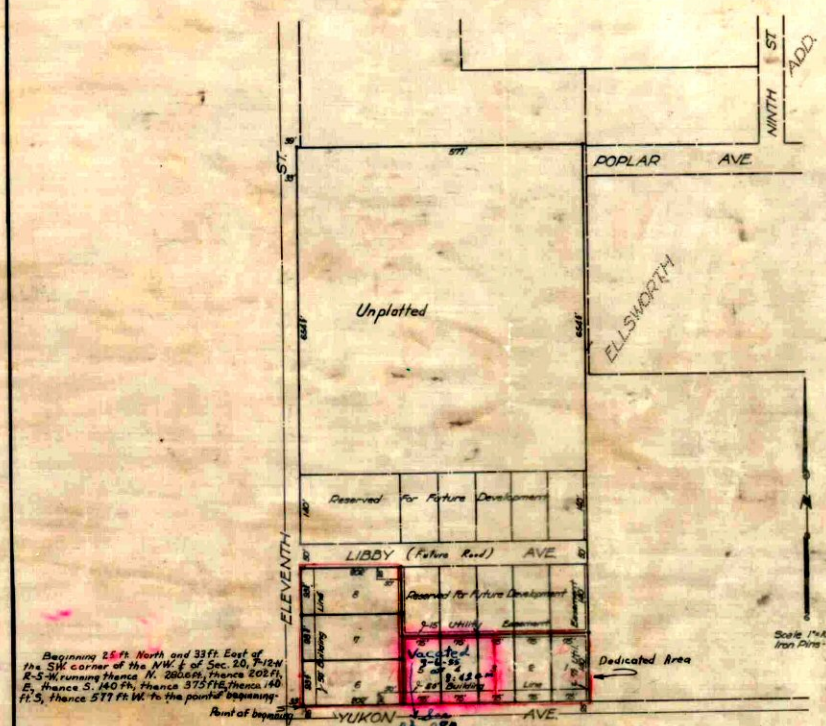


DAVIS ADDITION TO YUKON OKLAHOMA

CANADIAN COUNTY OKLAHOMA



Beginning 25 ft North and 33 ft East of the SW corner of the NW 1/4 of Sec. 20, T24N, R-3W running thence N. 265.68', thence 202 ft, E. thence S. 140 ft, thence 375 ft E, thence 140 ft S, thence 577 ft W to the point beginning.

STATE OF OKLAHOMA
CANADIAN COUNTY
Filed for record this 13th day of July, 1950
E. CROSS, COUNTY CLERK
Frances Julian

P.S. 534 SURVEYORS CERTIFICATE
I, E. D. HILL, Registered Professional Engineer, hereby certify that the annexed plat of DAVIS ADDITION TO YUKON OKLAHOMA correctly represents a survey made under my supervision on the 29th day of June, 1950, and that all the monuments shown thereon actually exist and their positions are correctly shown.

E. D. HILL
Civil Engineer

OWNERS CERTIFICATE AND DEDICATION

The undersigned, S. Chester Davis, hereby certify that I am the owner of the land shown and described on the annexed plat of DAVIS ADDITION TO YUKON OKLAHOMA and that I am the only person who has any right title or interest in said land; that the annexed plat is a correct survey of said property made with my consent, that I hereby dedicate the streets and avenues to the use of the public for road purposes only, and that I hereby guarantee a clear title to the lands so dedicated from myself, my heirs and assigns forever.

All persons hereinafter becoming the owner of any part of the land herein platted shall take and hold the same subject to the following covenants and restrictions:-

- No tract or tracts or parcel thereof shall ever be used for any purpose other than residential use and no tract or tracts or parcel thereof shall be used as a place for a professional office or for business, trade, or commercial activities of any kind.
- No Flat Dwell, Apartment, Boarding-House, or multiple dwelling unit, though intended for residential purposes, shall be erected or maintained thereon. Private dwellings for residential purposes and such other outbuildings and structures as are customarily appurtenant thereto, shall be designed and constructed for the purpose of occupancy by one family in its entirety, and shall be wholly detached from and disconnected with any other building unit.
- The undersigned hereby reserves the right and authority to redivide, subdivide, or to replat any tracts for the designation and location of outbuilding sites thereon.
- The ground floor of the principal or main dwelling, exclusive of one-story open porches and porches, shall not be less than 850 square feet for one-story dwellings, and 850 square feet for one and one-half or two story dwellings.
- All dwellings and such other outbuildings and structures as are customarily appurtenant thereto shall be constructed of new material, using approved standard construction methods for houses, outbuildings and structures appurtenant thereto and shall present a neat appearance and shall be of such a design as to be in harmony with the other buildings and structures of the addition. Approved Standard Construction Methods is meant to mean such methods as are recognized and endorsed by the American Institute of Architects or by some other generally recognized authority on building methods and standards.
- There is hereby established a building line as shown on the annexed plat. No structure, or any part thereof, except fences or ornamental walls, shall be located nearer to the street lot or tract line than is shown by said building line, nor nearer to any side lot or tract line than 75 ft. (75) feet.
- No part or portion of the land or the improvements thereon shall ever be held by or owned by or for any person other than the Caucasian, or American Indian race, except necessary occupancy of servants employed by the occupants of the main improvements thereon, on condition that a violation hereof shall cause the tract or parcel thereof and title thereto to revert to the undersigned, his heirs and assigns, who shall be entitled to receive and take possession thereof, and to prosecute any proceedings at law or in equity to enforce their rights and interest. This clause shall not affect the lien of any mortgage or deed of trust placed in good faith on any tract, provided that such lien is not owned by or for or held by any person not of the Caucasian or American Indian race.
- No livestock, cows, hogs, pigs, goats, or animals of any kind, or fowls of any kind shall ever be housed, or kept on any tract, except dogs and fowls which are kept for the consumption of the owner and the family of the tract, and except dogs, cats, and riding horses.
- No trash, ashes, or other refuse may be deposited, thrown, or dumped on any tract. No noxious or offensive trade or activity shall be carried on, nor shall anything be done which is or may become an annoyance or nuisance to the neighborhood. No trailer, house, basement, tent, shack, barn, garage, or other outbuilding may at any time be used as a dwelling either temporarily or permanently, and no structure of a temporary character shall be erected or permitted to remain on any tract of parcel.
- The covenants and restrictions are to run with the land and shall be binding on all parties claiming hereunder, their heirs and assigns.
- The owner or owners of any of the land shall have the right to prosecute any proceedings at law or in equity against any person or persons violating, or attempting to violate any of the restrictions herein set forth, and shall accept a violation hereof or to enforce the observation thereof or to recover loss or damages for such violation.

Signed: S. Chester Davis
Notary Public

State of Oklahoma
County of Oklahoma
I, S. Chester Davis, Notary Public in and for said County and State, on this 3rd day of July, 1950, personally appeared S. Chester Davis, to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and for the uses and purposes therein set forth. Witness my hand and Notarial Seal the day and year last above written.
My commission expires: APRIL 4, 1950

State of Oklahoma
County of Oklahoma
I, E. D. Hill, Registered Professional Engineer, hereby certify that the annexed plat of DAVIS ADDITION TO YUKON OKLAHOMA correctly represents a survey made under my supervision on the 29th day of June, 1950, and that all the monuments shown thereon actually exist and their positions are correctly shown.

E. D. HILL
Civil Engineer

Exam & Sealed by
E. D. HILL
REGISTERED CIVIL ENGINEER
Notary Public
125 Park Bldg.
Oklahoma City, Okla.
Exp. 3-8-55