

No. 594147.

PLAT AND DEDICATION:

Dated: July 10, 1939

Filed: Aug. 11, 1939 at 2:38 P.M.

In the office of the County Clerk  
within and for Tulsa County,  
State of Oklahoma, and

Recorded in Book Page

Plat No. 1126

C. B. Baldwin and  
Nellie F. Baldwin, his wife.

-To-

The Public.

JOE LOUIS ADDITION, TO THE CITY OF  
TULSA, TULSA COUNTY, OKLA.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, C. B. Baldwin and Nellie F. Baldwin, his wife, hereby certify that we are the owners of, and the only persons having any right, title or interest in, the certain tract of land described as follows, to-wit:

The Northeast 10 acres of Lot 2 and the North 60 feet of the S $\frac{1}{2}$  of Lot 2 in Sec. 30, Twp. 20 N. Rge. 13 E. of the Indian Base and Meridian, according to the U.S. Survey.

And have caused the same to be surveyed, staked and platted into lots, blocks and streets as shown on the above plat, the same to be named and designated as JOE LOUIS ADDITION to the City of Tulsa, Tulsa County, Oklahoma.

Restrictions as to Use and Development and Building Restrictions.

We hereby dedicate for public use all the streets as shown above and guarantee clear title to all land there is so dedicated and for the purpose of providing an orderly development of the entire tract and for the further purpose of providing adequate restrictive covenants for the mutual benefit of ourselves and our successors in title to the subdivisions of said tract, hereafter referred to as lots, do hereby impose the following restrictions and reservations and create the following easements to which it shall be incumbent upon our successors to adhere, to-wit:

No. 1. All lots in the tract shall be known, described and used solely as residential lots and no structure shall be erected on any residential building plot other than one single-family dwelling not to exceed two stories in height and a garage for not more than two cars.

No. 2. No building shall be erected on any residential plot narrower than 25 feet to or further than 35 feet from the front lot line, nor shall any structure be erected on any residential plot narrower than 5 feet to any side line. The side line restrictions shall not apply to a garage located on the rear one quarter of a lot,

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however, no structure on corner lots, shall be permitted nearer than 15 feet to the side street line.

No. 3 No residential lot shall be resubdivided into smaller building plots than shown on recorded plat, nor shall any building be erected on any residential building plot having an area of less than 7800 square feet or a frontage of less than 60 feet.

No. 4. No noxious or offensive use, trade or enterprise shall be carried on upon any lot nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood.

No. 5 No race or nationality other than persons of negro blood or what are usually defined as negroes shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

No. 6 No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence either temporarily or permanently, nor shall any residence of a temporary character be permitted. Garage apartments are specifically prohibited.

No. 7 No structure previously used shall be moved onto any lot.

No. 8 No dwelling the cost of which exclusive of garage or other outbuildings, shall be less than \$1500.00 shall be permitted on any lot in the tract and the ground floor square foot area thereof shall not be less than 650 square feet in the case of a one story structure nor less than 540 square feet in the case of a one and one-half story or a two story structure.

No. 9 A perpetual easement is reserved over the rear five feet of each lot, for public utility installation, maintenance or removal.

No. 10 The covenants and restrictions are to run with the land and shall be binding on all owners, their heirs, successors or assigns or persons claiming under them until January 1, 1965, at which time said covenants shall terminate.

No. 11 If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before Jan. 1, 1965, it shall be lawful for any person or persons owning any other lot or lots in said development or subdivisions to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.



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NO. 12 Invalidaton 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.

Signed this 10 day of July, 1939.

O. E. Baldwin  
Welle F. Baldwin

STATE OF OKLAHOMA )  
                          ) SS  
COUNTY OF TULSA )

Before me, the undersigned a Notary Public in and for said County and State on the 10th day of July, 1939, personally appeared O. E. Baldwin and Welle F. Baldwin, 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.

Given under my hand and seal this 10th day of July, 1939.

(SEAL) Betty Howard, Notary Public

My Commission expires 4-6-42

SURVEYORS CERTIFICATE.

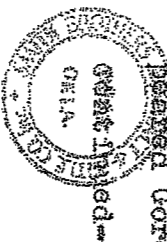
I, Gordon Lowe, a registered professional engineer of the State of Oklahoma, and a competent surveyor, do hereby certify that I have carefully and accurately surveyed and staked, the Northeast Ten Acres of Lot 2, and the North Sixty Feet of the South Half of Lot 2, Section 30, Twp. 20 N., Range 15 E. of the Indian Base and Meridian, according to the United States Survey thereof. Said tract to be known and designated as JOE LOTTIS Addition, To the City of Tulsa, Tulsa County, Oklahoma, and that the above plat is a true representation of said survey.

Witness my hand and seal this 10th day of July, 1939.

(Seal) Gordon Lowe, Surveyor.

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS

Before me, the undersigned Notary Public, in and for the said County and State, on the 10th day of July, 1939, personally appeared Gordon Lowe, to me known to be the identical person who executed



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the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal this 10th day of July, 1939.

Betty Howard  
Notary Public.

(32AL)

My Commission expires 4-6-43

Examined and approved by the Plat Committee.

Wm. B. Wooten  
Roy L. Sherrow  
Dan W. Patton

Adopted and officially approved by the Regional Planning Commission of the City of Tulsa, Oklahoma, this 20th day of July, 1939.

Chas. P. Yedon, Chairman  
of the Regional Planning  
Commission of Tulsa, Oklahoma.

ATTEST: Ben O. Kirkpatrick  
Secretary.

