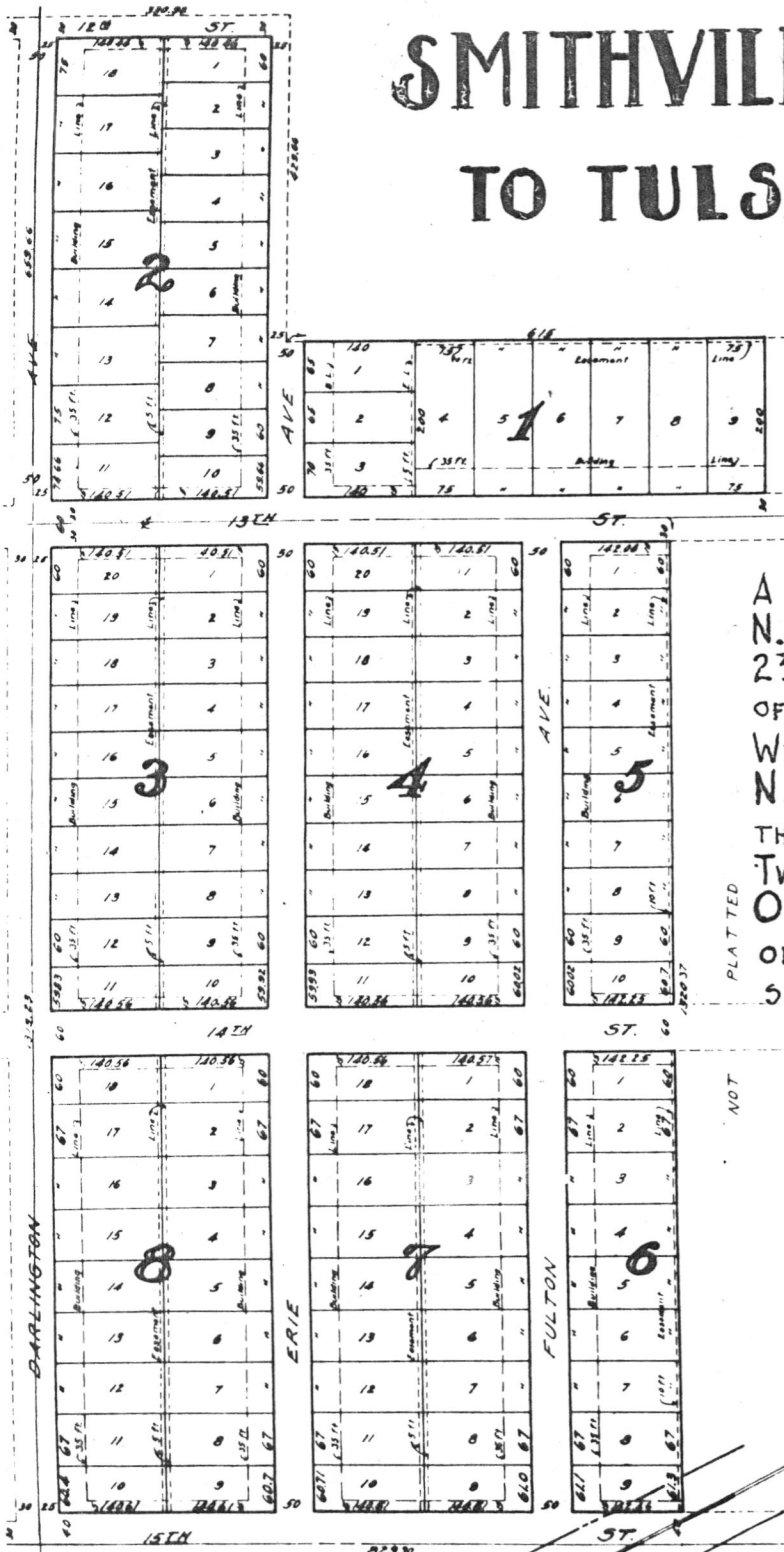
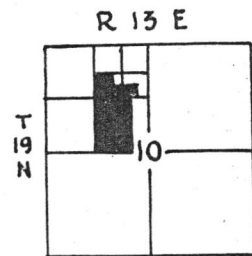


SMITHVILLE ADDITION TO TULSA, OKLAHOMA.



A SUBDIVISION OF WEST HALF OF S.W. $\frac{1}{4}$ OF N.E. $\frac{1}{4}$ OF N.W. $\frac{1}{4}$, AND THE SOUTH 230 FT. OF S.E. $\frac{1}{4}$ OF S.W. $\frac{1}{4}$ OF N.E. $\frac{1}{4}$ OF N.W. $\frac{1}{4}$; AND SOUTH 230 FT. OF THE WEST 283.98 FT. OF THE S.E. $\frac{1}{4}$ OF N.E. $\frac{1}{4}$ OF THE N.W. $\frac{1}{4}$; AND ALL OF THE S.E. $\frac{1}{4}$ OF N.W. $\frac{1}{4}$ OF SECT. 10, TWP. 19 N, RNG. 13 E., TULSA CO., OKLA., EXCEPT THE EAST 495 FT. OF SAID S.E. $\frac{1}{4}$ OF N.W. $\frac{1}{4}$ OF SAID SECTION 10 AFORESAID.



635159

PLAT AND DEDICATION

Dated: April 10, 1941

Filed: Jun 25, 1941 at 3:00 P.M.

In the office of the County Clerk
within and for Tulsa County, Okla.

Plat #1182

Guaranty Abstract Company.

SMITHVILLE ADDITION TO TULSA, OKLA.

A subdivision of West Half of S.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ of N.W. $\frac{1}{4}$,
and the South 230 ft. of S.E. $\frac{1}{4}$ of S.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ of N.W. $\frac{1}{4}$;
and the South 230 ft. of the West 283.98 ft. of the S.E. $\frac{1}{4}$
of N.E. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$; and all of the S.E. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ of
Section 10, Twp. 19 N. Rng. 13 E., Tulsa County, Okla.,
except the East 495 ft. of said S.E. $\frac{1}{4}$ of N.W. $\frac{1}{4}$ of said
Section 10 aforesaid.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Jay L. Smith and Elizabeth Harber Smith, his wife, are the owners of the West Half of the South West Quarter of the Northeast Quarter of the Northwest Quarter, and the South 230 feet of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northwest quarter; and the South 230 feet of the West 283.98 feet of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter; and all of the Southeast Quarter of the Northwest Quarter, except the East 495 Feet of said Southeast Quarter of the Northwest Quarter; all of Section Ten (10), Township Nineteen (19) N. Range Thirteen (13) East, Tulsa County, Oklahoma; have caused the same to be surveyed, staked and platted and subdivided into lots, blocks and streets, and designated the same as SMITHVILLE ADDITION to Tulsa, Oklahoma, and hereby dedicate all of the streets shown upon the above plat to the public for public use forever. Title to any lot or lots in this Addition shall be taken and held subject to the following stipulations and restrictions upon the use thereof, and all persons, their heirs or assigns, purchasing such lot or lots shall be held to agree and covenant with the undersigned, their heirs and assigns, that they will conform to and observe the following stipulations and restrictions to-wit:

(A) All lots in the tract shall be known and described as residential lots, and no structures shall be erected, altered, placed or permitted to remain on any residential building plot other than

-continued-

one single family dwelling, not to exceed two and one-half stories in height, and a private garage for not more than two cars.

(B) No building shall be located nearer to the front lot line or nearer to the side street line than the building set-back lines shown on the above plat. No building shall be located nearer than five (5) feet to any side lot line except that the side line restriction shall not apply to any detached garage or other out-building located one hundred (100) feet or more from the front lot line.

(C) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 8000 square feet or a width of less than 59 feet at the front building set-back line.

(D) No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(E) No person of any race other than the Caucasian race or the American Indian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

(F) No trailer, basement, tent, shack, garage, barn or other outbuildings erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(G) No dwelling costing less than \$2500 shall be permitted on any tract in the addition. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 720 square feet in the case of a one story structure; nor less than 450 square feet in the case of a one and one-half or two and one-half story structure.

(H) These covenants are to run with the land, and shall be binding on all the parties and all persons claiming under them until January 1st, 1965, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part.

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(I) If the parties hereto or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from so doing or to recover damage or other dues for such violation.

(J) Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

EASEMENT GRANT

The undersigned owners further dedicate to the public for public use forever, an easement and right-of-way as shown and designated on the accompanying plat for the purpose of constructing, maintaining, operating, repairing or removing sanitary sewers and other necessary facilities, telephone lines, electric power lines, gas lines, and water lines, either by erecting poles, wires, conduits and pipes, and or any and all facilities, with right of ingress and egress upon said right-of-way, for the uses and purposes aforesaid.

Dated this 10 day of April 1941.

Jay L. Smith
Elizabeth Harber Smith

ACKNOWLEDGED: April 10, 1941, by Jay L. Smith and Elizabeth Harber Smith, his wife, before Hazel M. Anderson, a Notary Public in and for Tulsa County, State of Oklahoma. (SEAL) Commission expires December 31, 1941

CERTIFICATE OF SURVEYOR

I, H. G. Buckingham, of Tulsa, Oklahoma, a Registered Professional Engineer No. 34 of Okla., and land surveyor, have carefully and accurately surveyed, staked and platted the West Half of the Southwest Quarter of the North East Quarter of the North West Quarter, and the South 230 feet of the South East Quarter of the South West Quarter of the North East Quarter of the North West Quarter, and the South 230 feet of the West 283.98 feet of the South

-continued-

East Quarter of the North East Quarter of the North West Quarter, and all of the South East Quarter of the North West Quarter, except the East 495 feet of said South East Quarter of the North West Quarter; all in Section Ten (10), Township Nineteen (19) N. Range Thirteen (13) E. Tulsa County, Oklahoma, into lots, blocks and streets, and have set iron pins and iron pipes on lot and block corners, and that the above plat designated SMITHVILLE ADDITION to Tulsa, Okla., is a true and correct representation of said survey.

(SEAL)

H. G. Buckingham, Surveyor

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS.

Before me, the undersigned, a Notary Public, within and for said County and State, personally appeared H. G. Buckingham, of Tulsa, Okla., a land surveyor, to me known to be the identical person who executed the above and foregoing instrument of writing, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes aforesaid.

Witness my hand and Notarial seal this 10th day of April 1941.
(SEAL)

Roy L. Sherrow, Notary Public

My commission expires October 3, 1944.

Examined and Approved by the Plat Committee

Wm. R. Wooten
Dan W. Patton
Roy L. Sherrow
City Plan Commission

Adopted and officially approved by the REGIONAL PLANNING COMMISSION of the City of Tulsa, Oklahoma, this 10th day of April, 1941.

ATTEST: Ben O. Kirkpatrick
Secretary

Chas. P. Yadon, Chairman of
Regional Planning Commission of
Tulsa, Oklahoma.

Block 1 contains Lots 1 to 9 inclusive
Block 2 contains Lots 1 to 18 inclusive
Block 3 contains Lots 1 to 20 inclusive
Block 4 contains Lots 1 to 20 inclusive
Block 5 contains Lots 1 to 10 inclusive
Block 6 contains Lots 1 to 9 inclusive
Block 7 contains Lots 1 to 18 inclusive
Block 8 contains Lots 1 to 18 inclusive