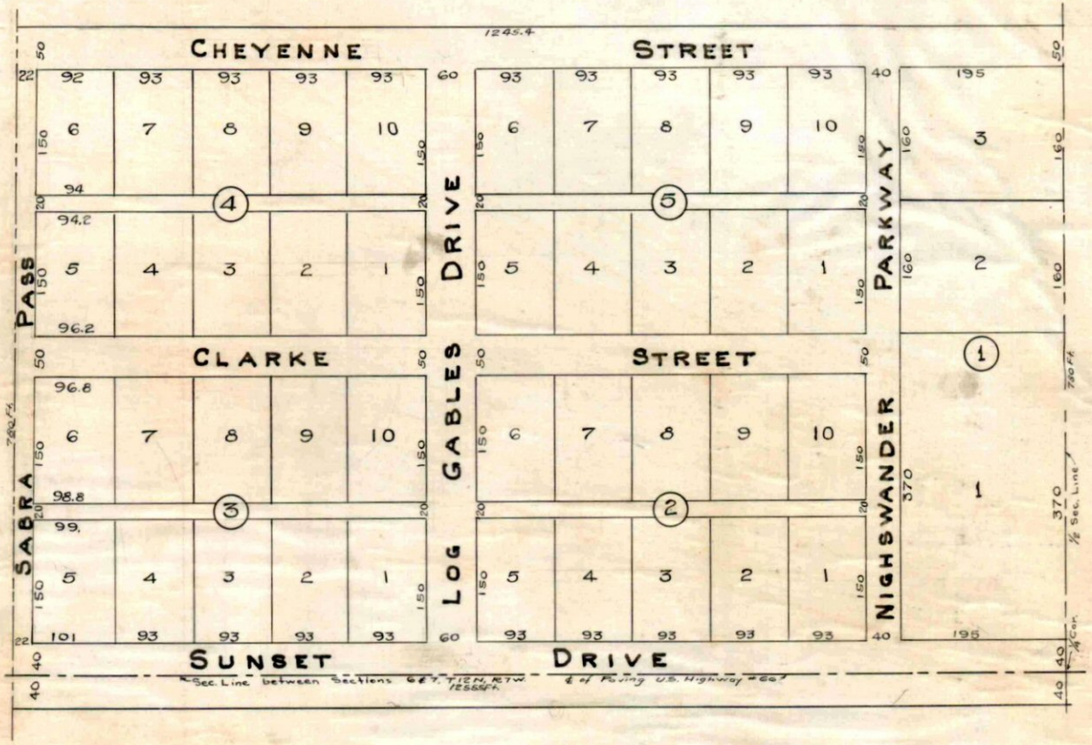
SUNSET ADDITION

STATE OF OKLAHOMA
CANADIAN COUNTY } SS.
Filed for record this 12 day of Sept 1947 at 1:25 o'clock a.m.
and recorded in Book 25 Page 63
C. E. CROSS, COUNTY CLERK
By Frances Brump
DEPUTY



STATE OF OKLAHOMA
CANADIAN COUNTY } S.S.

KNOW ALL MEN BY THESE PRESENTS:

That Halstead T. Townsend and Sabra Townsend, Husband and Wife, of Canadian County and State of Oklahoma, being the lawful owners of a tract of land situated in the SE¼ of the SW¼ of Section 6, T 12 N, R 7 W. I. M. and more particularly described as follows, to-wit: Beginning at the SE Cor. of said SW¼, thence North along ½ Sec. line 780 feet, thence West 1245.4 feet, thence South 780 feet to a point on South Section line of said Section, thence East along South Section line 1255.5 feet to the point of beginning, do hereby certify that We have caused the said land to be surveyed into Lots, Blocks, Streets and Alleys in conformity with the annexed plat which We do adopt as the plat of the above described land under the name of Sunset Addition to the City of El Reno, Canadian County, State of Oklahoma, and We do hereby dedicate the Streets and Alleys shown upon said plat to the free use and convenience of the public.

This plat and dedication made subject to the following conditions and restrictions:

No lot or parcel of land in this addition shall ever be sold to a member of the Negro or Japanese races or to one having Negro or Japanese blood.

Lot 1, Block 1, Lots 1 to 5 both inclusive in Block 2 and Lots 1 to 5 both inclusive in Block 3 are set aside and dedicated as a business district. The lots in this business district as set forth in this paragraph may be used for business purposes or for resident purposes or for both business and resident purposes. No resident building shall be of lesser value than $3,500.00 and shall contain not less than four rooms. All commercial or business buildings shall be constructed of stone, brick, tile or concrete except on Lot 1 in Block 1. Except in Block 1 there shall be no trailer camps, tourist camps or cabins, no automobile or other salvage businesses and no junk yards. All business in the business district hereby created shall be conducted under cover. Beer and intoxicating drinks shall not be sold at retail or what is commonly known as "Over the bar." Beer parlors and beer joints shall never be permitted in this addition. In the business district hereby created no building shall be erected nearer than 20 feet from the front or street property line.

Lots 6 to 10 both inclusive in Block 2, lots 6 to 10 both inclusive in Block 3, lots 1 to 10 both inclusive in Block 4 and lots 1 to 10 both inclusive in Block 5 are dedicated to and for the use as resident property exclusively. In this resident district no dwelling or other permanant resident property which has a lesser constructive value than $4,500.00 and no building shall be erected nearer than 25 feet to the front or street line of said property. No permanent resident shall be erected that has less than four rooms.

There shall be no open priveys or toilets. Until suitable sewer facilities are provided, the owner or occupant of any lot or parcel of land shall construct approved septic tanks and disposal facilities for human excretions.

No one shall be permitted to keep hogs on any part of this addition and stock feed yards, even under cover, shall not be permitted.

Witness our hands this 9th day of September, 1947.

Halstead T. Townsend and wife. Sabra Townsend

STATE OF OKLAHOMA
CANADIAN COUNTY } S.S.

Before me, the undersigned, a Notary Public in and for said County and State, on this 9th day of September, 1947, personally appeared Halstead T. Townsend and Sabra Townsend, 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 same as their free and voluntary act and deed for the uses and purposes therein set forth. In witness whereof, I have here unto set my hand and affixed my seal the day and year last above written.

My commission expires May, 27th, 1951

J. F. Nighswander
Notary Public.

STATE OF OKLAHOMA
CANADIAN COUNTY } S.S.

I, Bill Alexander, a resident of Canadian County, State of Oklahoma, hereby certify that I am, by profession, a Registered Civil Engineer and that at the instance of Mr. Halstead Townsend and Mrs. Sabra Townsend, I made the above described survey and that this map or plat is a correct presentation of said Blocks and Lots as surveyed by me.

Signed this 9th day of September, 1947.

Bill Alexander
Engineer

STATE OF OKLAHOMA
CANADIAN COUNTY } S.S.

Before me, the undersigned, a Notary Public in and for said County and State, on this 9th day of September, 1947, personally appeared Bill Alexander, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed same as his free and voluntary act and deed for the uses and purposes therein set forth. In witness whereof, I have here unto set my hand and affixed my seal the day and year last above written.

My commission expires May, 27th, 1951.

J. F. Nighswander
Notary Public.