CAPITOL HEIGHTS
ADDITION TO
OKLAHOMA CITY, OKLAHOMA
Scale 1 inch = 200 feet
CAPITOL HEIGHTS ADDITION.

That I. M. Putnam, owner of the following described real estate, situate in Oklahoma County, State of Oklahoma, to-wit: The North Half of the Northwest Quarter of Section Fourteen (14), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, containing eighty and eighteen hundredth (80.18) acres more or less,

That said I. M. Putnam hereby certifies that he has caused said lands to be surveyed into blocks, lots, parks, boulevards, avenues, streets, and alleys in conformity to the plat hereto annexed, which he hereby adopts as the plat of the above described lands, under the name of Capital Heights Addition to Oklahoma City.

The boulevards, avenues, streets and alleys, and parks and parkings shown on the annexed plat are hereby dedicated subject to the following reservations, conditions, restrictions and provisions, to-wit: That said boulevards, avenues, streets and alleys shall be used by the public for the ordinary purposes of travel and other uses to which streets and alleys are ordinarily put; and the parks and parkings shown on the annexed plat are hereby dedicated to the use of the public for the ordinary purposes of rest and recreation; but the right and power to use or grant the use or occupancy of any of said boulevards, avenues, streets, alleys or public places, or parks, or parkings to or for any railway, street railway, water works or system, electric, gas, or other lighting or heating plant, system, line, piping or purpose, or any telegraph, or telephone line or system, or other common carrier, for transmission purposes, or subway, elevated or aerial transportation, or other extraordinary uses, are hereby reserved; and such right or power shall not subsist or be vested in any municipality or other government, but the exclusive right and power to use or grant rights or franchises for any and all of such uses and purposes shall be and remain in the grantor herein, and its successors or assigns; and the rights and powers herein reserved shall be in no way affected by the sale or transfer of any part or parts of said Addition or any lot or lots therein; provided, that the municipal government shall have the right to use said boulevards; avenues, streets and alleys for any public utility owned and operated exclusively by such municipal government.
RESTRICTIONS.

Any person or persons hereafter becoming owners directly or through any subsequent transfer or in any manner whatsoever of any tracts, parcel or parcels of land hereby platted shall take and hold and convey the same subject to the following conditions and restrictions, to-wit:

(1) No residence shall be built or placed nearer than Thirty (30) feet to the front street line of any lot in said addition; provided, that the porch, veranda and steps may approach nearer to said front line.

(2) It shall be a violation of these restrictions and conditions to subdivide any of the above named lots.

(3) As appurtenant to each residence and to be used only in connection with it, an out-house, barn or other subsidiary building shall be erected on any lot, but no such building shall be nearer than Seventy five (75) feet to the front street line of said lots.

(4) No building shall ever be used or occupied for any purpose except for that of private residence exclusively, nor shall any part or portion thereof ever be used for business or trade of any kind whatsoever, unless the right to use the same for other purposes be given by the grantor herein in the deed of conveyance.

(5) No residence the actual cost of which is less than Three thousand Dollars ($3,000.00) shall ever be built or placed on any lots of Grand Junction Boulevard or Euclid Boulevard or on any lots in Blocks Eight (8) and Eleven (11).

(6) No residence the actual cost of which is less than Two thousand Dollars ($2,000.00) shall ever be built or placed on any other lots in said addition.

(7) Any or all of the building restrictions above named may be raised or increased by the grantor herein at or prior to the time of making deed, in which event the amount named in deed of conveyance shall be supplemental to and have precedence over the restrictions named herein.
Reservations for sidewalks and parkings on each side of every street and boulevard in this addition shall be not less than Twenty (20) feet.

No part of said real estate shall ever be sold or leased to any person or persons of African descent known as negroes, and any attempt to so convey, let or lease the same shall be void, and shall forfeit the property to the grantor herein, and this condition shall be a material part of the consideration in such and every transfer of any part of said land.

Should any future purchaser violate any of the restrictions herein contained and enumerated, and refuse to correct same and to abide by the restrictions and conditions contained herein, after reasonable notice, the grantor herein may re-enter and take possession of said premises, correct the violated restrictions, and dispose of the property at public sale after the manner provided by law, for foreclosure of any ordinary builder's or improvement liens, and after deducting the costs of correcting the violated restrictions, and all costs of sale, deliver the remainder of the proceeds of the sale, if any, to the dispossessed owner.

In Witness Whereof, I have hereunto set my hand this 29th day of September, 1910.
STATE OF OKLAHOMA, 

OKLAHOMA COUNTY, 

Before me, M. C. Strange, a Notary Public, in and
for said County and State on this 24th day of September, 1910, personally appeared I. M. Putnam, to me known to be the identical person who executed 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.

Witness my hand and official seal the day and year above set forth.

By Commission Expires, March 23, 1912.

M. C. Strange, Notary Public.