

CAPITOL PARK ADDITION BLOCKS A & B

To OKLAHOMA CITY, OKLA.

BEING A SUBDIVISION OF THE SOUTH 1/2 BLOCKS 14 & 15 BARROWS ADDITION TO OKLAHOMA CITY, OKLA.

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JUL 17 8 1/2 AM 1930
J. W. DENK
COUNTY CLERK

OWNER'S CERTIFICATE & DEDICATION

We the undersigned, Ed S. Vaught and wife, Mary H. Vaught, being the owners of the South One-Half of Block 14 Barrows Addition to Oklahoma City, Oklahoma, and A.R. Hickam and wife, Josephine S. Hickam, being the owners of the South One-Half of Block 15 Barrows Addition to Oklahoma City, Oklahoma do hereby certify that we are the owners of and the only persons who have any right, title or interest in the land shown and described on the annexed map or plat of CAPITOL PARK ADDITION, BLOCKS A & B, to Oklahoma City, Oklahoma, being a subdivision of the South 1/2, Blocks 14 and 15 Barrows Addition to Oklahoma City, Oklahoma as shown by the recorded plats thereof; that said map or plat represents a correct survey of said property made with our consent; that we hereby dedicate to the public use all the streets and avenues as shown on said map or plat; that we hereby guarantee a clear title to the land so dedicated.

Subject to a mortgage to A.R. Hickam, recorded in Book 295 of Mortgages, page 103 on the South One-Half of Block 14 Barrows Addition to Oklahoma City, and subject to an easement to the Oklahoma Natural Gas Corporation, recorded in Book 35 Misc. page 40, on the South One-Half of Block 15 Barrows Addition to Oklahoma City.

Restrictions: - Any person or persons, hereafter becoming the owner or owners directly or through any subsequent transfers, or in any manner whatsoever, of any lots, blocks or tracts of land hereby platted, shall take, hold and convey the same subject to the following restrictions, to-wit: -

First: - A building line is hereby established twenty-five (25) feet from the front of all lots.

Second: - All lots in this plat are restricted to residence purposes only, Duplex houses or two family houses, being hereby construed as dwellings.

Third: - The nearest point of all private garages, barns, servants quarters and other outbuildings of any nature must be at least one-hundred (100) feet back from the front property line of all lots herein platted.

Fourth: - Five (5) feet off the rear of each lot is hereby reserved for the free use of all public utilities as shown on this plat, over which no encroachment will be permitted.

Fifth: - No lot or lots in this addition shall ever be rented or sold, or the improvements thereon rented or sold to any person of African descent commonly known as Negroes, and servants quarters shall be occupied only by the servants of the occupant of the main improvement.

Sixth: - No building of any nature shall be moved onto any of said lots from any other location.

Seventh: - Not more than one dwelling or duplex house shall be built on any one of said lots.

Eighth: - No dwelling house shall be erected on any one of said lots costing less than Four Thousand (4,000) dollars, and all dwellings hereafter erected on said lots must be of solid brick, brick veneer, stucco on tile, or other masonry construction.

Ninth: - No "Duplex" house shall be erected on any of said lots costing less than Seven Thousand (7,000) dollars and must be constructed of the materials above stated.

Tenth: - Any property owner in this plat, or owners severally or jointly, shall have the right to enforce any and all of the conditions or restrictions herein contained, or to prevent their violation by proper court action.

Ed S. Vaught
Mary H. Vaught
A.R. Hickam
Josephine S. Hickam

State of Oklahoma } s.s.
County of Oklahoma }

Before me, the undersigned, a Notary Public, in and for said county and state on the 7 day of June 1930, personally appeared Ed S. Vaught and Mary H. Vaught, his wife, and A.R. Hickam and Josephine S. Hickam his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and notarial seal the day and year last above written.

My commission expires July 18-1934

Tom W. Coates
Notary Public

BONDED ABSTRACTER'S CERTIFICATE

I, the undersigned, a duly qualified and lawfully bonded Abstracter of Titles in and for the State of Oklahoma, hereby certify that the records of the County of Oklahoma and the State of Oklahoma, show that the title to the land shown on the annexed map of "CAPITOL PARK ADDITION BLOCKS A & B" is listed in Ed S. Vaught and Mary H. Vaught his wife (South One Half of Block 14, Barrows Addition); A.R. Hickam and Josephine S. Hickam, his wife (South One Half of Block 15, Barrows Addition) and that on the 7th day of June 1930, there are no actions or judgements of any nature in any court, or on file with the clerk of any court in said county and state, against said lands or the owners thereof; that the taxes are paid for the year 1929 and prior years and that no outstanding tax certificates are against said land, and that no tax deeds are issued to any persons, and that there are no liens, mortgages or encumbrances of any kind against the land described in said map or plat, except mortgage on the South One-Half of Block 14 Barrows Addition to Oklahoma City in favor of A.R. Hickam, executed on the 21st day of May, A.D. 1927 and recorded in Book 295 of Mortgages, page 103, Oklahoma County, Oklahoma and except an easement to the Oklahoma Natural Gas Corporation recorded in Book 35 Misc. page 40 on the South One-Half of Block 15 Barrows Addition to Oklahoma City, Oklahoma.

J. S. Coates
Bonded Abstracter

State of Oklahoma } s.s.
County of Oklahoma }

Before me, the undersigned, a Notary Public in and for said County and State, on the 7th day of June 1930, personally appeared J. S. Coates, 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 notarial seal this 7th day of June, 1930.

Tom W. Coates
Notary Public

My commission expires Feb-18th-1934

CITY COUNCIL APPROVAL

I, M. Peshek Jr., City Clerk of the City of Oklahoma City, State of Oklahoma, hereby certify that the annexed map of "CAPITOL PARK ADDITION BLOCKS A & B" to Oklahoma City, Okla. was duly approved by the Council of said city on the 8th day of July, 1930, and that the City Clerk of said city was authorized to endorse hereon the approval of said Council the acceptance of all land dedicated to the public use as shown on said map and I have examined the records of said city and that all special city taxes or assessments as to deferred payments upon the same have been paid upon the lands as shown on the annexed map this 8th day of July, 1930.

M. Peshek Jr.
City Clerk

CITY PLANNING COMMISSION APPROVAL

I, Bliss Kelly, Secretary of the City Planning Commission, of Oklahoma City, State of Oklahoma, hereby certify that the said City Planning Commission duly approved the annexed map of "CAPITOL PARK ADDITION BLOCKS A & B" to Oklahoma City, Oklahoma this 18th day of June, 1930.

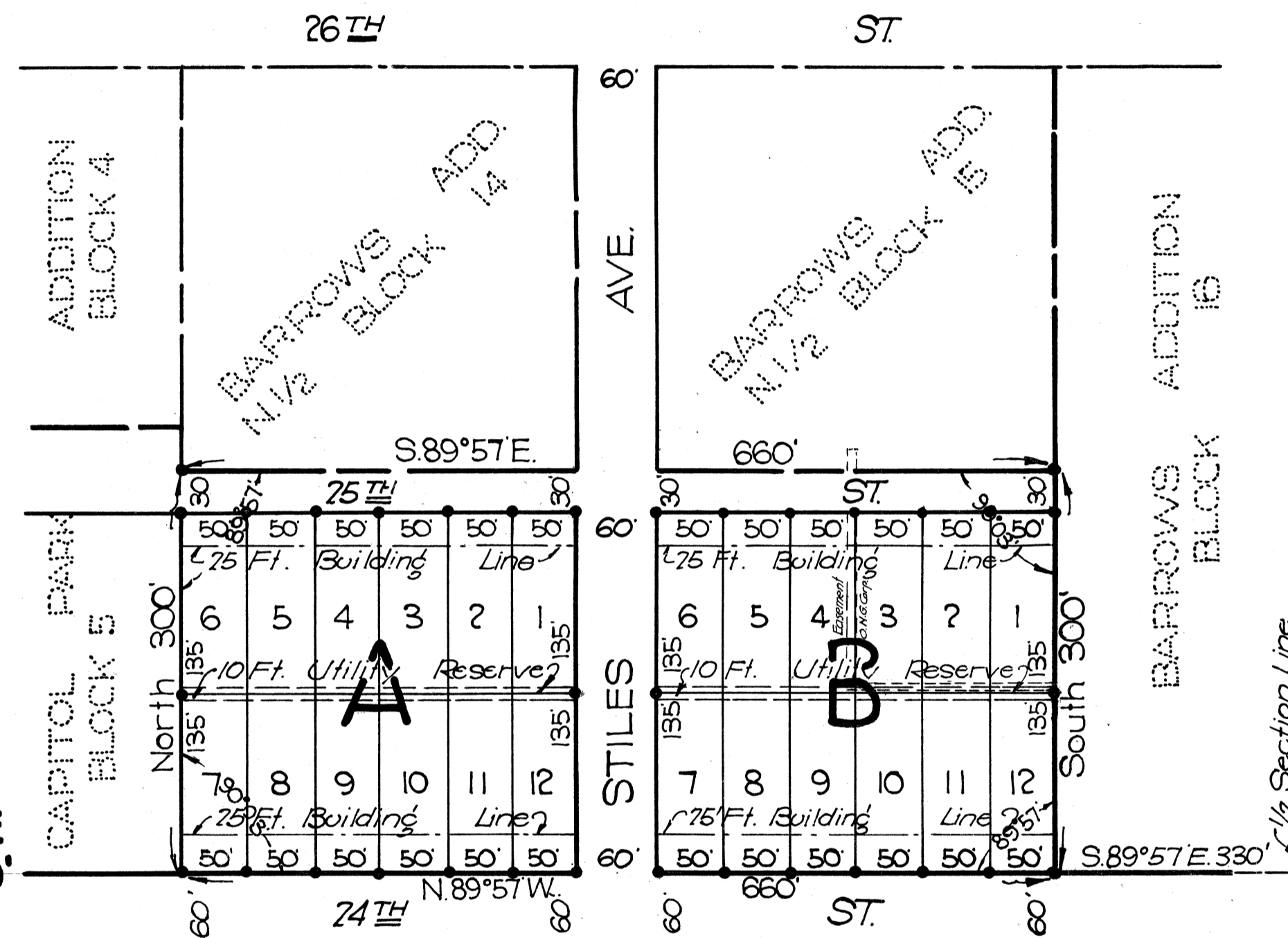
Bliss Kelly
Secretary

CITY ENGINEER'S CERTIFICATE

I, W.W. Small, City Engineer of the City of Oklahoma City, State of Oklahoma, hereby certify that I have examined the land included within the subdivision as shown on the annexed map and that it is suitable for residence or business purposes and that the lands dedicated to the public are of correct dimensions and that the improvement of the same will not be an undue burden upon the public treasury.

W.W. Small
City Engineer

BARROWS ADDITION BLOCK 21
CAPITOL PARK ADDITION BLOCK 2



SCALE 1" = 100'

Iron Pins Shown Thus.....

SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that I am by profession a land Surveyor or Civil Engineer and that the annexed map of CAPITOL PARK ADDITION BLOCKS A & B consisting of one sheet correctly represents a survey made under my supervision on the 10th day of June, 1930, and that all the monuments shown hereon actually exist and their positions are correctly shown.

Warren E. Moore
Civil Engineer

State of Oklahoma } s.s.
County of Oklahoma }

Before me, the undersigned, a Notary Public in and for said County and State, on the 11th day of June, 1930, personally appeared Warren E. Moore 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 notarial seal the day and year above set forth.

My commission expires July 18-1934 Tom W. Coates
Notary Public

MOORE & MCCLURE
CIVIL ENGINEERS
OKLAHOMA CITY

