DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Anton H. Clasen and Ella D. Clasen, his wife, and Fred S. Coombs, Trustee, the owners of the following described real estate situated in Oklahoma County, State of Oklahoma, to-wit:

A part of the southeast quarter of section twenty-eight (28) township twelve (12), North, Range three (3), West of the Indian Meridian, described as follows: Commencing at a point on the north line of said quarter section eleven hundred thirty thousand five hundred fifty (113050) feet east of the northwest corner of said quarter section; thence south along the east line of Harvey Avenue three hundred ninety (390) feet to the north line of Fifteenth Street; thence east along the east line of Fifteenth Street four hundred thirty (430) feet to the center line of Robinson Avenue; thence north three hundred ninety (390) feet to the north line of said quarter section; thence west four hundred thirty (430) feet to the place of beginning, said property also being described as follows:

Commencing at a point five hundred twenty (520) feet east of the southeast corner of Block seven (7) of CLASSEN'S HIGHLAND PARKED ADDITION TO OKLAHOMA CITY; thence north and along the east line of Harvey Avenue three hundred forty (340) feet to the south line of 16th Street; thence east and along the south line of said 16th street four hundred (400) feet to the West line of Robinson Avenue; thence south and along the west line of Robinson Avenue three hundred forty (340) feet to the north line of Fifteenth Street; thence west and along the north line of Fifteenth Street four hundred (400) feet to the place of beginning,

hereby certify that they have caused the same to be surveyed and platted into lots and one block in conformity to the annexed plat which is hereby adopted as the plat of the above described land under the name of Block one (1) "CLASSEN'S HIGHLAND PARKED ADDITION TO OKLAHOMA CITY", and do hereby dedicate the streets and avenues shown upon said plat to the public use.

RESTRICTIONS.

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

FIRST: The building line shall be forty (40) feet from the lot or block line as shown by the annexed plat and no building or any part or portion thereof shall at any time be erected or placed upon the space between the said building line and the street, nor shall any projection of any such building of whatsoever character be permitted to extend into or encroach upon said space, except that the steps, platform or porch in front of the main door may extend over the building line not to exceed ten (10) feet.

No residence shall be erected or placed closer than twenty (20) feet to the east lines of lots seven (7), eight (8), nine (9) and ten (10) herein platted.
SECOND: In the rear of all lots in the block hereby platted a strip of land five (5) feet wide is reserved for the free use of the City and public service companies for the installation and maintenance of sewers, gas mains, electric and telephone wires, poles, etc., and no buildings or other obstructions shall be placed thereon to the interference of the uninterrupted installation or maintenance of these utilities, but the purchasers of any lot or lots shall have full ownership and use of the five (5) feet named except for the purposes above mentioned.

THIRD: Only one residence shall be erected or placed upon any one lot, and such residence shall never be used or occupied for any purposes except for that of private residence exclusively, nor shall any part or portion thereof ever be used or occupied except solely as a residence, nor shall said lots or any part thereof ever be used or occupied for trade or business or any kind whatever.

FOURTH: No flats or apartment houses shall be erected on any lot herein platted.

FIFTH: No residence the actual cost of which is less than five thousand ($5,000.00) Dollars shall be erected or placed upon lots One (1) to Six (6) and no residence the actual cost of which is less than seven thousand ($7,000.00) Dollars shall be erected or placed upon lots seven (7) to ten (10), and shall not be less than a two story residence.

SIXTH: Any property owner in the block herein platted shall have the right to enforce any of the provisions herein contained or to prevent their violation by proper action in court.

WITNESS our hands and seals this the 17th day of March, 1920.

[Signature]

[Signature]

TRUSTEE

STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 17th day of March, 1920, personally appeared Anton H. Classen, and Ella D. Classen, his wife, and Fred S. Coombs, 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, and the said Fred S. Coombs, acknowledged the same as his free and voluntary act and deed as Trustee, for the uses and purposes therein set forth.

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

[Signature]

Notary Public

My commission expires June 14, 1922.
We, the undersigned hereby consent and agree to the execution of the above dedication.

WITNESS our hands and seals this 19th day of March, 1920.

B. B. Jones,
M. Jones,
E. L. Jones,
R. L. Jones,

BY their Attorney in Fact.

STATE OF OKLAHOMA, CREEK COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 19th day of March, 1920, personally appeared to me known to be the identical person who executed the within and foregoing instrument as attorney in fact and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of B. B. Jones, M. Jones, E. L. Jones, and R. L. Jones, for the uses and purposes therein set forth.

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

Notary Public.

My commission expires June 19, 1923.

I, Warren E. Moore, a resident of Oklahoma County, Oklahoma, hereby certify that I am by profession a Civil Engineer and that at the request of the owners of the within described property, I made the above described survey and that the annexed map or plat is a correct representation of the lots and blocks as surveyed by me, and that the block, lots, streets, and avenues are of the width and size represented upon said map or plat.

Dated this 19th day of March, 1920.

Warren E. Moore

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

Before me, the undersigned, a Notary Public in and for said State and County, on this 19th day of March, 1920, 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.

Notary Public

My Commission Expires January 14, 1922