

# CLASSEN'S Marquette Addition to Oklahoma City, O.T.

Draughted by  
THE OWEN & WELSH CO.

Scale, 1 inch = 200 feet.

N.B. Spillman, C.E.



Know All Men by These Presents:

That The Classen Co., a corporation existing under the laws of the Territory of Oklahoma, and owner of the land hereinafter described, has caused to be surveyed into blocks, lots, streets, avenues and alleys the following described land and premises situate in Oklahoma County, Territory of Oklahoma, to wit:

The South half of the South-West quarter of Section twenty-eight (28), in Township twelve (12) North of Range three (3) West of the Indian Meridian, - except ten (10) acres out of the South-West corner thereof bounded as follows: Commencing at the South-West corner of said quarter-section; thence East 660 feet; thence North 660 feet; thence West 660 feet the West line of said quarter-section; thence South to the place of beginning; - and with the further exception of a strip of land five feet wide commencing at the North-West corner of the South half of said South-West quarter, - thence East along the North line of said South half of said South-West quarter 1000 feet, - thence South 5 feet, - thence West and parallel with the North line of said South half of said South-West quarter to the West line thereof, - thence North 5 feet to place of beginning.

That a correct map or plat of said land as surveyed is set out on this sheet and is hereby adopted as such; and said land so surveyed is hereby named "CLASSEN'S MARQUETTE ADDITION TO OKLAHOMA CITY". The streets, avenues and alleys shown on this plat are hereby dedicated to the public use of said City, subject, however, to the following conditions, restrictions and provisions, to wit: That said streets shall be used by the public for the ordinary purposes of travel and other uses to which streets are ordinarily put, but the said City shall have no right, jurisdiction or authority to grant to any street railway or street railway company, individual, partnership or corporation the use of any of said streets or alleys for any sort or kind of street railways; nor shall said City of Oklahoma City have any right whatever to construct or operate any part of said streets or alleys of this Addition. The right to build, construct or operate any street railway in or upon any part of this Addition or on any of said streets shall belong exclusively to this Grantor, its successors or assigns, and such right shall be in no way affected by the sale or transfer of any of such lots. The right, however, to build such street railways, whether exercised by the Grantor, its successors or assigns, shall be subject to all reasonable regulations with respect to conforming to street grades legally established and to any reasonable police regulations for the safety of the inhabitants of said Addition or of said City.

### RESTRICTIONS.

Any person or persons hereafter becoming the owner of any tracts or parcels hereby platted shall take and hold the same subject to the following conditions and restrictions, to wit:

FIRST: The building line shall be thirty feet from the lot or block line as shown on the 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 whatever character be permitted to extend into or encroach upon said space, except that the steps and platform in front of the main door shall extend over the building line not to exceed 8 feet.

SECOND: No building, the actual cost of which shall be less than \$2500.00, shall be erected upon any of the following parts of said Addition, to wit: The lots fronting East in Blocks 3 and 7, - Lots 9 & 14 inclusive in Block 14, - Lots 9 to 14 inclusive in Block 13, - The lots fronting North in Blocks 12 and 13, - The North half of Block 1, - and all the lots in Blocks 2 and 8.

And no lot named in this 2nd paragraph shall ever be used for any purposes of trade or business.

And not more than one residence shall be erected upon any one lot in Blocks 2 and 8.

THIRD: No barn or out-house shall be constructed at any place in said Addition within 50 feet of any street line; and any property owner in said Addition injuriously affected by any such structure erected in violation hereof shall be entitled to take proper legal steps to have the same abated.

Grantor further states that it has caused to be set permanent base line monuments in accordance with the provisions of paragraph 717 of the revised statutes of Oklahoma for the year 1893 at the following points shown on this map, to wit: At the intersections of the West line of Walker Ave. with the center lines of 11th and 13th Sts.; - At the intersections of the center lines of 11th St. and Shartel Ave., of 13th St. and Shartel Ave., and of 13th St. and Manhattan Ave.

Dated this 19th day of May, 1902.

Attest: *G. H. Brauer*  
Secretary

*The Classen Co.*  
by *Geo. E. Gardner* President

Territory of Oklahoma, Oklahoma County, ss:

Before me, a Notary Public in and for said County and Territory, on this 19th day of May, 1902, personally appeared Geo. E. Gardner to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President, 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 said corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.  
My commission expires December 18, 1904.

*Maclure Douglas* Notary Public.

I, N.B. Spillman, of Oklahoma City, O.T., do hereby certify that, by occupation, I am a civil engineer and surveyor; that, at the instance of The Classen Co., I surveyed into blocks, lots, streets, avenues and alleys the land above described by The Classen Co.; that the map and plat shown on this sheet is a true and correct representation and map of said land as surveyed by me; and that the blocks, lots, streets, avenues and alleys are of the dimensions shown on said plat.  
Dated this 19th day of May, 1902.

*N.B. Spillman*

Territory of Oklahoma, Oklahoma County, ss:

Before me, a Notary Public in and for said County and Territory, on this 19th day of May, 1902, personally appeared N.B. Spillman, to me known to be the identical person who executed the above 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.  
My commission expires February 1st, 1903.

*A. J. Walsh*  
Notary Public.

3/22

May 20  
1902  
*G. Bowman*

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26