PLAT OF CLASSEN'S SOUTH ACRES ADDITION

TO OKLAHOMA CITY.

KNOW ALL MEN BY THESE PRESENTS:

That Anton H. Classen and Ella D. Classen, his wife, of Oklahoma City, Oklahoma, owners of the following described real estate in Oklahoma County, State of Oklahoma, being a part of the Southwest Quarter (SW$rac{1}{4}$) of Section Twenty-seven (27), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, more particularly described as follows:

Commencing at a point on the East line of said Quarter Section 365 feet south of the Northeast corner of said quarter section; thence West and parallel with the north line of said quarter section 1247.2 feet to a point 35 feet east of the east right-of-way line of the Oklahoma Railway Company as now located through said quarter section; thence South and parallel with and 35 feet distant from said east right-of-way line of the Oklahoma Railway Company a distance of 1018.9 feet; thence East 1317.2 feet to the east line of said quarter section at a point 1362.8 feet south of the Northeast corner of said Quarter Section; thence North along the East line of said quarter section 1017.8 feet to the point or place of beginning,

hereby certify that they have caused the same to be surveyed into lots, blocks, streets and avenues in conformity to the annexed plat, which they hereby adopt as the plat of the above described land under the name of CLASSEN'S SOUTH ACRES ADDITION to Oklahoma City, and they do hereby dedicate subject to the conditions herein-after named all of the streets and avenues shown upon said plat to the public, the same to be used by the public for the usual purposes of travel and other such uses as are common and proper, but the public or the city or county government, of which this is now or may hereafter become a part, shall have no right to grant to any street railway company, individual, partnership or corporation, the use of any street or avenue for any kind of street railway or railway of any kind. The right to build, construct or operate any railway of any kind upon any part of this addition or any of the streets there-of, being expressly reserved to the grantors herein and to their heirs, successors or assigns, and such rights shall in no way be effected by the sale of any of said lots.

A strip of land Thirty (30) feet wide in the center of Sixty-third (63rd) Street South, running east and west, is reserved for parking and prospective street-car lines.

All sidewalks to be placed two (2) feet out from the lot or block line.

All trees in the parking shall be placed ten (10) feet out from the lot or block line.

RESTRICTIONS.

Any person or persons hereafter becoming the owner or owners of any of the lots or land herein platted shall take, hold and
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convey the same subject to the following restrictions, to-wit:

FIRST:– A building line Twenty-five (25) feet from the lot or block line and parallel with the street upon which the lots face, as shown upon the annexed plat, is hereby established, and no building or any part thereof shall extend into or encroach upon said space except that the porch and steps may extend over said building line not to exceed Eight (8) feet.

SECOND:– No residence shall be erected upon any of the land here platted to cost less than the sum of Fifteen Hundred ($1500.00) Dollars.

THIRD:– No lots in this addition or any part thereof shall ever be sold to or rented by persons of African descent known as negroes.

FOURTH:– Any property owner in this addition shall have the right to enforce any of the restrictions contained herein or to prevent their violation by proper action in Court.

WITNESS the hands of the parties hereto this first day of April, 1933.

[Signature]

[Signature]

CONSENT TO PLAT ABOVE LAND.

I, Fred S. Coombe, Trustee, and J. Frank Laux on behalf of the Cestui Que Trust, named in the deed of trust recorded in book 141, pages 336 to 347 of the Records of Oklahoma County, Oklahoma, hereby consent and agree to the execution of the dedication above set out.

WITNESS our hands and seals this first day of April, 1933.

[Signature]

[Signature]

STATE OF OKLAHOMA } SS.

OKLAHOMA COUNTY

Before me, the undersigned, a Notary Public in and for said County and State, on this first day of April, 1933, personally appeared Anton H. Classen and Ella D. Classen, his wife, and Fred S. Coombe, 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. Coombe 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]

My commission expires January 19, 1926.

[Signature] Notary Public.

[Signature]
STATE OF OKLAHOMA }  
CREEK COUNTY } SS.

Before me, the undersigned, a Notary Public in and for said County and State, on this 28th day of April, 1923, personally appeared J. Frank Laux, to me known to be the identical person who executed the within and foregoing instrument, as their attorney in fact, and acknowledged to me that he executed the same as his free and voluntary act and deed as the free and voluntary act and deed of B. B. Jones, W. 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.

My commission expires  

Notary Public.

* * * * * * * * *

SURVEYOR'S CERTIFICATE.

STATE OF OKLAHOMA } SS.
OKLAHOMA COUNTY } SS.

I, Warren E. Moore, a resident of Oklahoma City, Oklahoma, hereby certify that I am by profession a Civil Engineer and that at the instance of Anton H. Classen I made the above described survey and that the annexed map or plat is a correct representation of said lots and blocks as surveyed by me and that I have set iron posts or hubs at the corners of all blocks shown on the annexed plat.

WITNESS my hand this 28th day of April, 1923.

Warren E. Moore

STATE OF OKLAHOMA }  
OKLAHOMA COUNTY } SS.

Before me, the undersigned, a Notary Public in and for said County and State on this 28th day of April, 1923, 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 official seal the day and year above set forth.

My commission expires  

Notary Public.
PLAT OF CLASSSEN'S SOUTH ACRES ADDITION

TO OKLAHOMA CITY.

KNOW ALL MEN BY THESE PRESENTS:

That Anton H. Classen and Ella D. Classen, his wife, of Oklahoma City, Oklahoma, owners of the following described real estate in Oklahoma County, State of Oklahoma, being a part of the Southwest Quarter (SW¼) of Section Twenty-seven (27), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, more particularly described as follows:-

Commencing at a point on the East line of said Quarter Section 255 feet south of the Northeast corner of said quarter section; thence West and parallel with the north line of said quarter section 1847.2 feet to a point 35 feet east of the east right-of-way line of the Oklahoma Railway Company as now located through said quarter section; thence south and parallel with and 35 feet distant from said east right-of-way line of the Oklahoma Railway Company a distance of 1018.9 feet; thence east 1217.2 feet to the east line of said quarter section at a point 1382.6 feet south of the Northeast corner of said Quarter Section; thence north along the east line of said quarter section 1017.8 feet to the point or place of beginning,

hereby certify that they have caused the same to be surveyed into lots, blocks, streets and avenues in conformity to the annexed plat, which they hereby adopt as the plat of the above described land under the name of CLASSSEN'S SOUTH ACRES ADDITION to Oklahoma City, and they do hereby dedicate subject to the conditions herein-after named all of the streets and avenues shown upon said plat to the public, the same to be used by the public for the usual purposes of travel and other such uses as are common and proper, but the public or the city or county government, of which this is now or may hereafter become a part, shall have no right to grant to any street railway company, individual, partnership or corporation, the use of any street or avenue for any kind of street railway or railway of any kind. The right to build, construct or operate any railway of any kind upon any part of this addition or any of the streets thereof, being expressly reserved to the grantors herein and to their heirs, successors or assigns, and such rights shall in no way be affected by the sale of any of said lots.

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RESTRICTIONS.

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