

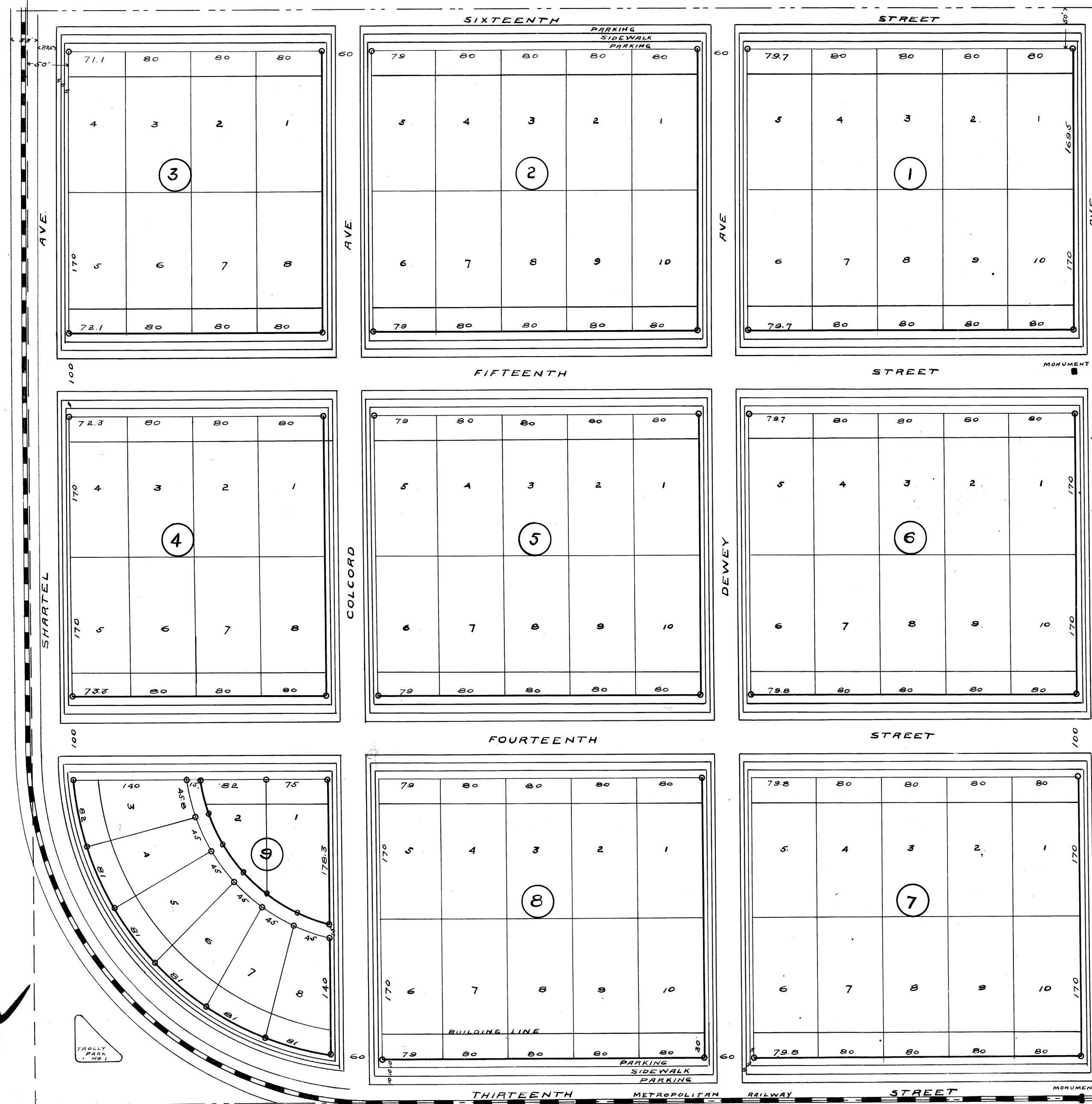
# CLASSEN'S WEST HIGHLAND PARKED ADDITION

TO  
OKLAHOMA CITY, O.T.  
SCALE 1 INCH=100 FT. OCT-1902.

DRAFTED BY W.E. MOORE.

SURVEYED BY W.D. RUST.

March 3<sup>rd</sup> 1903  
J. J. Mitchell  
5-241



KNOW ALL MEN BY THESE PRESENTS, THAT THE CLASSEN CO., THE OWNERS OF THE NORTH-EAST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION TWENTY-EIGHT, TOWNSHIP TWELVE, NORTH OF RANGE THREE WEST, HAS CAUSED THE SAME TO BE SURVEYED INTO LOTS, BLOCKS, STREETS AND ALLEYS, AND THAT A CORRECT MAP OR PLAT OF SAID LAND AS SURVEYED IS SET OUT ON THIS SHEET, AND IS HEREBY ADOPTED, AND SAID LAND SO SURVEYED IS HEREBY NAMED "CLASSEN'S WEST HIGHLAND PARKED ADDITION TO OKLAHOMA CITY, OKLA." THE STREETS, AVENUES AND ALLEYS SHOWN UPON 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 WHATSOEVER TO CONSTRUCT OR OPERATE ANY STREET RAILWAY IN ANY PART OF SAID ADDITION OR ON ANY OF THE STREETS OR ALLEYS, OR HAVE THE RIGHT TO BUILD ANY STREET RAILWAYS UPON 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 THE GRANTOR, ITS SUCCESSORS OR ASSIGNS AND SUCH RIGHTS SHALL BE IN NO WAY AFFECTED BY THE SALE OR TRANSFER OF ANY OF SAID 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 STREETS AND GRADES LEGALLY ESTABLISHED AND TO ANY REASONABLE POLICE REGULATIONS FOR THE SAFETY OF THE INHABITANTS OF SAID ADDITION OR OF SAID CITY.

A STRIP OF LAND RUNNING IN FRONT OF THE LOTS EXTENDING (30) THIRTY FEET FROM THE LOT LINE INTO THE STREET SHALL BE RESERVED FOR PARKING AND SIDEWALK PURPOSES AS FOLLOWS: SAID STRIP TO BE DIVIDED INTO THREE EQUAL PARTS EACH PART TO BE TEN FEET WIDE THE PART NEXT TO THE LOTS AND THE PART NEXT TO THE CURB LINE TO BE USED EXCLUSIVELY FOR PARKING PURPOSES, AND THE CENTER PART TO BE USED FOR SIDEWALK PURPOSES. THE SIDEWALKS AND PARKING IN ACCORDANCE WITH THE PLAT AND AS SHOWN UPON SAID MAP OR PLAT SHALL EXTEND ALONG THE NORTH SIDE OF THIRTEENTH STREET AND ALONG BOTH SIDES OF FOURTEENTH AND FIFTEENTH STREETS AND ALONG THE SOUTH SIDE OF SIXTEENTH ST. THE SIDEWALKS AND PARKING ON WALKER, DEWEY, COLCORD AND SHARTEL AVENUES RUNNING NORTH AND SOUTH TO BE FIFTEEN FEET WIDE TO BE SUBDIVIDED AS FOLLOWS: FIVE FEET ALONG THE BLOCK LINE TO BE USED FOR PARKING, THE PARKING ALONG THE CURB LINE TO BE FIVE FEET AND THE CENTER STRIP FIVE FEET WIDE TO BE USED EXCLUSIVELY FOR SIDEWALKS.

**RESTRICTIONS**

ANY PERSON OR PERSONS HEREAFTER BECOMING THE OWNERS 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 AND PARALLEL WITH THE STREET ON WHICH LOTS FACE 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 WHATSOEVER CHARACTER BE PERMITTED TO EXTEND INTO OR ENCRUCH UPON SAID SPACE EXCEPT THAT THE STEPS AND PLAT-FORM IN FRONT OF THE MAIN DOOR MAY EXTEND OVER THE BUILDING LINE NOT TO EXCEED EIGHT FEET.

**SECOND**, NO BUILDING THE ACTUAL COST OF WHICH IS LESS THAN TWO THOUSAND DOLLARS (\$2000.00) SHALL BE ERECTED ON ANY LOT OF THIS ADDITION.

**THIRD**, BUT ONE BUILDING SHALL BE ERECTED OR PLACED UPON EACH LOT AND SUCH BUILDING 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 ANY LOT OR PART THEREOF EVER BE USED OR OCCUPIED FOR TRADE OR BUSINESS OF ANY KIND WHATSOEVER.

**FOURTH**, AS APPURTENANT TO EACH RESIDENCE AND TO BE USED ONLY IN CONNECTION WITH IT AN OUTHOUSE, STABLE OR OTHER SUBSIDIARY BUILDING MAY BE ERECTED ON EACH LOT.

**FIFTH**, NO BUILDING SHALL BE ERECTED ON ANY LOT THE WALLS OF WHICH SHALL BE NEARER THAN TWENTY FEET TO THE EAST LINE OF SUCH LOT. SAID TWENTY FEET SHALL BE USED FOR DRIVE OR ENTRANCE AND PARK AND LAWN PURPOSES. THE SAME TO APPLY TO LOTS 3, 4, 5, 6, 7 AND 8 FACING THE CAR LINE IN BLOCK 5 BEING THE SOUTH OR SOUTHEAST SIDE OF SAID LOTS.

**SIXTH**, ALL OWNERS ARE REQUIRED TO FACE THEIR DWELLINGS NORTH ON ALL LOTS FACING NORTH, SOUTH ON ALL LOTS FACING SOUTH, EXCEPT LOTS 3, 4, 5, 6, 7 AND 8, BLOCK 5 WHERE OWNERS ARE REQUIRED TO FACE THEIR DWELLINGS TO THE METROPOLITAN RAILWAY TRACK.

IN WITNESS WHEREOF, THE CLASSEN CO. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT IN ITS CORPORATE NAME, ATTESTED BY ITS SECRETARY AND THE SEAL OF SAID CORPORATION TO BE AFFIXED, THIS 25<sup>th</sup> DAY OF March, A.D. 1903.

ATTEST: *Geo. N. Brand* ITS SECRETARY  
BY *Geo. E. Gardner* THE CLASSEN CO. ITS PRESIDENT.

TERRITORY OF OKLAHOMA }  
COUNTY OF OKLAHOMA } 55

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND TERRITORY, ON THIS 2<sup>nd</sup> DAY OF March, A.D. 1903, 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 THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

*Ed. L. Dumm* NOTARY PUBLIC  
MY COMMISSION EXPIRES *January 19<sup>th</sup> 1904*

TERRITORY OF OKLAHOMA }  
COUNTY OF OKLAHOMA } 55

I, THE UNDERSIGNED, W. D. RUST, DO HEREBY CERTIFY THAT I AM BY PROFESSION A CIVIL ENGINEER AND THAT I SURVEYED THE SAID TRACT, TO-WIT, THE NORTH-EAST QUARTER OF THE SOUTH-WEST QUARTER OF SECTION TWENTY-EIGHT, TOWNSHIP TWELVE, NORTH OF RANGE THREE WEST, INTO LOTS, BLOCKS, STREETS AND ALLEYS AS SHOWN IN THE ANNEXED PLAT, AND HAVE CORRECTLY MARKED THE BOUNDARIES OF SAID LOTS AND BLOCKS AS SHOWN ON THE SAID PLAT. THE PERMANENT BASE LINE MONUMENTS FOR RE-TRACING LINES AS REQUIRED BY LAW BEING LOCATED AS SHOWN ON SAID PLAT AT THE WEST OF WALKER AVENUE AND IN THE CENTER OF THIRTEENTH STREET, AT THE WEST EDGE OF WALKER AVENUE AND AT THE CENTER OF FIFTEENTH STREET.

DATED THIS 25<sup>th</sup> DAY OF February, A.D. 1903.  
*W. D. Rust* CIVIL ENGINEER.

TERRITORY OF OKLAHOMA }  
COUNTY OF OKLAHOMA } 55

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND TERRITORY, ON THIS 25<sup>th</sup> DAY OF February, A.D. 1903, PERSONALLY APPEARED *W. D. Rust*, 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.

*Ed. L. Dumm* NOTARY PUBLIC  
MY COMMISSION EXPIRES *January 19<sup>th</sup> 1904*

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER  
4112

4/12