PLAT OF BLOCKS 84-95-101-110 to 114 Inclusive.

COLLEGE PARK ADDITION TO OKLAHOMA CITY, OKLAHOMA.

Filed in the Office of the Register of Deeds of Oklahoma County, Oklahoma, on the __ day of April 1911, at ___ o'clock ___ M., and recorded in Plat Book ____ at page ____.

Fees $____ Paid.

_________ Register of Deeds.

Know all men by these presents: That Oklahoma City College, a corporation, of Oklahoma City, Oklahoma County, State of Oklahoma, being the owner of the following described real estate in Oklahoma County, Oklahoma, to wit: A tract or parcel of land situated in the N.W 1/4 of Section 21, Township 13, North, Range 3, West of the Indian Meridian, and bounded and described as follows:

Beginning at the Northeast corner of said N.W 1/4 of Section 21, in said township and range, 2657.4 feet southerly or less to the southeast corner of said quarter section; thence west along the south line of said quarter section 1300 feet to the east line of Shartel Avenue as platted in College Park; thence north and parallel with the first above described line, 1165 feet to the north line of Tigert Street as platted in College Park; thence west and parallel with the south line of said quarter section 1283.2 feet more or less to a point on the west line of said quarter section; thence north along the west line of said quarter section 1465.9 feet more or less to the northwest corner of said quarter section; thence east along the north line of said quarter section 2641.2 feet more or less to the northeast corner of said quarter section to the point of beginning.

That said corporation hereby certifies that it has caused said land to be surveyed into Blocks, Lots, Avenues, Streets and Alleys in conformity to a plat filed for record on the 27th day of April 1910, at 4:20 o'clock P.M., in the office of the Register of Deeds of said county, and has designated the same as Blocks 84, 95, 101, 110, 112, 113 & 114 of COLLEGE PARK Addition to Oklahoma City, Oklahoma.

The boulevards, avenues, streets and alleys on said plat are hereby dedicated, subject to the following reservations, conditions, restrictions and provisions, to wit:

The boulevards, avenues, streets and alleys shall be used by the public for the ordinary purposes of travel and other uses to which streets are ordinarily put, and are hereby dedicated to the use of the public for the ordinary purposes aforesaid, but the right and power to grant the use or occupancy of any of said boulevards, avenues, streets or alleys to or for any railway, street-railway, electric, gas or other lighting or heating plant or system, or other common carrier, or transmission purposes, or subway, elevated or aerial transportation or other extraordinary uses are hereby reserved; and such right or power shall not subsist or be vested in any municipality or other government, but the exclusive right and power to use said rights or franchises for any and all such uses and purposes shall be and remain in the grantor herein, and its successors or assigns; and the rights and powers herein reserved shall in no way be affected by the sale or transfer of any part or parts of said addition or any lot or lots therein, provided that the municipal government shall have
the right to use boulevards, avenues, streets and alleys for any publie utility owned or operated exclusively by such municipal government.

RESTRICTIONS:

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

1. No residence shall be built nearer than twenty-five feet to the front line of any lot in this addition; provided, that the porch, veranda and steps may approach nearer to said front line.

2. As appurtenant to each residence, and to be used only in connection with it, an out house or barn, or other subsidiary building may be erected on any lot, but no such building shall ever be nearer than seventy-five feet to the front line of said lot, and on all corner lots all barns and outhouses shall be built as far away from the street as possible.

3. Not more than one residence shall be placed or erected on any lot, and such building shall not be used or occupied for any purpose except that of private residence, apartment house, hotel, church or school building.

4. No residence costing less than $750.00 shall be built on the North-half of Blocks 110 and 112; and no residence costing less than $1000.00 shall be built on any lots of Blocks 101, 111, and the South-half of Blocks 110 and 112; and not less than $1500.00 on Blocks 84 & 95.

5. Any and all of the building restrictions above named may be raised or increased by the grantor herein at or prior to the time of making deed for any lot or lots, in which event the amount named in the deed shall be supplemental to and precedent over the amount or amounts named herein.

6. The outside edge of any and all sidewalks in this addition shall be seven feet from the outside line of the lot, and the reservation for sidewalks and parking on each side of every street shall be as follows: Not less than twelve and one half feet.

7. No business prohibited by law of the State of Oklahoma shall ever be conducted or carried on.

8. No part of said real estate shall ever be sold, let or leased to any person or persons of African descent, known as "negroes" and any attempt to so convey, let or lease the same shall be void, and shall forfeit the property to the grantors herein, and this condition shall be a material part of the consideration of each and every transfer of any part of said lands.

9. Should any future purchaser violate any of the restrictions herein contained and enumerated, and shall refuse to correct the same and refuse to abide by the same, after reasonable notice, the grantor herein may re-enter and take possession of said premises, correct the violated restrictions and dispose of the property at public sale, after the manner provided by law for the foreclosure of any ordinary builder's or improvement liens, and after deducting the cost of correcting the violated restrictions, and all costs of sale, deliver the remainder of the proceeds of the sale, if any, to the dispossessed owner.

In witness whereof, the Oklahoma City College has caused these presents to be executed by its President of the Board of Trust, and its
corporate name attested by the Secretary of its Board of Trust, and
the seal of said corporation to be affixed this 22d day of April
1911.

Attest:

W. W. Robinson,
Secretary.

(Seal) Board of Trust of
Oklahoma City College

State of Oklahoma, ss.
Oklahoma County.

Before me, W. F. Clark, a Notary Public in and for said
County and State, on this 22d day of April, 1911, personally appeared
A. C. Enoch, personally known to me to be the identical person who
subscribed the name of the maker thereof to the within and foregoing
instrument as its President of its Board of Trust, 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 last above
written.

W. F. Clark
Notary Public.

My commission expires January 15, 1914.

I, W. F. Wilkins, a resident of Oklahoma County, Oklahomas,
do hereby certify that I am by profession a civil engineer and surveyor,
and that at the instance and request of the above named parties, I
made the above described survey, and that the annexed map or plat is
a correct representation of said land as subdivided by me.

Signed this 18 day of April 1911.

W. F. Wilkins
Civil Engineer.

State of Oklahoma, ss.
Oklahoma County.

Before me, W. F. Wilkins, a Notary Public in and for said County
and State, on this 18th day of April 1911, personally appeared
W. F. Wilkins, 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.

My commission expires Oct. 26, 1913.