COLLEGE PARK

Being a subdivision of a part of the

N.W.\(\frac{1}{4}\) of Sec. 21, T.13N., R.3W.

Scale: 1 inch = 200 feet.

MOORE & McCLURE,
CIVIL ENGINEERS,
OKLAHOMA CITY, OKLA.
G.R.L. 21515. 649.
KNOW ALL MEN BY THESE PRESENTS: That, OKLAHOMA CITY COLLEGE, a Corporation, of Oklahoma City, Oklahoma County, State of Oklahoma, is the owner of the following real estate situated in Oklahoma County, State of Oklahoma, to-wit:

(1/4) of Section Twenty-one (21), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, described as follows:

Beginning at the Southwest corner of said Quarter Section; thence North One Thousand One Hundred Sixty-five (1165) feet, to the East One Thousand Three Hundred Forty-three (1343) feet; thence South One Thousand Sixty-five (1165) feet to the South line of said Quarter Section; thence West One Thousand Three Hundred Forty-eight & 6/10 (1348.6) feet to the point or place of beginning.

The said corporation hereby certifies that it has caused said land to be surveyed into Blocks and Lots, Avenues, Streets, and Alleys, in conformity to a plat filed for record on the 27th day of April, 1910, at 4:20 P.M., in the office of the Register of Deeds of Oklahoma County, which it adopts as the plat of the above described lands, under the name of COLLEGE PARK ADDITION to Oklahoma City, Oklahoma. The Boulevards, Avenues, Streets, and Alleys, and the parkings shown on the 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 and alleys are ordinarily put; and are hereby dedicated for the public for the ordinary purposes as above mentioned, 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, 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 or grant rights or franchises for any and all of 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 said Boulevards, Avenues, Streets, and Alleys for any public utility owned and 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, 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) All appurtenants to each residence, and to be used only in connection with it, an outhouse or barn, or other subsidiary building may be erected on any lot, but no building shall be nearer than seventy-five (75) 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 streets as possible.

(3) Not more than one residence shall be placed or erected upon any lot, and such building shall not be used or occupied for any purpose except for that of private residence, apartment house, hotel, church, or school building, for a period of five (5) years from January 1, 1910.

(4) No residence costing less than Two Thousand Dollars, ($2,000) shall be built on any of the lots in Blocks Nos. Sixty-three (63) to Sixty-eight (68) inclusive, and Blocks Nos. Seventy-nine (79) to Eighty-one (81) inclusive.

(5) Any or 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 to 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 the laws 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 grantor herein, and this condition shall be a material part of the consideration in 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 refuse to correct same and to abide by the restrictions and conditions contained herein, 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 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 the President of its 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 27th day of April, 1910.

Attest: W. W. Robertson, Secretary of the Board of Trust of Oklahoma City College.

OKLAHOMA CITY COLLEGE,

By A. C. Enochs, President of the Board of Trust of Oklahoma City College.

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STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS:

Before me, W. L. Clark, a Notary Public, in and for said County and State, on this 27th day of April, 1910, personally appeared A. C. Enochs, personally known to me to be the identical person who subscribes the name of the maker thereof to the within and foregoing instrument as the 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. L. Clark, Notary Public.
My Commission expires January 11, 1914. (Notarial Seal)

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I, J. F. Wallach, Jr., a resident of Oklahoma County, Oklahoma, hereby certify that I am by profession a Civil Engineer, and that at the instance 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 sub-divided by me.

Signed this 27th day of April, 1910.

J. F. Wallach, Jr. Civil Engineer.

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STATE OF OKLAHOMA, OKLAHOMA COUNTY, SS:

Before me, Olive R. Rittenhouse, a Notary Public, in and for said County and State on this 27th day of April, 1910, personally appeared J. F. Wallach, Jr., to me known to be the identical person who executed the within and foregoing instrument and who 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 notarial seal this 27th day of April, 1910.

Olive R. Rittenhouse, Notary Public.
My Commission Expires May 31st, 1913. (Notarial Seal)