CULBERTSON HEIGHTS
OKLAHOMA CITY, OKLA.
SCALE 1"=100'
BLOCKS 12-16-17 A & B
KNOW ALL MEN BY THESE PRESENTS: That we, J. J. Culbertson and Emily Culbertson, his wife, of Paris, Lamar County, State of Texas; Lucie May Cornish and J. C. Cornish, her husband; Algermon S. Roberts and Jessie Roberts, his wife and wife, and A. E. Monrose and Daisy S. Monrose, husband and wife of Oklahoma City, Oklahoma County, State of Oklahoma; the owners of the un número of the Southwest Quarter (SW¼) of Section Twenty-six (26) Township Twelve (12) North, Range Three (3) West, I. W., have caused a certain portion of same to be surveyed into Lots, Blocks, Streets and Alleys and that a correct map or plat of the same as surveyed, is set out on another sheet and attached hereeto and is hereby adopted as such. Such surveyed portion being hereby named Culbertson Heights Addition, to the City of Oklahoma City.

The Streets, Avenues and Alleys, as shown upon this plat are hereby dedicated to public use subject however to the following conditions, restrictions and provisions, to wit: That said streets, avenues and alleys shall be used by the public for the primary purposes of travel and other such uses, to which they are ordinarily put, but the public, or municipality, City, County or Government of which this is or may become a part in the future shall have no right, jurisdiction or authority to grant any street railway company, individual, partnership or corporation the use of any streets or alleys for any sort or kind of street or other railway, nor shall such municipality, City, County or Government have any right whatsoever to construct or operate any railway, street or otherwise, in any part of said addition on any of the streets or alleys of this addition. The right to build, construct or operate any railway, street or otherwise, in and upon any part of this addition or upon any of the streets thereof shall belong exclusively to J. J. Culbertson, his successors or assigns, and such shall in no way be effected by the sale or transfer of any part of such lots. The Streets running east and west shall never be used by any telephone, telegraph, electric or other lighting system poles or for any other such purpose. All such poles, wires and appurtenances shall be placed in the alleys, provided however, in those cases where there are no alleys in the rear of the lots facing north and south in any block there is reserved a perpetual easement three feet on each side of the rear lot lines over which no encroachment shall be built. Such poles, wires and appurtenances shall be erected and secured, gas or water lines placed therein, with right of ingress and egress for erection and maintenance. Said easement to be exercised by any person, firm or corporation only on the written consent of J. J. Culbertson or the owner of a majority of the lots in the block so affected. No lots or any part of this addition shall ever be sold or owned by, rented or leased to any person or persons of African descent, known as Negroes, and upon any attempt to violate this condition which is declared to be a condition subsequent, the property and estate therein shall revert to J. J. Culbertson, his heirs or assigns. No building shall ever be erected on any of the property herein platted, except single private dwellings, constructed for the use of one family, with suitable outbuildings. On the property herein platted no house shall be erected on less than fifty feet frontage and only one house shall be erected on any pair of lots or on any one lot on Block Six, any house erected on any lots in Block Eleven, Twelve, Thirteen and the west half of Block Six. No house costing less than $2500 shall be erected on Lots 9 to 18 inclusive, in Block One, on Lots 27 to 36 inclusive, in Block Two, in Blocks Fifteen, Sixteen, Seventeen and Eighteen and no house costing less than $4000 shall be erected on Lots 17 to 36 inclusive, in Block Two and Lots 1 to 6 inclusive, in Block Six. No house costing less than $5000 shall be erected on any lot in Block Eleven, Twelve, Thirteen and the west half of Block Six. The body of no house shall project beyond the building line established by the body of any houses heretofore erected in the block, except where the building line is established by the plat, such line shall govern.

[Signature]
[Signature]
STATE OF OKLAHOMA   ) ss.
OKLAHOMA COUNTY   )

Before me the undersigned, a Notary Public in and for said County and State on this 30th day of April, 1919 personally appeared John J. Culbertson Jr., Attorney in fact for J. J. Culbertson and Emily Culbertson, his wife, 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 and as the free and voluntary act and deed of said J. J. Culbertson and said Emily Culbertson, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

My Commission expires 1-17-1923

R. D. Taylor
Notary Public.

STATE OF OKLAHOMA   ) ss.
OKLAHOMA COUNTY   )

Before me, the undersigned, a Notary Public in and for said County and State on this 30th day of April, 1919 personally appeared Lucie May Cornish and J. C. Cornish, her husband; Algernon S. Roberts and Jessie Roberts, husband and wife; and A. E. Monroney and Daisy S. Monroney, husband and wife, 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.

Witness my hand and official seal the day and year above set forth.

My Commission expires 1-17-1923

R. D. Taylor
Notary Public.

I, Homer J. Wilkins, Civil Engineer, resident of Oklahoma City hereby certify that I am by profession a Civil Engineer, and that at the instance of J. J. Culbertson, Lucie May Cornish, Algernon S. Roberts and A. E. Monroney, I made the above described survey and that a correct map or plat of said land as surveyed by me is set out in the annexed sheet. Signed this 30th day of April, 1919.

Homer J. Wilkins
STATE OF OKLAHOMA

Before me the undersigned, a Notary Public in and for
said county and state on this 20th day of April 1919 personally
appeared Homer J. 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.
Witness my hand and official seal the day and year above
set forth.

[Signature]
Notary Public

My commission expires 1-17-1923
DEDICATION

CULBERTSON HEIGHTS.

STATE OF OKLAHOMA

Oklahoma County

This instrument was filed for
record MAY 8, 1919
at 4:00 P.M., and recor-
ded in Book ........ Page

Your Name
County Clerk

Fee $5.00