PLAN OF GATESWOOD ADDITION,
(A part of the SE of Sec. 29, Tp. 12 N., R. 3 W.)

KNOW ALL MEN BY THESE PRESENTS: That the Rt. Rev. Theophile Meurschaert, Bishop of Oklahoma, a single man, and Stephanie E. Flynn, his wife, being the owners of all of the property in anywise affected thereby, do hereby cancel, annul
and set aside the certain dedication and plat of Gateswood Addition in the City of Oklahoma City, filed in the office of the Register of Deeds of Oklahoma County on the 27th day of July 1906, except Block Numbered Four (4) of said Addition, together with 16th and 17th Streets and Virginia and Pennsylvania Avenues adjacent to said Block Numbered Four (4), as fully and with like effect as though none of said lands, except the blocks and streets and avenues excepted, had ever been platted or dedicated; and

They have caused said lands, being certain lands in the North-west Quarter of Section Twenty-nine (29), Township Twelve (12), North, Range Three (3) West of the Indian Meridian in Oklahoma County, State of Oklahoma, bounded and described as follows, to wit;

Commencing at the South-west corner of said Section Twenty-nine (29) and West along the center line of 16th Street 1220 feet; thence North and parallel with the West boundary of said Quarter Section 1734 feet; thence West and parallel with the South side of said Quarter Section 1220 feet to the West line of said Quarter Section; thence South along West line of said Quarter Section to the point or place of beginning;

Northwest quarter of Section 29, Oklahoma County, State of Oklahoma, being the plot herein described, is hereby adopted as the plat of the above described land, under the name of GATESWOOD ADDITION to Oklahoma City, and all of the streets, alleys and public places shown on such plat are hereby dedicated to the use of the public as public highways, streets and alleys.

RESTRICTIONS.

Any person or persons hereafter becoming the owner or owners directly or indirectly through any subsequent transfer, or in any manner whatsoever, of any lots, blocks or tracts of land hereby platted, shall take, hold and convey the same subject to the following conditions and restrictions, to wit;

First: In addition to the dedication of such public places, as above set out, an easement is reserved along the center line running East and West through each block, as shown by the dotted lines on said plat, of a total width of ten (10) feet and being five (5) feet in width on either side of the lot line, to wit; the center line running through the block East and West, for the purpose and use of electric light, telephone, telegraph, fire alarms and other public service wires; and for conduits, sewers, gas pipes, water pipes and other public underground service. Subject to the uses specified, the owners of the abutting lots shall have all benefit and use of the property to y the lot line; nor shall the same ever be made a way for public travel without the consent of the owners of such lots.

Second: A building line is hereby established along the East and West Streets thirty-five (35) feet from the lot or block line, as shown on the annexed plat, and no building, or any part or portion thereof, shall at any time be erected or placed upon the space between said building line and the street, nor shall any projection of such building, of whatever character, be permitted to extend into or encroach upon said space except that the
steps, platforms or porches in front of the main door may extend over the building line not to exceed twelve (12) feet.

Third: No residence, the actual cost of which is less than Four Thousand Dollars ($4,000.00), shall be erected or placed upon any lot or lots in Blocks Numbered Six (6), Seven (7), Eight (8), Fourteen (14) and Fifteen (15); the South Half of Block Numbered Twenty-three (23) and the North Half of Block Numbered Nine (9) of the land herein platted.

Fourth: No residence, the actual cost of which is less than Seven Thousand Dollars ($7,000.00), nor less than two-stories high, shall be erected or placed upon any lot or lots in Blocks Numbered Thirteen (13), Sixteen (16); the North Half of Block Numbered Twenty-three (23) and the South Half of Block Numbered Nine (9) of the lands herein platted.

Fifth: All residences erected East of the following lines, to-wit: West line of Lots Numbered One (1) and Nineteen (19) in Block Numbered Sixteen (16) and the West line of Lot Numbered One (1) in the North Half of Block Numbered Twenty-three (23), shall be of brick, brick veneer, concrete or stucco.

Sixth: No part of the lots or blocks herein platted shall ever be used for other than residence purposes, together with necessary outbuildings and conveniences.

Seventh: No building in this addition shall ever be occupied as a residence that does not comply with the building restrictions hereinbefore mentioned.

Eighth: No flat, apartment house or duplex residence shall ever be erected on any lot or lots herein platted.

Ninth: No lot in this Addition shall ever be occupied as a dwelling place for a person or persons of African or negro descent. This clause, however, shall not prevent the keeping of colored servants or domestics.

Tenth: Any property owner in this Addition shall have the right to enforce any of the provisions contained herein or to prevent their violation by proper action in court.

Dated this 14th day of January, 1922.

[Signature]

[Signature]

[Signature]
State of Oklahoma  
Oklahoma County  

Before me, the undersigned, a Notary Public in and for said County and State, on this 14th day of January, 1922, personally appeared Streater B. Flynn and Margaret T. Flynn, his 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.

[Signature]
Notary Public.

My commission expires August 31, 1925

State of Oklahoma  
Oklahoma County  

Before me, a Notary Public in and for said County and State, on this 14th day of January, 1922, personally appeared the Rt. Rev. Theophile Meerschaert, Bishop of Oklahoma, 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 March 31, 1925
State of Oklahoma \} as
Oklahoma County

I, the undersigned,

NANCE E. MOORE

do hereby certify that I am by profession a Civil Engineer and
that I surveyed the tract of land herein described into lots,
blocks, streets and avenues, as shown in the annexed plat, and
have correctly marked the boundaries of said lots and blocks as
shown on the said plat.

Dated this 1st day of January, 1922.

NANCE E. MOORE

State of Oklahoma \} as
Oklahoma County

Before me, C. B. Bollard, a Notary Public
in and for said County and State, on this 1st day of January,
1922, personally appeared

NANCE E. MOORE

to be known to me as 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 pur-
poses therein set forth.

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

C. B. Bollard
Notary Public.

My commission expires August 15, 1922.