LINWOOD PLACE

ADDITION TO OKLAHOMA CITY, OKLA.

Blocks 15 to 42 inclusive.

Being a subdivision of parts of the N.E. & N.W.
quarters of Sec. 25 T. 12 N. R. 4 W. of I.M.

Scale: 1 inch = 200 feet.
I, Warren E. Moore, a resident of Oklahoma County, Oklahoma, hereby certify that I am by profession a Civil Engineer, and that at the instance of the Linwood Place Development Company, the owner of the land described herein, I made the survey and subdivision of Linwood Place Addition to Oklahoma City, as shown by the plat of same recorded in Book 13 of Plats on pages 82 & 83 of the records of Oklahoma County, Oklahoma, and the said map or plat is a correct representation of said land as subdivided by me. This amended certificate is made for the purpose of correcting any error in the acknowledgment to the certificate included in the above mentioned recorded plat.

Signed this 23rd day of March, 1910.

Warren E. Moore, Civil Engineer.

State of Oklahoma, Oklahoma County, as:

Before me, the undersigned, a Notary Public in and for said County and State, on this 23rd day of March, 1910, personally appeared Warren E. Moore, 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.

L. O. McClure, Notary Public.

My Comm. Exp. April 30, 1912. (Notarial Seal)

------------------------

KNOW ALL MEN BY THESE PRESENTS: That the Linwood Place Development Company, a corporation, being the owner of the North Half of Section 25, T. 12 N., R. 4 W. of the Indian Meridian, except Ten (10) Acres out of the Northwest Corner, have caused a part of the same to be sub-divided into lots, blocks and streets, and the maker of this instrument has caused to be made a correct plat hereof described as surveyed and adopted, published and recorded as Linwood Place Addition to Oklahoma City, Oklahoma, and we hereby dedicate to the public for the ordinary purposes of travel all the streets, avenues and boulevards as shown on said attached plat; but this dedication is subject to the following provisions, conditions and reservations, which are made a part hereof, to-wit:

A strip of land Forty (40') feet wide, being Twenty (20') feet on each side of the center line of Shartel Boulevard, as platted North and South, and East and West through said Addition; also a strip of land Thirty-Three (33') feet in width, being Sixteen and One-Half (16½') feet on each side of the center line from Shartel Boulevard North on Drexel Boulevard. Said strips of land are set aside for the exclusive use of and dedicated to the Oklahoma City and Suburban Railway, its successors and assigns, with a like effect as though deeded and conveyed to said Company in fee simple by separate deed, subject, however, to the following conditions:

Said Oklahoma City and Suburban Railway shall be subject to all the reasonable police regulations and shall pay all taxes which are due and payable over its tracks at all street crossings and when said Boulevards are paved said Company shall curb its private right-of-way and pave street crossings over same. The dedication of all other streets outside of those portions specifically reserved, excluded and excepted in this certificate as above mentioned, is upon the distinct understanding and conditions that no street or surface Railway shall ever be constructed along any of such streets without the consent of the owner of the property in excess of three-fourths of the total frontage along the street or streets in said Addition to be occupied by such railway(s)Sixteenth (16th) Street and Twenty-Third (23rd) Street from Shartel and Drexel Boulevard West are excepted from the above conditions.)
No city, town or municipality shall ever at any time have the right to use for itself, or to grant to any person, firm or corporation the right to use any of the streets, avenues or boulevards for the erection of any poles for the support of wires at any time, but all such poles shall be erected along the rear lot lines as shown by this plat, and so placed as not to interfere with the stables or out-buildings.

Foundations to said stables and out-buildings not to be built closer than Three (3') feet to the rear lot line, said Three (3') feet off the rear of all lots under surface is hereby dedicated to the use of public sewers, gas and water-pipes.

It is hereby provided, however, that said Railway Company having the right to use said streets shall have the right to erect trolley poles along its tracks and that any Electric Light Company, using the rear lot lines for its main line shall have the right to put such poles as are necessary to maintain street light.

**RESTRICTIONS.**

Any person or persons hereafter becoming the owners of any lots, blocks or streets hereby platted, shall take and hold the same subject to the following conditions, to wit:

1. The building line shall be as shown on said plat: On all lots over One Hundred Fifty (150') feet in depth, Forty (40') feet from the front property line, on all lots One Hundred Fifty (150') in depth, Thirty-Five (35') from the front property line, and no buildings or any portion thereof shall at any time be erected or placed upon the space between the said building line, and the front property line, nor extend into or encroach upon said space.

2. No residence, the actual cost of which shall be less than Two Thousand ($2,000) Dollars shall be built on any of the lots on Sixteenth (16th) or Twenty-Third (23rd) Streets. No residence, the actual cost of which shall be less than Three Thousand ($3,000) Dollars shall be built on Seventeenth (17th) Twenty-First (21st) and Twenty-Second (22nd) Streets. No residence, the actual cost of which shall be less than Four Thousand ($4,000) Dollars and which shall be less that Two (2) Stories shall be built on Eighteenth (18th) or Twentieth (20th) Streets. No residence, the actual cost of which shall be less than Five Thousand ($5,000) Dollars, shall be built on Shartel Boulevard, Drexel Boulevard or Grand Boulevard. (All residences along the Boulevard to be built of stone or brick and to be at least Two (2) Stories).

3. No residence shall be built closer than Twenty (20') from the East Lot line on all streets running East and West with the exception of Sixteenth (16th) and Twenty-Third (23rd) Streets, where no residence shall be built closer than Ten (10') feet from the East lot line. No residence shall be built closer than Twenty-Five (25') feet from the South Lot line on Shartel Boulevard, Drexel Boulevard or Grand Boulevard.

4. All residences on Sixteenth, Seventeenth, Eighteenth, Twentieth, Twenty-First, Twenty-Second and Twenty-Third Streets, shall be built facing North and South. All residences on Drexel Boulevards shall face East and West and all residences on Shartel Boulevard shall face the Car line, all residences on Grand Boulevard shall face Boulevard.

5. But one building shall be erected or placed upon each lot and such building shall never be used for any purpose except for private residence, exclusively, nor shall any part or portion thereof ever be used or occupied for business or any kind, whatsoever.

6. On all corner lots no barn, stable or out-building shall be built closer than Fifty (50') feet to the side street, with the exception of Sixteenth and Twenty-Third which shall be Twenty-Five (25') feet.

7. No City, Town, Municipality, private person, firm or Corporation shall ever have the right to build any side-walks on the
street in said addition less than five (5') feet in width, and all
side-walks so built must be constructed of materials as provided by
the Ordinances of the City of Oklahoma City, and the inside line
of said side-walk shall be Five (5') feet from the lot or property
line, and no retaining wall shall be built between said side-walk
and the property line. No signs, bulletins or bill-boards that are
larger than eighteen by twenty-four (18X24") inches shall be placed
on any portion of this addition, or painted on any building thereof,
and no such signs, bulletin, or bill-board shall be a common nuis-
ance, and may be abated by the owners of property, in said addition.
This provisions shall not apply, however, to signs offering for sale any lots or lot in said addi-
tion/to the name of the person and business therein, and shall not
fully
6.- Block Number Thirty-Eight (38) is hereby set apart and
reserved and excepted from the provisions of this dedication and
none of the foregoing restrictions shall apply to this block.
9.- No lot or lots in this addition shall ever be owned, held,
or occupied by any person of African descent, commonly known as
Negroes.
10.- Any property owner in this addition shall have the right
to enforce any of the provisions contained herein or to prevent their
violation by the proper action in Court.
Signed this 22nd day of November, 1909.
Attest L. L. Land, Secretary.
LINWOOD PLACE DEVELOPMENT CO.
(Corporate Seal)
By G. E. Bennett, President.

State of Oklahoma, County of Oklahoma, ss:

Before me, L. C. McClure, a Notary Public, in and for said
County and State on this 22nd day of November, 1909, personally
appeared G. E. Bennett, to me known to be the identical person who
executed the name of the maker thereof to the within and foregoing
instrument as his President 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 the said corporation for the uses and pur-
poses therein set forth.

Witness my hand and notarial seal this 22nd day of November,
1909.
L. C. McClure, Notary Public.
My commission Expires April 20th, 1918. (Notarial Seal)

I, Warren E. Moore, 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 party I made the above described
sub-division and that the annexed map or plat is a correct repre-
sentation of said land as sub-divided by me.
Signed this 22nd day of November, 1909.
Warren E. Moore, Civil Engineer.

State of Oklahoma, County of Oklahoma, ss:

Before me, L. C. McClure, a Notary Public, in and for said
County and State on this 22nd day of November, 1909, personally
appeared Warren E. Moore, to me known to be the within and for-
going instrument and who 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 notarial seal this 22nd day of November,
1909.
L. C. McClure, Notary Public.
My commission Expires April 20th, 1918. (Notarial Seal)