Blocks 22 & 23 Military Park Addition to Oklahoma City, Okla.

State of Oklahoma, Oklahoma County, ss:

This instrument was filed for record this 25 day of Moh. A. D., 1909, at 11:10 o'clock A. M. and recorded in Book 10 Page 100.

J. S. Stotes, Register of Deeds

Know all men by these presents: That the Classen Co., a Corporation, the owner of the following described real estate in Oklahoma County, Oklahoma, to-wit: A portion of the North East quarter of Section Twenty (20) Township Twelve (12) North, Range Three (3) West of the Indian Meridian, described and bounded as follows, to-wit: Beginning at a point thirty three (33) feet East and forty (40) feet North of the North East corner of Block Twenty One (21), Military Park Addition to Oklahoma City, or the South East corner of the North half of said North East quarter of said Section Twenty (20), running thence North four hundred five (405) feet, thence West six hundred seventy seven and three tenths (677.3) feet, thence South four hundred five (405) feet to the South line of the North half of said North East quarter of said Section Twenty (20), thence East to the point of beginning, hereby certifies that it has caused the same to be surveyed into blocks, lots, streets and alleys in conformity to the annexed plat, which it hereby adopts as the plat of the hereinbefore described land under the name of Blocks Twenty Two (22) and Twenty Three (23), Military Park Addition to Oklahoma City.

The streets shown on said plat are hereby dedicated to the public use for ordinary purposes of travel and said land is platted and shall be sold subject to the following reservations, conditions, restrictions, and provisions, to-wit:

RESTRICTIONS

Any person or persons hereinafter becoming owners directly or through any subsequent transfers or in any manner whatsoever of any interest, lot, parcel, or parcel of land hereby platted shall take and hold and convey the same subject to the following conditions and restrictions to-wit:

First: No building shall be forty (40) feet from the front line of each lot, and no building or part or portion thereof shall at any time be erected or placed upon the space between the said building line and the street, nor shall any projection of any such building or whatever character be permitted to extend into or upon said space except that the steps and platform or porch in front of or to the side of the main door may extend over the building line not to exceed ten feet.

Second: No building shall be erected on any lot or lots in said Blocks Twenty Two (22) or Twenty Three (23) above named, until the actual cost of which is equal to or less than Two Thousand Dollars ($2,000) shall be built on any lot or lots in said Blocks Twenty Two (22) or Twenty Three (23) above named.

Third: No building shall be erected on any lot or lots in the blocks last above named except for private residence purposes with necessary outbuildings, and no such residence shall ever be used or occupied for any purpose except for that of private residence, nor shall any part of any such building ever be used or occupied for trade or business of any kind whatsoever.

Fourth: No lot or lots or any part thereof in either of said Blocks Twenty Two (22) or Twenty Three (23) above named, shall ever be sold to or owned by or rented to any person or persons of African descent, known as negroes, and any attempt to violate this restriction shall give the grantor herein the right to re-enter and take possession of such premises and dispose of same by either private or public sale to some white person and after deducting the cost of such sale, first party herein shall deliver one half of the remaining proceeds of such sale, if any, to the white person or persons to whom the same shall be sold, for the purpose of paying for such prohibited conveyance and use the other half for improving and beautifying the streets, street crossings and crossings of the land platted herein in such manner as a committee of three shall be of the opinion of property owners in said property herein platted or adjoining property in said quarter section above named, which grantor herein shall appoint for such occasion, shall advise.

In witness whereof, The Classen Co., a Corporation, has caused these presents to be executed by its President in its Corporate name, attested by its Secretary and the seal of said Corporation to be affixed this 24th day of March, 1909.

Attest:

Geo. H. Brauer, Secretary

State of Oklahoma, Oklahoma County, ss:

Before me, J. J. Johnson, a Notary Public in and for said County and State on this 24th day of March 1909, personally appeared Anton F. Classen, to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument as its 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 said corporation, for the uses and purposes therein set forth.
Witness my hand and official seal the day and year above set forth.
J. J. Johnson, Notary Public

(Seal) My commission expires June 31, 1911

I, W. E. Moore, do hereby certify that I am a Civil Engineer by profession and that at the instance of The Glassen Co. made the above described survey and that the annexed plat or map is a correct representation of the land as surveyed by me.

Signed at Oklahoma City, Okla. this 24th day of March 1909
W. E. Moore, Civil Engineer

State of Oklahoma, Oklahoma County, ss:
Before me, J. J. Johnson, a Notary Public in and for said County and State on this 24th day of March 1909, personally appeared W. E. Moore, to me known to be the identical person who signed 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.
J. J. Johnson, Notary Public

(Seal) My commission expires June 31, 1911