TULSA CITY ADDITION TO OKLAHOMA CITY, Located in the South half of Sec. 15
T. 15 S. R. 4 W

State of Oklahoma, Oklahoma county, ss:

This instrument was filed for record this 24 day of Dec. A. D. 1909 at
3:35 o'clock P. M. and recorded in Book 15 page 66
$18.00 Td

(SALE)

J. S. Coates, Register of Deeds

KNOW ALL MEN BY THESE PRESENTS: That Putnam City Co., a corporation, is the
owner of the following described real estate, situated in Oklahoma County, State
of Oklahoma, to-wit: A part of the south one half of Section Fifteen (15) Town-
ship Twelve (12) North, Range Four (4) West of the Indian Meridian, described
as follows to-wit: The west twelve hundred sixty and seventy-five hundredths
(1260.75) feet of the southwest quarter of the southwest quarter of said Section
Fifteen (15), excepting that portion occupied by right of way of the I. E. and
Eleven Interurban Railway Company, said portion being the north sixty four and
one half (64 1/2) feet thereof: the east twelve hundred ninety six (1296) feet of th
the south east quarter of the south east quarter of said Section Fifteen (15), excep-
ting that portion occupied by right of way of the I. E. Reno Interurban Rail-
way Company, said portion being the north sixty four and one half (64 1/2) feet
thereof: the north half of the south half of said Section Fifteen (15), except-
ing that portion of said north half of the south half of said Section Fifteen
(15) occupied by right of way of the I. E. Reno Interurban Railway Company, said
right of way being the South ten and five tenths (10.5) feet thereof.

That said corporation hereby certifies that it has caused said lands to
be surveyed into blocks, lots, parts, plazas, boulevards, avenues, streets and
alleys in conformity to the plat hereto annexed, which it hereby adopts as
the plat of the above described lands, under the name of Putnam City Addition to
Oklahoma City.

The boulevards, avenues, streets and alleys, and parks, plazas and park-
ings shown on the annexed plat are hereby dedicated subject to the following,
reservations, conditions, restrictions and provisions, to-wit: That said
boulevards, avenues, streets and alleys shall be used for the public for the
ordinary purposes of travel and other uses to which streets and alleys are
ordinarily put: and the parks, plazas and parkings shown on the annexed plat
are hereby dedicated to the use of the public for the ordinary purposes of rest
and recreation: but the right and power to use or grant the use or occupancy
of any said boulevards, avenues, streets, alleys or public places, or parks,
plazas or parkings, to or for any railway, street railway, electric, gas or
other lighting or heating plant, system, line, piling or purposes, or any tele-
graph or telephone line or system, or other common carrier, or transmission
purposes, or subway, elevated or aerial transportation, or other extraordinary
uses, hereby reserved: and such right or power shall not vest but may 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 hereof and its successors or
assigns: and the rights and powers herein reserved shall be in no way 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 owners directly or through any
subsequent transfers or in any manner whatsoever of any tracts, parcel or
parcels of land hereby platted shall take and hold and convey the same subject
to the following conditions and restrictions to-wit:

(1) No residence shall be built nearer than forty (40) feet to the front
line of any lot in said addition east of Grove Avenue, and those fronting on
Grove Avenue, and no residence shall be built nearer than twenty (20) feet to
the front line of any lot West of Grove Avenue and not fronting on same:
provided, that the porches, verandas and steps may approach nearer to said line:
and no residence or out-house shall be placed nearer than ten (10) feet to any
side street on any lot fronting on any other avenue, street or boulevard.

(2) As appurtenant to each residence, and to be used only in connection
with it, an outhouse, barn or other subsidiary buildings may be erected on any
lot, but no such building shall be nearer than one hundred (100) feet to the
front line of said lot: and on all corner lots all barns and outhouses shall
be built as far away as possible, and in no case nearer than as provided in the
preceeding paragraph.

(3) No building shall ever be used or occupied for any purpose except
that of private residence exclusively, nor shall any part or portion thereof ever
be used or occupied for trade or business of any kind whatever, unless the
right to use the same for other purposes be given by the grantor herein in the
deed of conveyance.

(4) No residence to cost less than Three Thousand Dollars ($3000) shall
be built on any lot facing Grove Avenue and lying on or north of Putnam City
Boulevard, or on any lot facing on forty (40) first street between Grove Avenue and
Meridian Avenue, or on Putnam City Loop.

(5) No residence to cost less than Two Thousand Dollars ($2000) shall be built on any lot facing on Fortieth or Forty Second street and between Grove Avenue and Meridian Avenue, or on any lot facing on Thirty Eighth street, or south of Thirty Eighth street, and lying between Peachtree Boulevard and Meridian Avenue, or facing on Grove Avenue south of Putnam City Boulevard.

(6) No residence to cost less than One Thousand Dollars ($1,000) shall be built on any lot west of those facing on Grove Avenue.

(7) 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 deed shall be supplemental to and have precedence over the amount or amounts named herein.

(8) The reservation for sidewalk and runnings on each side of every street shall be as follows: On Thirty Sixth, Thirty Seventh, Thirty Eighth, Fortieth, Forty First, Forty Second Streets, Grove Avenue and Putnam City Loop, not less than twenty five (25) feet, and on all other streets, avenues and boulevards, not less than twelve and one half (12 1/2) feet.

(9) 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.

(10) 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 builders' or improvements liens, and after deducting the costs 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, Putnam City Co., has caused these presents to be executed by its President, and its corporate name, attested by its Secretary, and the seal of said corporation, to be affixed, this 1st day of December, 1909.

Putnam City Co., by I. M. Putnam, President

Attest: W. F. Owens, Secretary [SEAL]

State of Oklahoma, County of Oklahoma, ss:

Before me M. S. Stinson, a Notary Public in and for said County and State on this 28th day of December, 1909, personally appeared I. M. Putnam, to me known to be the identical person who signed the name of the maker thereof to the within 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.

W. E. Stinson, Notary Public

(SEAL) My commission expires March 23, 1912

I, E. C. D'Yarmett, do hereby certify that I am a Civil Engineer by profession and that at the instance of Putnam City 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 1st day of December, 1909.

E. C. D'Yarmett, Civil Engineer

State of Oklahoma
County of Oklahoma, ss:

Before me M. S. Stinson a Notary Public in and for said County and State on this 28th day of December, 1909, personally appeared E. C. D'Yarmett 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.

M. E. Stinson, Notary Public

(SEAL) My commission expires March 23, 1912