BLOCK 61
PUTNAM HEIGHTS
SECOND ADDITION

A Subdivision of a Part of the
S.E. 1/4 of Sec. 18, T. 12 N., R. 3 W. of L.M.

Scale 1" = 80'

MOORE & McGUIRE
CIVIL ENGINEERS
OKLAHOMA CITY, OKLA.
DEDICATION

KNOW ALL MEN BY THESE PRESENTS That I. M. Putnam, H. F. Owens,
E. Hammond Jones, W. H. Phillips, Military Park Development
Company, a corporation, and Hubert L. Bolon, Attorney-
in-Fact for William T. De Vay, all of Oklahoma County, State of
Oklahoma, the owners of the following described real estate in Oklahoma
County, State of Oklahoma, to-wit: A tract of land in the Southeast
Quarter of Section Eighteen (18), Township Twelve (12) North; Range
Three (3) West of the Indian Meridian, described as follows;

Beginning at a point 15 feet North of the Southwest corner of Block
Fifty-nine (59), Putnam Heights Second Addition to Oklahoma City;
thence North along the West line of said Block Fifty-nine (59), and
Block Fifty-eight (58) a distance of 591.28 feet; thence in a Southwes-
terly direction on a line having an angle of 46 degrees and no minutes
with aforesaid line, a distance of 511.28 feet to the point of curve of a
10 degree and 10 minute curve to the right; thence along said curve to
the right a distance of 242.57 feet to the point of a 23 degree and 58
minute curve to the left; thence along said curve to the left a distance
of 270.88 feet to a point of tangent; thence along said tangent a
distance of 105.17 feet to the North Right-of-way line of the El Reno
Interurban Railway and Boulevard; thence in an Easterly direction along
said Right-of-way and Boulevard a distance of 600.5 feet more or less
to the point or place of beginning, Also

All that part of Blocks One (1), Two (2) and Three (3), Putnam
Heights, an addition to Oklahoma City, Oklahoma, lying West of the
Boulevard deeded to Oklahoma County as recorded on page 208

Book 122, Warranty Deeds, Oklahoma County. Also

A part of the Southwest Quarter (S.W.1/4) of Section Seventeen(17),
Township Twelve (12) North; Range Three (3) West of the Indian Meridian,
which is described as follows: Beginning at a point on the West line
of said Quarter Section, 1320 feet North of the Southwest corner thereof;
thence West a distance of 156.17 feet to the West line of the Boulevard
or Highway, deeded to Oklahoma County as recorded on page 208

Book 122, Warranty Deeds, Oklahoma County; thence North along
said West line a distance of 195 feet; thence West to the West line
of aforesaid Quarter-section; thence South along said Quarter-Section
line a distance of 195 feet to the point or place of beginning. Also,
Eighteen (18), Township Twelve (12) North; Range Three (3) West of the Indian Meridian, described as follows: Beginning at a point on the East line of said quarter-section, 1563 feet North of the Southeast corner thereof; thence West 83 feet; thence South 150 feet; thence West 225 feet; thence North 150 feet; thence West 155 feet to the West line of Sawyer Avenue, as platted in Beula Heights Addition to Oklahoma City; thence South 350 feet to a point 160 feet North of the Southeast corner of Block Eight (8), Beula Heights Addition to Oklahoma City; thence West 375 feet; thence North 140 feet; thence West 65 feet, to the West line of Page Avenue, as platted in Beula Heights Addition to Oklahoma City, Oklahoma; thence continuing West a distance of 185 feet; thence South 50 feet; thence East 185 feet to the West line of Aforesaid Page Avenue; thence South 90 feet; thence West 376 feet, more or less to a point on the West line of Block Eleven (11), Beula Heights Addition to Oklahoma City, produced and 150 feet North of the Southwest corner thereof; thence North to the South line of the El Reno Interurban Railway Right-of-way and Boulevard; thence in a generally Northeasterly direction along the South line of said Right-of-way and Boulevard to a point which is 206 feet West and at right angles to the East line of the Southeast quarter of aforesaid section; thence South and parallel to said East line of said Quarter-section, a distance of 285 feet; thence East 208 feet to the West line of aforesaid Quarter-section; thence South 256.7 feet more or less to the point or place of beginning. Also, the following Blocks or parts of Blocks in Beula Heights Addition to Oklahoma City; all of Block One (1), except 150 feet East and West by 140 feet North and South out of the Southeast corner thereof; all of Block Two (2); all of Block Three (3), except 150 feet East and West by 140 feet North and South, out of the Northwest corner thereof. All of the South 140 feet of Block Eleven (11), except the East 185 feet thereof and all of that part of Block Five (5) lying North of the El Reno Interurban Railway Right-of-way and Boulevard except the North 150 feet thereof. Also, that part of the vacated Highway lying on the East and alongside of the North one-half (1/2) of Blocks One (1) and Two (2), Three (3) and the South one-half of Block Four (4), Beula Heights Addition to Oklahoma City, hereby certify that they have caused the same to be surveyed into blocks, lots, streets, avenues, boulevards, alleys and public places, in conformity to the annexed plat, which they hereby
adoption of the plat of the hereinbefore described land under the name of Blocks Sixty-one (61), Sixty-two (62), Sixty-three (63), Sixty-four (64), Sixty-five (65), Sixty-six (66), Sixty-seven (67), Sixty-eight (68), Sixty-nine (69), Seventy (70), Seventy-one (71) and Block "B" Patnam Heights Second Addition to Oklahoma City."

The streets, avenues and boulevards as shown upon this plat are hereby dedicated to the public use, subject to the following reservations, conditions, restrictions and provisions, to-wit: That said streets shall be used by the public for the ordinary purposes of traveling and other uses to which streets are ordinarily put, but the right to use or grant the use or occupancy of any of said streets or public places for any street railway line or lines or for any gas, electric or any other lighting or heating purposes, or for any telephone or telegraph systems or purposes, is hereby reserved.

Such right or power shall not subsist or be in any municipality or government, but the exclusive right to use or grant such rights or franchises, shall be and remain in the grantors herein, its successors or assigns. The rights herein reserved shall in no way be affected by the sale or transfer of any part or parts of the lots or property in this addition.

No part of the above described land is or ever has been occupied as a homestead, in whole or in part, by said I. M. Patnam, E. Hammond Jones, M. F. Owens, W. N. Phillips, and William T. DeVan, or any member of their family.
Any person or persons hereafter becoming owners directly or through any subsequent transfer, or in any manner whatsoever of any tract, parcel or parcels of land hereby platted shall take and hold or convey the same subject to the following conditions and restrictions, to wit:

First:— The building line of the body of the building shall be twenty-five (25') feet from the lot or block line and parallel with the street or streets on which the lot or lots face, as shown by the plat, and in case of corner lots no building shall be built closer than fifteen (15') feet to the side and street line of said building lot and 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 of whatsoever character be permitted to extend into or encroach 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 (10') feet. These restrictions apply to all blocks in this addition except blocks "B" and "D" whereon the building line is increased.


No building shall be built on any lot in Blocks Sixty-six (66) and Sixty-seven (67), unless the plans of same receive the written approval of the grantees herein, and any and all of these building restrictions may be changed or raised by the grantees herein at any time to make a lot in which the amount named in deed shall be supplemental to the plat, and shall be so binding as if it were first named in plat.

Fourth:— No building shall be erected or placed upon any of the lots fronting on Avenue City Boulevard, except lots Eight (8) in Block Sixty-four (64); Lot One (1) in Block Sixty-nine (69); Lot One (1) in Block Seventy (70) and Lot One (1) in Block Seventy-one (71).

No building on any lot in this addition, except the lots in Block "B", shall be used or occupied, for any purposes 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 whatsoever, without the written consent of the grantees herein.

Fifth:— No lot or lots or any portion thereof in this addition shall ever be sold to, or owned by, or rented to any person or persons for the purpose of using same as a means of livelihood, and by a sale or mortgage or by any other conveyance, the restrictions shall give the grantees herein the right to re-enter and take possession of such premises and dispose of same either by private or public sale to some white person, and after deducting all cost of same, deliver one-half the proceeds of such sale, if any, to the white owner or his heirs at law, who attempted to make the prohibited conveyance, and use the other one-half for improving and beautifying the streets and boulevards or parkings in this addition in such manner as a committee of three (3), who are at such time owners of property in this addition, which grantees herein shall appoint at any such occasion shall advise.

Sixth:— No outside edge of any such sidewalk or in the addition shall be more than six and one-half (6½') feet from the outside lot line, except on Thirtieth (30th) Street where the outside edge of all the sidewalks shall not be more than seven and one-half (7½') feet from the outside lot line, and where the reservation for sidewalks and parkings shall not be less than twenty (20') feet. Same may be made more on any of the streets by being so established by the grantees herein.

Seventh:— Should any future purchaser violate any of the restrictions herein contained or fail to comply with the same, the grantees 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 foreclosures for any ordinary builders or improvement liens, and after deducting the cost of correcting the violated restrictions and all costs of the sale, deliver the remainder of the proceeds of the sale, if any, to the
Signed this 26th day of November, 1910.

J.M. Patman

W. H. Phillips

Attended:

W. H. Phillips
Secretary

STATE OF OKLAHOMA, }
OKLAHOMA COUNTY, ) SS.

Before me Minnie H. Hill, a Notary Public in and for said County and State on this the 26th day of November, 1910, personally appeared J. M. Patman, L. F. Owens, G. Hammond Jones, W. H. Phillips and Hubert L. Boles, Attorney-in-Fact for William T. De Wyr, 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.

Minnie H. Hill
Notary Public.

By commission expires August 31st, 1911.

STATE OF OKLAHOMA, }
OKLAHOMA COUNTY, )

Before me Minnie H. Hill, a Notary Public in and for said County and State on this the 26th day of November, 1910, personally appeared J. M. Patman to me known to be the identical person who signed 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.

Minnie H. Hill
Notary Public.

By commission expires August 31st, 1911.
Warren E. Moore, a resident of Oklahoma County, Oklahoma hereby certify that I am by profession, a Civil Engineer, and that at the instances of the above named parties, I made the above described subdivision and that the annexed map or plat is a correct representation of said and as subdivided by me.

Signed this 26th day of November 1910.

Warren E. Moore
Civil Engineer.

State of Oklahoma,

County of Oklahoma,

Before me the undersigned, a Notary Public, in and for said County and State on this 26th day of November 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 notarial seal this 26th day of November 1910.

Jane M. Pope
Notary Public.

My commission expires, June 11, 1913.