BLOCKS B AND E
PUTNAM HEIGHTS.
A subdivision of a part of the NE\(^4\)
Sec. 20, T.12N., R. 3W., of LM.
Scale 1-100.
KNOW ALL MEN BY THESE PRESENTS:

That MILENARY PARK DEVELOPMENT COMPANY, a corporation, existing under the laws of the State of Oklahoma, and C. C. Jones and Lelia L. Jones, husband and wife, the owners of all that portion of the following described real estate affected by this plat in Oklahoma County, State of Oklahoma, to-wit: a portion of the Northeast Quarter (NEQ) 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 the Northwest Corner of the Northeast Quarter (NEQ) of Section Twenty (20), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, and running thence East Six Hundred Sixty-nine and Forty-five Hundredths (669.45) feet; thence South Eight Hundred Seventy-three and Two Tenths (873.2) feet; thence West One Hundred Twenty (120) feet; thence North One Hundred Sixty and Five Tenths (160.5) feet; thence West Five Hundred Fifty-one and Nine Tenths (551.9) feet to the West line of said quarter section; thence North Seven Hundred Fourteen and One Tenth (714.1) feet to place of beginning, hereby certify that they have caused the same to be surveyed into lots, blocks, parks, parking, streets, avenues and boulevards in conformity to the annexed plat consisting of Blocks B and E which they hereby adopt as the plat of the land heretofore described under the name of MUGNAM HEIGHTS ADDITION to Oklahoma City. The streets, avenues, boulevards and other easements and other streets, avenues and boulevards are hereby dedicated to the public for the ordinary purposes of travel, and other uses to which streets, avenues, boulevards and other streets are ordinarily put; and the parks and parking are hereby dedicated to the public for use as places of rest and recreation.

RESTRICTIONS.

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 shall be forty (40) feet on all lots from the front lot or block line, and parallel with the street or streets as shown by the plat and the building line on the plat; and
no building or any 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 of whatever 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.

Second:— No building the actual cost of which is less than Three Thousand Dollars ($3,000.00) shall be built on lots facing on Thirty-fifth or Thirty-sixth Streets, and any or all of these building restrictions may be raised by the grantor herein at time deed is made to lots, in which case the amount named in deed shall be supplemental to and have precedence over the amount or amounts named herein.

Third:— Not more than one building shall be erected or placed upon any one lot and such building shall never be used or occupied for any purpose except for 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.

Fourth:— As appurtenant to each residence, and to be used only in connection with it, an outhouse, stable or other subsidiary building may be erected on each lot, but no such building shall be closer than One Hundred (100) feet to the front of any lot; no such outbuilding shall be built closer than Forty (40) feet to the West line of lots One (1) and Twelve (12), in Block B.

Fifth:— No building shall be erected on any inside lot facing Thirty-fifth or Thirty-sixth Streets, the walls of which shall be nearer than Twenty (20) feet to the East line of such lot, unless the houses cover a part of two lots or are too large to be put on the lot after reserving the Twenty (20) feet; and said Twenty (20) feet may be used for a driveway or entrance and park or lawn purposes.

Sixth:— All owners are required to face their dwellings North on lots facing North, South on lots facing South, and no lot shall be turned to face otherwise than as shown on the plat filed herewith, nor shall any lot ever be subdivided, except by the grantors herein.
Seventh:— No lot or lots or any part thereof in this addition shall ever be sold to or owned by or rented to any person or persons of African descent, known as negroes.

Eighth:— The outside edge of any and all sidewalks in this addition shall be Seven and One-half (7½) feet from the outside lot line and the reservations for sidewalks and parking shall not be less than Twenty (20) feet on any and all streets, avenues or boulevards in this addition.

Ninth:— The use of Five (5) feet of the back end of each lot shown in this plat is hereby reserved for the following uses and purposes, to-wit: As a space to put, keep, and repair water, gas and sewer mains and pipes; and to place telegraph and telephone poles and lines; and the grantees herein, their successors or assigns, may enter on said Five (5) feet or any part of it at any time, for any of the uses or purposes named, but it is understood that except for the purposes above named the purchaser of any lot has full ownership and use of the Five (5) feet named.

Tenth:— 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 therein after reasonable notice, 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 foreclosure of any ordinary builder's or improvement liens, and after deducting the costs of correcting the violated restrictions and all costs of the sale, deliver the remainder of the proceeds of the sale, if any, to the dispossessed owner.

IN WITNESS WHEREOF, MILITARY PARK DEVELOPMENT COMPANY has caused these presents to be executed by its president, attested by its secretary, and the seal of said corporation to be affixed this 26th day of August_______, 1910, and G. C. Jones and Lelia L. Jones have hereunto set their hands and seals this 26th day of August_______, 1910.

ATTEST:

[Signature]
Secretary.

[Signature]
President.
STATE OF OKLAHOMA  

Before me, ______________________, a Notary Public in and for said County and State on this _____ day of __________, 1910, personally appeared I. H. Putman, 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.

______________________________
Notary Public.

My commission expires ____________.

STATE OF OKLAHOMA  

Before me, ______________________, a Notary Public in and for said County and State, on this _____ day of August, 1910, personally appeared O. C. Jones and Lelia L. Jones, husband and 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.

In witness whereof I have hereunto set my hand and official seal the day and year last above written.

______________________________
Notary Public.

My commission expires ____________.
I, W. E. Moore, do hereby certify that I am by profession a civil engineer, and that at the instance of MILITARY PARK DEVELOPMENT COMPANY, made the above described survey and that the annexed plat is a correct representation of the land as surveyed by me.

Signed at Oklahoma City, Oklahoma, this 24th day of August, 1910.

W. E. Moore
Civil Engineer.

STATE OF OKLAHOMA SS
OKLAHOMA COUNTY

Before me, W. F. Holcomb, a Notary Public in and for said County and State, on this 24th day of Aug., 1910, 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.

W. F. Holcomb
Notary Public.

My commission expires Sept. 10, 1911.