KNOW ALL MEN BY THESE PRESENTS:

That Military Park Development Company, a corporation, the owner of all that part of the following described real estate, to-wit: A portion of this plat, in Oklahoma County, Oklahoma Territory, to-wit: A portion of Section Seventeen (17), Township Twelve (12) North, Range Three (3) West of Indian Meridian described and bounded as follows, to-wit: Beginning at a point 2156.3 feet East of the Southwest corner of said Section Seventeen (17), running thence East 1811.1 feet to the Southeast corner of the West one half of the Southeast one fourth of said Section Seventeen (17) or to the West line of the right of way donated to the Metropolitan Railway Company, thence North 1820 feet along the West line of said right of way, thence West 1805.6 feet on a line parallel with the South Section line of said Section Seventeen (17), thence South 1820 feet to the place or point of beginning, hereby certifies that it has caused the same to be surveyed into lots, blocks, parks, streets and boulevards in conformity to the annexed plat consisting of Blocks Thirteen (13) to Eighteen (18) both inclusive which it hereby adopts as the plat of the land hereinafter described under the name of PUTMAN HEIGHTS ADDITION to Oklahoma City, Amended plat.

The streets, avenues and boulevards 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 grantor herein, its successors or assigns except that the right of ways as shown on the plat on Classen and Georgia Boulevards are hereby dedicated to the Oklahoma City Railway Company for its exclusive use for Street Railway purposes. The rights herein reserved shall in no way be affected by the sale or transfer of any part or parts of the lots in this Addition.

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 or convey the same
subject to the following conditions and restrictions, to-wit:

First: The building line shall be fifty feet on Classen Boulevard,
thirty five feet on lots facing East on Putnam Heights Boulevard and
forty feet on 36th, 37th, 38th and 39th streets from the lot or blocks 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 feet.

Second: (a) No building the actual cost of which is less than $7,000
shall be built on lots 1, 2, 3 or 4 in Blocks 16, 17 or 18; no building
the actual cost of which is less than $5,000 shall be built on lots 1, 2,
3, or 4 in Block 13 or on lots 1, 2, 3 or 4, 22, 23 or 24 in Block 14 or
on lots 7 & 22 in Block 15 or on lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,
19, 20, 21 or 22 in Block 16 or on lots 5, 6, 7, 8, 9, 10, 11, 12, 13 or 14 in Block
17 or on lots 5, 6, 7, 8, 9, 10, 11, 12, 13 or 14 in Block 18 and no building the
actual cost of which is less than $2,000 shall be built on any of the
other lots in this addition and any and 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.

(b) No building shall be built on lots 1, 2, 3 or 4 in Blocks 16, 17
or 18 known as a frame building but all buildings on any of the lots named
in this paragraph (b) shall be built, of veneered brick, stone, marble,
cement or concrete or some similar material.

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 100 feet to the front of any lot and in case of corner lots facing East on Glassen Boulevard or Putnam Heights Boulevard no such building shall be closer than 70 feet to the street line on the side of the lot, and in case of other corner lots on Putnam Heights Boulevard no such outbuilding shall be built closer than 40 feet to the Putnam Heights Boulevard street line.

Fifth: No building shall be erected on any inside lots facing North or South, except those on Georgia Boulevard, the walls of which shall be nearer than 20 feet to the East line of such lot, unless the houses cover a part of two lots or is too large to put on the lot after reserving the 20 feet; and said 20 feet may be used for a driveway or entrance and park and lawn purposes.

Sixth: All owners are required to face their dwellings North on lots facing North, South on lots facing South, East on lots facing East and no lot shall be turned to face otherwise than shown on the plat filed herewith nor shall any lot ever be subdivided except by the grantor 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, and any attempt to violate this restriction shall give the grantor herein the right to reenter and take possession of such premises and dispose of same by either private or public sale to some white person and after deducting all costs of same, deliver one half of 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 half for improving and beautifying the streets, street crossings or parkings in this addition in such a manner as a committee of three who are at such time property owners in the addition, which grantor herein shall appoint for any such occasion shall advise.

Eighth: The outside edge of any and all sidewalks in this addition shall be seven and one half feet from the outside lot line and the reservations for sidewalks and parking shall not be less than ten feet on Georgia Boulevard nor less than twenty feet on any and all other streets, avenues or boulevards in this addition.
Ninth: The use of five feet off 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 grantor herein its successors or assigns may enter on said five 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 feet named.

Tenth: Should any future purchaser violate any of the restrictions herein contained and enumerated other than the one named in paragraph seven above, and refuse to correct same and to abide by the restrictions and conditions contained herein after reasonable notice, the grantor herein may reenter 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 cost 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 in its Corporate name, attested by its Secretary and the seal of said corporation to be affixed this first day of August 1907.

Military Park Development Company
By J. M. Otis
President.

ATTEST:

W. H. Phillips
Secretary
Territory of Oklahoma, } as
Oklahoma County, } ss

Before me, Henry A. Severin, a Notary Public in and for
said County and Territory on this 1st day of August 1907 personally
appeared I. M. Putnam, 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 such corporation for the uses and purposes therein set
forth.

Witness my hand and official seal the day and year above set forth.

Henry A. Severin
Notary Public

My commission expires Oct. 18, 1910.

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 map or plat is a
correct representation of the land as surveyed by me.

Signed at Oklahoma City, O. T. this 1st day of August 1907.

W. E. Moore
Civil Engineer.

Territory of Oklahoma, } as
Oklahoma County, } ss

Before me, Henry A. Severin, a Notary Public in and for said
County and Territory on this 1st day of August 1907 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.

Henry A. Severin
Notary Public