ROSS-MANN ADDITION
TO
OKLAHOMA CITY, OKLA.

Being a subdivision of a part of the W. 1/2
of the N.W. 1/4 of Sec. 21, T. 12 N., R. 5 W.

Scale: 1 inch = 120 feet
WE THE ALLIES OF THESE PRESENTS: That Mary L. Moore, widow of
G. W. Moore, City of Oklahoma, and C. Moore, her single son, Alice Moore, a
single woman; Essie L. Moore, nee Moore, and C. W. Moore, her
husband, by H. L. Moore, their attorney in fact, the owners of the
property hereinafter described, have caused to be surveyed and
platted into lots, blocks, streets, avenues and lots for townsite
purposes, the following described land and premises situated in
Chickasaw County, Oklahoma:

Commencing at a point three hundred and thirty (330) feet
south of the northeast corner of the northwest quarter of section
Twenty-four (24), Township Twelve (12), North Range Three (3), west
of the Indian Meridian, thence east and parallel with the north line
of said quarter section, a distance of Thirteen hundred Twenty and
three-tenths (1320, 3) feet; thence south Twelve Hundred Forty-two
and four-tenths (1242, 4) feet, thence west Two thousand One-
two and three-tenths (2123, 3) feet to the west line of said quarter
section, thence north and along the west line of said quarter section.

The maker of this instrument has caused to be made a correct
plat of the land hereinafter described as surveyed and platted, which
plat is attested hereto and adopted, published and recorded as
NOMINAL ADDITION TO OKLAHOMA CITY, OKLAHOMA, and does hereby dedicate
to the public for the ordinary purposes of travel all the streets,
avenues, boulevards, alleys and public places shown by said attached
plat, but this dedication is subject to the following provisions,
conditions and reservations, which are made a part hereof, to-wit:

Certain strips of land are hereby set aside for the use of
the Oklahoma Railway Company, its successors and assigns, for a right
of way for its railway, as shown on said plat, as follows, to-wit:

12/23-24 2/7
A strip of land Thirty (30) feet wide, being Fifteen (15) feet on each side of the center line of Thirty-fourth Street, as platted east and west through said Addition; also a strip of land Thirty (30) feet in width extending north and south, and lying along the east side of said Addition, and extending Fifteen (15) feet on each side of the center line of Harvel Avenue, as shown on the plat of said Rose-Dale Addition. Such strips of land are set aside for the exclusive use of, and dedicated to the Oklahoma Railway Company, its successors and assigns, with a like effect as though deeded and conveyed to said Company in fee simple by a separate deed, subject, however, to the following conditions:

Said Oklahoma Railway Company shall be subject to all reasonable police regulations, and shall provide crossings over its tracks at all street crossings, and when said Thirty-fourth Street or Harvel Avenue or any of the street crossings shall be paved, said company shall curb its private right-of-way and pave all street crossings over the same.

The dedication of all other streets or parts of any street or streets outside of those portions specifically reserved and excluded and accepted in this certificate, as above mentioned, is upon the distinct understanding and condition that no street or surface railway shall ever be constructed along any of such streets without the consent of the owners of property in excess of three-fourths of the total frontage along the streets to be occupied by such railway, the term "Railway" being used to designate both steam and electric railways.

No city, town or municipality shall ever at any time have the right to use for itself or to grant to any person, firm or corporation the right to use any of the streets, avenues or boulevards for the erection of any poles for the support of wires of any kind, but
All such poles shall be erected in the alleys shown on this plat, and so placed as not to interfere with the use of said alleys by the public for the purposes of travel.

It is hereby provided, however, that said railway company having the right to use said streets shall have the right to erect trolley poles along its tracks and that any electric light company using the alleys for its main line of poles, shall have the right to erect such poles at corners and other places as are necessary to put in and maintain street lights.

RESTRICTIONS.

Any person or persons hereafter becoming the owners of any and lot, block or tract hereby platted, shall take and hold the same subject to the following conditions, to-wit:

The building line shall be as shown on said plat, no buildings, or any portion thereof, shall at any time be erected or placed upon the space between said building line and the front property line, nor extend lots or encroach upon said space.

No residence the actual cost of which shall be less than Two Thousand ($2000.00) Dollars, shall be built on any of the lots in Blocks Two (2) and Three (3), and no residence, the actual cost of which shall be less than Fifteen Hundred ($1500.00) Dollars, shall be built on any other lots in this Addition.

No barn or outhouse shall be placed nearer than Twenty-five (25) feet from the street on any lots or lot in this Addition.

No city, town, municipality or private person, firm or corporation shall ever have the right to build any sidewalk on the streets in this Addition less than Four (4) feet wide, and all sidewalks as built must be constructed of material as provided by the ordinances of the city of Oklahoma City, and the inside line of all sidewalks shall be twelve (12) inches from the lot or property line.
No signs, billboards or bill-boards that are larger than three feet in any one dimension shall be placed on any portion of this addition, or painted on any portion thereof, and any such sign, billboard or bill-board shall be a common nuisance and may be abated by those grantees or any owner of property in said addition.

This provision shall not apply, however to signs painted on or attached to business buildings, and calling attention to the name of the person and business therein, and shall not apply to signs offering any lot or lots in said addition for sale.

No lot or lots in this addition shall ever be owned, held or occupied by any person or African descent, commonly known as negroes.

Any property owner in this addition shall have the right to enforce any of the provisions contained herein or to prevent their violation by prosecution in court.

Dated this 5th day of November, 1929.

[Signatures]

Mary C. Mann
Alice D. Mann
Russell King
O. E. King
Mary L. Mann
their attorney in fact.
Mary D. Mann
State of Oklahoma  \(\overline{23-2x2}\)

County of Oklahoma

Before me, the undersigned, a notary public in and for said county and state on this 25th day of November, 1909, personally appeared Mary L. Huns, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and notarial seal this 25th day of November, 1909.

\[\text{[Signature]}\]

My Commission expires Apr 4, 1910.

State of Oklahoma

County of Oklahoma

Before me, the undersigned, a notary public in and for said county and state, on this 25th day of October, 1909, personally appeared M. L. Huns, to me known to be the identical person who signed the names of the above persons to the within and foregoing instrument as their attorney in fact, and acknowledged to me that she executed the same as her free and voluntary act and deed, and as the free and voluntary act and deed of Nellie C. Huns, Alice Huns, Bessie L. Huns now Hens, and O. E. Huns her husband, for the uses and purposes therein set forth:

\[\text{[Signature]}\]

My Commission expires on the 4th day of April, 1910.
I, Warren E. Moore, a resident of Oklahoma County, Oklahoma, hereby certify that I am by profession a Civil Engineer and that at the instance of the above named party I made the above described subdivision, and that the annexed map or plat is a correct representation of said land as subdivided by me.

Signed this 30th day of October, 1909.

Warren E. Moore
Civil Engineer.

State of Oklahoma
County of Oklahoma

Before me, Olive R. Bitterhouse, a notary public, in and for said county and state, on this 30th day of October, 1909, personally appeared Warren E. Moore, to me known to be the identical person who executed the within and foregoing instrument and who acknowledged to me that he executed same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and notarial seal this 30th day of October, 1909.

Olive R. Bitterhouse
Notary Public.

By Commission expires May 31, 1913.