KNOW ALL MEN BY THESE PRESENTS: That whereas, the State of Oklahoma is the owner of the following described real estate situated in Oklahoma County, State of Oklahoma, to wit:

Commencing at the Northeast (N.E.) Corner of the Southeast (S.E.) Quarter, of Section (27) Twenty-seven, Township (15) Twelve, North, Range (3) Three, West, Indian Meridian, south along said section line 1844.65 feet, thence due West 1298.8 feet, thence North 1844.65 feet, thence East along the half (½) Section line 1298.8 feet to place of beginning.

AND

WHEREAS, the Oklahoma State Legislature of 1919, by and through House Joint Resolution Number 21, authorized, empowered and requested the Mayor and City Commissioners of the City of Oklahoma City, said County, to extend, the City Sanitary Sewerage System to include said area,

AND

WHEREAS, it is necessary in order to make such extension and improvement that said tract of land be first platted into lots, blocks, streets, parks and parkways, before the beginning thereof, and that the streets, parks and parkways thereof be dedicated to the public use by said State,

AND

WHEREAS, the Commissioners of the Land Office of the State of Oklahoma and the State Board of Public Affairs are by law made the custodians of said lands and improvements,

NOW, the said Commissioners of the Land Office of the State of Oklahoma, by J. B. A. Robertson, their Chairman, and A. B. Shaw, Secretary to said Board, and Geo. H. Martenson, Chairman, and Geo. F. Clark, Secretary to the State Board of Public Affairs, for and on behalf of the State of Oklahoma, as the owner of said lands, do hereby certify that they have in such official capacities caused the same to be surveyed into lots, blocks, streets, parkways, parks and parkings in conformity to the amended plat which they, in their aforesaid respective official capacities, hereby adopt as the plat of the above described land under the name of "2nd STATE CAPITOL ADDITION" to Oklahoma City, Oklahoma, and do hereby dedicate, subject to the conditions, provisions and restrictions hereinafter named, all of the streets, parks, parkings and parkways shown upon said plat to public use.

A certain strip of land is hereby reserved and set aside to the exclusive use of the Oklahoma City Railway Company, its successors and assigns, for the maintenance and operation of a street railway as shown on said plat as follows, to wit: A strip of thirty-three (33) feet wide, running through the center of Thirteenth (13) Street, East and West across said plat, subject to the reversion and restriction clauses in deed recorded in Deed Record Book one hundred twenty-two (122) page three hundred eight (308), and contract recorded in Book twelve (12) page 215, of this County.

The dedication of all streets and parkways outside of the above exception, is upon distinct understanding and condition that said streets and parkways shall be used by the public for the ordinary purposes of travel, and other uses to which streets are ordinarily put, but the City shall have no right, jurisdiction, or authority to grant to any street, railway or street railway company, individual partnership or corporation the use of any said streets...
of sidewalks, or side porches, shall not be nearer than five (5) feet to a lot line running North and South.

THIRD: No residence shall be erected on this addition, the actual cost of which is less than $8000.00.

FOURTH: Only one residence shall be erected on one building site, and all owners are required to face their dwelling house on lots facing South, and North on lots facing North, but this does not preclude side entrances when desired, except that all buildings erected on building sites facing McMechan Parkway shall face said parkway in accordance with the location of the lots, and no building shall ever be used or occupied 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.

FIFTH: As appurtenant to each residence and to be used only in connection with it, garage or servants house, or other subsidiary building may be erected on each premises containing a residence, provided no privy or vault shall be built on any one lot.

SIXTH: No person of African descent shall ever own any part or parcel of this entire addition or shall any such person live in the addition, except when in the employ as a servant and living on the premises of a householder in this addition; nor shall any owner or tenant let or sub-let to any such person.

SEVENTH: All telephone service lines, and all electric light distributing lines and all gas distributing mains shall be placed in reserved strips running East and West.

EIGHTH: No bill boards or other advertising devices except signs of the grantors, advertising this addition, shall be erected or temporarily placed upon any part of said addition.

NINETH: It shall be unlawful for any person or persons owning or controlling lots in this addition to move or cause to be moved upon said lots any building of any kind or description.

TENTH: The Covenants above referred to shall run with the land, and be binding upon the assigns, executors, administrators and successors.

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

Grantor further states:

That in accordance with the Statutes of the State of Oklahoma, it has caused to be set permanent monuments at each block or corner of each street intersection in this addition.
or alleys, for any sort or kind of street railway, nor shall said city of Oklahoma City have any right whatever to construct or operate any street railway in any part of said addition or on any of the streets or alleys, or have the right to build any street railways upon any part of said streets or alleys of this addition. The right to build, construct, or operate any street railway in or upon any part of this addition or on any of said streets shall belong exclusively to this grantor, its successors, or assigns, and such right shall be in no way affected by the sale or transfer of any such lots. The right, however, to build such street railway, whether exercised by the grantor, its successors, or assigns, shall be subject to all reasonable regulations with respect to conforming to street grades legally established and to any reasonable police regulations for the safety of the inhabitants of said addition or of said city.

The strip of land in front of all lots on 12th, 14th, 16th, and 18th streets, extending 25 feet from the lot line into the street shall be reserved for parking and sidewalk purposes, and shall be divided as follows:

Ten (10) feet next to the lots for parking, the next five (5) feet for sidewalks; and the next ten (10) feet for parking, and the strip of land in front of all lots facing on Mallechon Parkway, extending twenty (20) feet from the lot line into the street shall be reserved for sidewalk and park purposes, and shall be divided as follows:

Eight (8) feet next to the lots for parking and the next five (5) feet for sidewalk, and the next seven (7) feet for parking.

The strips of land lying within Mallechon Parkway are hereby dedicated to the City of Oklahoma City for the use and benefit of the general public, provided always that the City of Oklahoma City shall maintain, care for and manage said park.

Restrictions

Any person or persons hereafter becoming the owner of any tract or parcel hereby platted shall take and hold the same subject to the following conditions and restrictions:

First:

In the rear of all lots in blocks (1) one (2) two, (3) three, (4) four, (5) five, (6) six, (7) seven, (8) eight, (9) nine, and (10) ten, a strip six (6) feet wide is reserved for the free use of the City and the Public Service Company, for the installation of sewers, gas mains, electric and telephonic wires, and no building or other obstructions shall be placed therein to the interference of the uninterrupted installation or maintenance of these utilities. The building line for all buildings in said addition shall be twelve (12) feet from the front lot or block line, and parallel with the street or parkway on which the lots face, as shown 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 porch, in front of the main door or entrance, may extend over the building line not to exceed eight (8) feet.

Second:

No residence in the entire addition shall be erected on less than fifty (50) feet of ground on a street running East or West, and the same provisions shall apply to all lots facing on Mallechon Parkway, and the greatest extension
I, Mad L. Cunningham, a resident of Oklahoma County, State of Oklahoma, hereby certify that I am by profession a Civil Engineer and Surveyor, and that at the instance of the State Board of Public Affairs, of the State of Oklahoma, and the Commissioners of the Land Office, State of Oklahoma, did survey into lots, blocks, parkways, parks and parking, the Northwest (N.W.) Quarter of the Southeast (S.E.) Quarter of the Southeast (S.E.) Quarter of the Southeast (S.E.) Quarter of Section (27), Township (12) Twelve North, Range (3 W.) Three, West, Indian Meridian, in Oklahoma County, Oklahoma, more particularly described as-

Commencing at the Northeast (N.E.) corner of the Southeast (S.E.) Quarter, of Section (27) Twenty-Seven, Township (12) Twelve, North, Range (3 W) Three, West, Indian Meridian, South along said Section Line 1844.65 feet, thence due West 1298.8 feet, thence North 1844.65 feet, thence East along the half (½) Section Line 1298.8 feet to place of beginning,

and that the attached map or plat is a true and correct representation of the said survey of lots, blocks, parkways, parks and parking; and of the dimensions shown on the said map or plat.

State of Oklahoma

S.S.

County of Oklahoma

Before me, Nettie E. Johnston, a Notary Public in and for said County and State, on this 9th day of September, 1919 personally appeared Mad L. Cunningham 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 acts and deed for the uses and purposes therein set forth.

Witness by hand and official seal this 9th day of September, 1919.

Nettie E. Johnston

My commission expires April 10, 1922.
IN WITNESS WHEREOF, the Commissioners of the Land Office by their Chairman, and the State Board of Public Affairs, by its Chairman, have hereunto set their respective hands and caused the respective official seals of said respective Commissions to be affixed hereto this ___ day of August, 1919.

COMMISSIONERS OF THE LAND OFFICE

[Signature]

Their Chairman.

ATTEST:

A. F. Shaw
Secretary to the Commissioners
of the Land Office

By E. P. Bryan
Asst. Sec'y

STATE BOARD OF PUBLIC AFFAIRS

By

It's Chairman.

ATTEST:

Jno. E. Clark
Secretary to the State Board of Public Affairs.
STATE OF OKLAHOMA \nCOUNTY OF OKLAHOMA

Before me, a Notary Public in and for said County and State, on this 9th day of August, 1919, personally appeared J. B. A. Robertson to me known to be the identical person who subscribed the name of the Commissioners of the Land Office, as their Chairman, 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 the said Commissioners of the Land Office, for the uses and purposes therein set forth.

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

Dennis O'Shannon
Notary Public.

My Commission Expires 27th July 1932.

STATE OF OKLAHOMA \nCOUNTY OF OKLAHOMA

Before me, a Notary Public in and for said County and State, on this 9th day of August, 1919, personally appeared Ben P. Lafayette, to me known to be the identical person who subscribed the name of the State Board of Public Affairs to the foregoing instrument, as its Chairman, 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 State Board of Public Affairs, for the uses and purposes therein set forth.

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

Dennis O'Shannon
Notary Public.

My Commission Expires 27th July 1932.
KNOW ALL MEN BY THESE PRESENTS: That Whereas, the
STATE OF OKLAHOMA is the owner of the following described real
estate situated in Oklahoma County, State of Oklahoma, to-wit:

Commencing at the Northeast (N.E.) corner of the Southeast
(S.S.E.) Quarter, of Section (27) Twenty-seven, Township (12)
Twelve, North Range (3) Three, West, Indian Meridian, thence
along said section line 1844.63 feet, thence due West 1890.0
feet, thence North 1844.63 feet, thence due East along the half
(½) Section Line 1890.0 feet to place of beginning.

AND

WHEREAS, the Oklahoma State Legislature of 1919, by
and through House Joint Resolution Number 31, authorized, empowered
and requested the Mayor and City Commissioners of the City of
Oklahoma City, said County, to extend, the City Sanitary Sewerage
System to include said area,

AND

WHEREAS, it is necessary in order to make such exten-
sion and improvement that said tract of land be first platted into
lots, blocks, streets, parks and parkways, before the beginning
thereof, and that the streets, parks and parkways thereof be dedicat-
ed to the public use by said State,

AND

WHEREAS, the Commissioners of the Land Office of the
State of Oklahoma and the State Board of Public Affairs are by law
made the custodians of said lands and improvements,

NOW, the said Commissioners of the Land Office of
the State of Oklahoma, by J. B. A. Robertson, their Chairman, and
A. E. Shaw, Secretary to said Board, and H. V. Bird, Secretary to the State Board of Public Affairs,
for and on behalf of the State of Oklahoma, as the owner of said lands,
do hereby certify that they have in such official capacities caused
the same to be surveyed into lots, blocks, streets, parkways, parks
and parkings in conformity to the amended plat which they, in their
aforesaid respective official capacities, hereby adopt as the plat of
the above described land under the name of "OKLAHOMA STATE CAPITOL ADDITION"
to Oklahoma City, Oklahoma, and do hereby dedicate, subject to the
conditions provisions and restrictions hereinafter named, all of the
streets, parks, parkings and parkways shown upon said plat to public use.

A certain strip of land is hereby reserved and set aside
to the exclusive use of the Oklahoma City Railway Company, its
successors and assigns for the maintenance and operation of a street
rail-way as shown on said plat as follows, to-wit: A strip of
thirty-three (33) feet wide, running through the center of Thirteenth
(13) Street, East and West across said plat, subject to the reversion
and restriction clauses in deed recorded in Deed Record Book one
hundred twenty-two (122) page three hundred eight (308), and con-
tract recorded in Book twelve (12) page 215, of this County.

- The dedication of all streets and parkways outside of the
above exception, is upon distinct understanding and condition that
said streets and parkways shall be used by the public for the or-
dinary purposes of travel, and other uses to which streets are
ordinarily put, but the City shall have no right, jurisdiction, or
authority to grant to any street, railway or street railway company,
individual partnership or corporation the use of any said streets
or alleys, for any sort or kind of street railway, nor shall said city of Oklahoma City have any right whatever to construct or operate any street railway in any part of said addition or on any of the streets or alleys, or have the right to build any street railways upon any part of said streets or alleys of this addition, The right to build, construct, or operate any street railway in or upon any part of this addition or on any of said streets shall belong exclusively to this grantor, its successors, or assigns, and such right shall be in no way affected by the sale or transfer of any such lots. The right, however, to build such street railway, whether exercised by the grantor, its successors, or assigns, shall be subject to all reasonable regulations with respect to conforming to street grades legally established and to any reasonable public regulations for the safety of the inhabitants of said addition or of said city.

The strip of land in front of all lots on 12th and 14th streets, extending 25 feet from the lot line into the street shall be reserved for parking and sidewalk purposes and shall be divided as follows:

Ten (10) feet next to the lots for parking, the next five (5) feet for sidewalks; and the next ten (10) feet for parking, and a strip of land on 13th street extending twenty (20) feet from the lot line divided as follows; 6 feet next to the lot line for parking and the next five (5) feet for sidewalks and the next five (5) feet for parking, and a strip of land extending 15 feet in front of all lots on 15th and 16th Streets into the street from the lot line shall be reserved for parking and sidewalk purposes divided as follows; 5 feet for parking next to lot line, the next 5 feet for sidewalks and 5 feet for parking, and the strip of land in front of all lots facing on 17th Street, extending twenty (20) feet from the lot line into the street shall be reserved for sidewalk and park purposes, and shall be divided as follows; Eight (8) feet next to the lots for parking and the next five (5) feet for sidewalk and the next seven (7) feet for parking.

Blocks (3) two, (5) five, (8) eight, (11) eleven, (15) fifteen and (18) eighteen lying within Mokrman Parkway are hereby dedicated to the City of Oklahoma City for the use and benefit of the general public, provided always that the City of Oklahoma City shall maintain, care for and manage at its own expense, said parks.

Restrictions

Any person or persons hereafter becoming the owner of any tract or parcel hereby platted shall take and hold the same subject to the following conditions and restrictions:

First:

In the rear of all lots in blocks (1) one, (3) three, (4) four, (6) six, (7) seven, (9) nine, a strip of land five (5') feet wide is reserved for the free use of the City and the Public Service Company, for the installation of sewers, gas mains, electric and telephone wires, etc., and no buildings or other obstructions shall be placed thereon to the interference of the uninterrupted installation or maintenance of these utilities. The building line for all buildings in said addition shall be distant from the front lot or block line, and parallel with the street or Parkway, on which the lots face, as shown 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 whatsoever character, be permitted to extend into or encroach upon said space, except that the porch, in front of the main door or entrance, may extend over the building line not to exceed eight (8) feet.
SECOND:

No residence in the entire addition shall be erected on less than fifty (50) feet of ground on a street running East and West, and the same provisions shall apply to all lots facing on Moulahan Parkway, and no foundation walls shall be nearer than five (5) feet to a lot line running North and South.

THIRD:

No residence shall be erected on this addition, the actual cost of which is less than $4000.00.

FOURTH:

Only one residence shall be erected on one building site, and all owners are required to face their dwelling South on lots facing South, and North on lots facing North, but this does not preclude side entrances when desired, except that all buildings erected on building sites facing Moulahan Parkway shall face said parkway in accordance with the location of the lots, and no building shall ever be used or occupied 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.

FIFTH:

As appurtenant to each residence and to be used only in connection with it, garage or servants house, or other subsidiary building may be erected on each premises containing a residence, provided no privy or vault shall be built on any one lot.

SIXTH:

No person of African descent shall ever own any part or parcel of this entire addition, nor shall any such person live in the addition, except when in the employ as a servant and living on the premises of a householder in this addition; nor shall any owner or tenant let or sub-let to any such person.

SEVENTH:

All telephone service lines, and all electric light distributing lines and all gas distributing mains shall be placed in reserved strips running East and West.

EIGHTH:

No bill boards or other advertising devices except signs of the grantors, advertising this addition, shall be erected or temporarily placed upon any part of said addition.

NINTH:

It shall be unlawful for any person or persons owning or controlling lots in this addition to move or cause to be moved upon said lots any building of any kind or description.
TENTH:

The Covenants above referred to shall run with the land, and be binding upon the assigns, executors, administrators and successors.

ELEVENTH:

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

Grantor further states:

That in accordance with the Statutes of the State of Oklahoma, it has caused to be set permanent monuments at each block or corner of each street intersection in this addition.

IN WITNESS WHEREOF, the Commissioners of the Land Office by their Chairman, and the State Board of Public Affairs, by its Chairman, have hereto set their respective hands and caused the respective official seals of said respective Commissions to be affixed hereto this day of 7/4, 1908.

COMMISSIONERS OF LAND OFFICE.

By

[Signature]
Their Chairman.

Attest:

[Signature]
Secretary to the Commissioners of the Land Office

STATE BOARD OF PUBLIC AFFAIRS.

By

[Signature]
It's Chairman.

Attest:

[Signature]
Secretary-to-the-State-Board-of-Public-Affairs.
STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said County and State, on this 5th day of May, 1920, personally appeared Geo. F. Clark, to me known to be the identical person who subscribed the name of the State Board of Public Affairs to the foregoing instrument, as its Chairman, 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 State Board of Public Affairs, for the uses and purposes therein set forth.

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

[Signature]

Notary Public.

My Commission Expires May 7, 1922

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said County and State, on this 25th day of May, 1920, personally appeared J. B. A. Robertson to me known to be the identical person who subscribed the name of the Commissioners of the Land Office, as their Chairman, 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 the said Commissioners of the Land Office, for the uses and purposes therein set forth.

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

[Signature]

Notary Public.

My Commission Expires Nov. 5, 1922
I, Max L. Cunningham, a resident of Oklahoma County, State of Oklahoma, hereby certify that I am by profession a Civil Engineer and Surveyor, and that at the instance of the State Board of Public Affairs, of the State of Oklahoma, and the Commissioners of the Land Office, State of Oklahoma, did survey into lots, blocks, parkways, parks and parkings, the Northwest (N.W.) Quarter of the Southeast (S.E.) Quarter, and the North 545.73 feet of the Southeast (S.E.) Quarter of the Southeast (S.E.) Quarter of Section (27), Township (12) Twelve North, Range (3 W) Three, West, Indian Meridian, in Oklahoma County, Oklahoma more particularly described as-

Commencing at the Northeast (N.E.) corner of the Southeast (S.E.) Quarter, of Section (27) Twenty-Seven, Township (12) Twelve, North Range (3 W) Three, West Indian Meridian, South along said Section Line 1844.63 feet, thence due West 1298.8 feet, thence North 1844.63 feet, thence East along the half (½) Section Line 1298.8 feet to place of beginning,

and that the attached map or plat is a true and correct representation of the said survey of lots, blocks, parkways, parkings, and parks; are of the dimensions shown on the said map or plat.

STATE OF OKLAHOMA )
SS.
COUNTY OF OKLAHOMA )

Before me, ____________, a Notary Public in and for said County and State on this ___ day of May 1920 personally appeared Max L. Cunningham 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 acts and deed for the uses and purposes therein set forth.

Witness by hand and official seal this ___ day of May ___.

My Commission Expires ___.

[Signature]

[Date]

[Date]