PLAT OF THE STATE CAPITOL ADDITION
To The
CITY OF OKLAHOMA CITY, OKLAHOMA.

A Part of the N 1/2 of the N 1/2 of Section 27,
Township 12 North, Range 3 West, W. I. M.

KNOW ALL MEN BY THESE PRESENTS:

That the State Capitol Building Company, a corporation,
of Oklahoma City, Oklahoma County, State of Oklahoma, the owner
of the following described real estate in Oklahoma County, State
of Oklahoma:

Being a part of the N 1/2 of the N 1/2 of Section 27, Town-
ship 12 North, Range 3 West, W. I. M., bounded and described
as follows:

Commencing at a point being the NE corner of
said Quarter Section: THENCE South 796.3 ft.: THENCE
West 4291.83 ft.: THENCE North 476 ft.: THENCE East
108.43 ft.: THENCE North 531.3 ft.: THENCE East 4771.3
ft. to place of beginning:

hereby certifies that it has caused the same to be surveyed
into Blocks, Lots, Streets and Alleys, in conformity with the
inclosed plat which it hereby adopts as the plat of the above
described land, under the name of the State Capitol Addition
to Oklahoma City, and does hereby dedicate, subject to the con-
ditions and restrictions hereinafter named, all of the Streets,
Avenues and Alleys shown upon said plat, to the particular pub-
lc or semi-public use designated herein.

The right to construct and operate an electric Street
Railway through and over Phillips Avenue, as the same is hereby
platted, is hereby given and dedicated to the Oklahoma Railway
Company, its successors and assigns, in accordance with a certain
deed of conveyance from J. J. Culbertson et al., dated the_______
day of __________________, 1910, and recorded in the office of
the Register of Deeds for Oklahoma County, State of Oklahoma,
on the ______ day of __________________, 1910, in Book ______
at Page ______.
2.

The right to construct and operate an electric Street Railway upon Twenty-First and Twenty-Second Streets, running the full length thereof West from the Street named West Capitol Square on the plat thereof, is hereby given, for the width of Twenty-Five (25) feet in the center of Twenty-First and Twenty-Second Streets, West of the West side of the Street named West Capitol Square, to W. F. Ham, his heirs, successors or assigns. And the right to build, construct or operate any Railway, Street-Walnut and Central avenues, and otherwise, in or upon Twenty-First and Twenty-Second Streets, West of the West line of West Capitol Square, shall belong exclusively to W. F. Ham, his heirs or assigns, forever.

No Railway, Street- or otherwise, shall ever be permitted, by the Municipality, City, County or Government of which this is now or may hereafter become a part, to build, construct or operate any Railway, Street- or otherwise, upon the Streets designated on the plat thereof as West Capitol Square, South Capitol Square, East Capitol Square, or Twenty-First Street from the East line of East Capitol Square to the East line of this said Section.

RESTRICIONS:

Any person or persons hereafter becoming the owner or owners, directly or through any subsequent transfers, or in any manner whatsoever, of any Lots or Blocks or any land hereby platted, shall take, hold and convey the same subject to the following restrictions:

FIRST: The building-line on all the Lots facing South on Twenty-First St. shall be 40 ft. from the Lot or Block Line.

The building-line on all Lots facing East and West on Capitol Square shall be 30 ft. from the Lot or Block Line.

The building-line on all Lots facing North on Twenty-Third Street shall be 30 ft. from the Lot or Block line, and no building or any part or portion thereof shall at any time be
erected or placed upon the space between said building-lines and
the Street, nor shall any projection of any building of whatsoever
character be permitted to extend into or encroach upon said space,
except that the steps, platform or porch in front of the main
door may extend over the building-line not to exceed ten feet.

SECOND: No residence, the actual cost of which is less
than Ten Thousand Dollars, ($10,000.00) shall be erected or
placed upon any lot facing East or West upon Capitol Square, and
such residence shall not be less than two full stories in height.

THIRD: No residence, the actual cost of which is less than
Five Thousand Dollars, ($5000.00), shall be erected or placed
upon any lot or lots fronting North or South on Twenty-First or
Twenty-Second Street, and between Laird Avenue and Walnut Avenue
in the land hereby platted, and any such residence shall not be
less than two full stories in height.

FOURTH: No residence, the actual cost of which is less than
Thirty-Five Hundred Dollars, ($3500.00) shall be erected or
placed upon any lot or lots in the land hereby platted, facing
North or South on Twenty-First or Twenty-Second Street, and East
of Laird Avenue or West of Walnut Avenue.

FIFTH: No barn or outhouse shall ever be placed nearer
than Fifty (50) Feet from (2) Street on any lot or lots in this
Addition.

SIXTH: No Street, Town or Municipality shall ever, at any
time, have the right to use for itself, or grant any person, firm
or corporation, the right to use any of the Streets, Avenues of
Boulevards in this Addition, for the erection of any poles for the
support of wires, but all such poles shall be erected along the
rear Lot lines as shown by this plat, and so placed as not to
interfere with the outbuildings.

SEVENTH: Foundations for any stables or outbuildings are
not to be built closer than Three (3) to the rear Lot line, said
- 4 -

Three Feet (3ft) off of the rear of all lots, under surface is hereby dedicated to the use of public sewer, gas and water pipes.

EIGHTH:— But one building shall ever be erected or placed upon each lot, and such building shall never be used for any purpose except for the private residence exclusively, except the Lots fronting East and West of Phillips Avenue herein, may be used for business purposes, but no business buildings shall ever be built or erected thereon, unless they shall each be two full stories in height, and constructed of brick or better, and to cover the full frontage of the Lot or Lots upon which said building may be erected or placed.

NINTH:— No Lot or Lots in this Addition shall ever be owned held or occupied by any person or persons of African descent, commonly known as Negroes, and if any Lot or Lots should ever be so sold to said person or persons known as negroes, the title to said Lot or Lots shall immediately revert to the original grantor.

TENTH:— 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.

Signed this 30th day of June, 1911

[Signature]
Vice-President.

[Signature]
Secretary.
STATE OF OKLAHOMA

COUNTY OF OKLAHOMA.

Before me, J. J. Culbertson, Jr., a Notary
Public in and for said County and State, on this 30th day of
June, 1911, personally appeared H. W. Dawson, to me known to
be the identical person who subscribed the name of the maker
thereof to the within and foregoing instrument, as its Vice-
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 the said corporation, for the uses and purposes
therein set forth.

WITNESS MY HAND AND SEAL this 30th day of June, 1911.

[Signature]

My commission expires ________________.
SURVEYOR'S CERTIFICATE.

I, Warren E. Moore, a resident of Oklahoma County, state of 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; that the annexed map or plat is a correct representation of said land as subdivided by me.

Signed this 30th day of June, 1911.

[Signature]

Before me, [Signature], a Notary Public in and for Oklahoma County, State of Oklahoma, on this day personally appeared Warren E. Moore, to me known to be the identical person who subscribed the foregoing document, 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 SEAL this 30th day of June, 1911.

[Signature]

My Commission expires June 22, 1914.