FLAT OF STATE HOUSE ADDITION.

KNOW ALL MEN BY THESE PRESENTS:

That W. S. Anderson, the owner of the following described real estate situate and being in Oklahoma County, State of Oklahoma, to-wit: — the North Half of the Southeast Quarter of Section Ten (10), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, except Twelve and forty one hundredths (12.41) acres off of the South line of said North Half of Southeast Quarter, bounded as follows: Beginning at a point Fifteen hundred Fifty One (1551) feet North of Southeast corner of Section Ten, thence North along section line Two Hundred Thirty Three and twenty five hundredths (233.25) feet, thence West Twenty Six Hundred Forty Four and twenty five hundredths (2644.25) feet, thence South Two Hundred Thirty One (231) feet to Quarter corner between Sections Ten and Fifteen, thence along Section line, East, Twenty Six Hundred Forty Four and four tenths (2644.4) feet to point of beginning. The above tract containing Sixty Five and Thirty two hundredths (65.32) acres, more or less.

That said W. S. Anderson hereby certifies that he has caused said lands to be surveyed into blocks, parks, boulevards, avenues, and streets, in conformity to the plat hereto annexed, which he hereby adopts as the plat of the above described lands, under the name of STATE HOUSE ADDITION TO OKLAHOMA CITY.

The boulevards, avenues, streets and parks and parkings shown on the annexed plat are hereby dedicated subject to the following reservations, conditions, restrictions and provisions, to-wit: that said boulevards, avenues, and streets shall be used by the public for the ordinary purposes of travel and other uses to which streets are ordinarily put; and the parks and parkings shown on the annexed plat are hereby dedicated to the use of the public for the ordinary purposes of rest and recreation; but the right and power to use or grant the use or occupancy of any of said boulevards, avenues, streets, or public places, or parks, or parkings to or for any railway, street railway, water works or system, electric, gas, or other lighting or heating plant, system, line, piping or purpose, or any telegraph or telephone line or system, or
other common carrier, for transmission purposes, or subway, elevated or aerial transportation, or other extraordinary uses, are hereby reserved; and such right or power shall not subsist or be vested in any municipality or other government, but the exclusive right and power to use or grant rights or franchises for any and all of such uses and purposes shall be and remain in the grantor herein, and its successors or assigns; and the rights and powers herein reserved shall be in no way affected by the sale or transfer of any part or parts of said Addition or any lot or lots therein; provided, that the municipal government shall have the right to use said boulevards, avenues, streets and public places for any public utility owned and operated exclusively by such municipal government.

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

1. Reservations for side-walks and parkings on each side of every street and boulevard in this Addition shall be not less than Twenty (20) feet.

2. No part of said real estate shall ever be sold, let or leased to any person or persons of African descent known as negroes, and any attempt to so convey, let or lease the same shall be void, and shall forfeit the property to the grantor herein, and this condition shall be a material part of the consideration in each and every transfer of any part of said lands.

3. 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 herein, after reasonable notice, the grantor 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 impro-
ments liens, and after deducting the costs of correcting the
violated restrictions, and all costs of sale, deliver the remain-
der of the proceeds of the sale, if any, to the dispossessed owner.

IN WITNESS WHEREOF, the said W. S. Anderson has hereunto
set his hand this 27th day of September 1910.

W. S. Anderson
STATE OF OKLAHOMA, }
OKLAHOMA COUNTY, 

Before me, M.E. Stinson, 

September 23rd, 1912

Personally appeared T. P. Anderson, to me known to be the identical person who executed 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.

M.E. Stinson
Notary Public.

My Commission Expires March 28th, 1912.

I, T. P. D'Yammett, do hereby certify that I am a Civil Engineer by profession and that at the instance of one T. P. Anderson, made the above described survey and that the annexed plat or map is a correct representation of the land as surveyed by me.

Signed at Oklahoma City, Oklahoma, the 23rd day of September, 1912.

T. P. D'Yammett
Civil Engineer.

STATE OF OKLAHOMA, }
OKLAHOMA COUNTY, 

Before me, M.E. Stinson, 

September 23rd, 1912

Personally appeared T. P. Anderson, to me known to be the identical person who executed 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.

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M.E. Stinson
Notary Public.

My Commission Expires March 28th, 1912.