KNOW ALL MEN BY THESE PRESENTS:

That John W. Shartel and Effie W. Shartel, husband and wife, of
Oklahoma City, Oklahoma County, State of Oklahoma, the owners of the following
described real estate situated in Oklahoma County, State of Oklahoma, to-wit:

All of the Epworth University Grounds (less the United States
Weather Bureau Station) as platted and shown by the recorded
plat of University Addition to Oklahoma City, in Oklahoma County,
State of Oklahoma, saving and excepting only the following
described portion thereof; to-wit: Beginning at a point on the
South line of said Epworth University grounds as shown by the recorded
plat of University Addition to Oklahoma City, in Oklahoma County,
State of Oklahoma Six hundred sixty-three and four tenth (663.4) feet
East of the Southwest corner of said Epworth University grounds;
then go West along the south line of said grounds six hundred sixty-
three and four tenth (663.4) feet to the Southwest corner of said
grounds; thence North along the East line of S.Kinley Street six
hundred ninety (690) feet to a point; thence East on a line parallel
with the South line of said Epworth University grounds six hundred
sixty-three and four tenth (663.4) feet; thence South six hundred ninety
(690) feet to the point of beginning.

hereby certify that they have caused the same to be surveyed and platted into
blocks, lots, streets and avenues in conformity to the annexed plat which is
hereby adopted as the plat of the above described land, under the name of
an Addition
UNIVERSITY PLACE/to Oklahoma City, and do hereby dedicate all of the streets
and avenues shown upon said plat to the public use of said city.

- - - - - RESTRICTIONS - - - - -

Any person or persons hereafter becoming the owner of
directly or through any subsequent transfers, or in any manner whatsoever
of any lots, blocks or tracts of land hereby platted, shall take, hold and
convey the same subject to the following conditions and restrictions, to-wit:

FIRST A strip of land ten (10) feet wide in the rear of all lots,
except lot nine (9) in Block seven (7), upon which lot a strip ten
(10) feet wide off the South side thereof, as shown in the annexed
plat, is reserved for the installation and maintenance of sewers,
gas mains, electrical and telephone wires, poles, etc., and no building
or other obstructions shall be placed thereon to the interference of the
uninterrupted installation or maintenance of these utilities, but the
purchasers of any lot or lots shall have full ownership and use of
said strip, except for the purposes herein mentioned.

All pole lines for overhead construction for light, power,
telephone and telegraph wires shall be constructed along the strips
left through the center of the blocks of this addition for public
utilities and along the streets running North and South. No pole
line for the purposes named shall be set longitudinally along 18th
19th and 20th streets in this Addition.
SECOND The building line shall be thirty (30) feet from the lot or block line, parallel with all East and West Streets as shown on the annexed plat, and no building or any part or portion thereof shall at any time be erected or placed upon the space between said building line and the street nor shall any projection of such building or whatever 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 (10) feet.

THIRD No residence the actual cost of which is less than seven thousand ($7,000.00) Dollars shall be erected or placed upon any lot or lots in Blocks one (1), two (2), five (5), six (6), seven (7) eight (8), nine (9), and ten (10) of the land herein platted and such residence shall not be less than a two story residence, and no more than one residence shall be erected upon each lot.

FOURTH No residence the actual cost of which is less than four thousand ($4,000.00) Dollars shall be erected or placed upon any lot or lots in Blocks three (3) and four (4) of the land herein platted.

FIFTH No part of the lots or Blocks herein platted shall ever be used for other than residence purposes except that Block nine (9) may be used as a site for public school.

SIXTH No flat, apartment house or duplex residence shall ever be erected on any lot or lots herein platted.

SEVENTH No lot in this Addition shall ever be occupied as a dwelling place for persons or families of African or negro descent. This clause, however, shall not prevent the keeping of colored servants or domestics.

EIGHTH The City of Oklahoma City may, at the end of Twenty-five (25) years, remove any or all of these restrictions as a part of any zoning system defining uses for the various areas of said city with the approval of the majority of the owners of this addition.

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

Dated this 25th day of July, 1919.

John W. Chartel

State of Oklahoma, County of Oklahoma, ss.

Before me, the undersigned, a Notary Public in and for said County and state, on this 25th day of July, 1919, personally appeared John W. Chartel, 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.

My commission expires June 12, 1939.

State of Massachusetts, County of

Before me, the undersigned, a Notary Public in and for said County and State, on this 31st day of July, 1919, personally appeared Effie W. Chartel, 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.

My commission expires May 19, 1922.
State of Oklahoma 
Oklahoma County 

I, the undersigned, O.G. Ellis, do hereby certify that
I am by profession a Civil Engineer and that I surveyed the tract
of land herein described into lots, blocks, streets and avenues,
as shown in the annexed plat and have correctly marked the
boundaries of said lots and blocks as shown on the said plat.
Iron pins set in concrete for monuments are located at the Southeast
corner of Block ten (10) and the Northeast corner of Block one (1)
to form a base line for re-tracing boundaries of the lots and blocks
in this plat.

Dated this 25th day of July, 1919

O.G. Ellis

State of Oklahoma 
Oklahoma County, 

Before me, the undersigned, a Notary Public in and for said
county and state, on this 25th day of July, 1919, personally appeared
O. G. Ellis, 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
thereof set forth.

[Signature]

My commission expires: April 14, 1922
Notary Public
John W. Shartel, the owner of the premises shown on the
annexed plat, hereby, as a part of said plat, the same not being
the homestead of the grantor, makes the following additional
restrictions and reservations, to-wit:

The owner shall have full right and authority for
preparing said lots for sale and occupancy and, notwithstanding
the filing of this plat, to lay down and install a system of gas
pipes throughout said Addition for the purpose of supplying
purchasers of lots in said Addition with gas, using said strips
reserved for such purpose on the accompanying dedication; to cross
the streets therewith and connect the same, as necessary, longi-
tudinally along any street in said Addition; and shall likewise,
and does hereby, reserve the right, for the same purpose, to in-
 stall and construct a system of electric light poles and light
wires over the streets and along said reserved strips through
said blocks; and the grantor also reserves the right to lay down
and construct a system of water mains for the purpose of supply-
ing said Addition, and all the lots and blocks therein, with
water for domestic use, and all of which rights so reserved the
grantor may convey and assign to any duly constituted public or
private corporation engaged in supplying said public utilities.

In order to secure such public utilities to said
Addition immediately the same shall be built and owned and paid
for by the grantor; the right and ownership of all such poles,
wires, pipes and other facilities constructed by the grantor,
shall remain in him, together with the right to maintain the same
until such time as he may transfer the same to any public utili-
ties organization, as above specified; at which time the transfer
or relinquishment thereof shall go to such public utilities
organization not as an estate in the land but under the terms of
their existing franchise or authority to maintain such public
utilities in the City of Oklahoma City.

State of Oklahoma
Oklahoma County } ss

Before me, the undersigned, a Notary Public in and for
said County and State, on this 15th day of August, 1919, personally
appeared John W. Shartel, 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.

IN WITNESS WHEREOF, I have hereunto set my hand
and official seal, the day and year last above written.

My commission expires Nov. 12, 1919.