WINAN'S SECOND ADDITION.

Part of the N.E. ¼
Section 28, T.12N. R.3W.

Scale 1' = 200'

3rd
March 09

C. C. Colton

23rd. St.

22nd. St.

21st. St.

Hudson

Harvey

Robinson

HC Adams
Civil Engineer, 1909
WINANS SECOND ADDITION.

WHEREAS: the North East quarter of Section twenty eight (28), Township twelve (12) North Range three (3) West Indian Meridian, is embraced in Homestead Patent No.706 Oklahoma Series, which issued Dec.6, 1894 in favor of John P. Winans who is still the owner of the unplatted portion of the same and,

WHEREAS: a portion of the North half of the said North East quarter is desired as an addition to the City of Oklahoma City,

NOW YE: that the said John P. Winans and his wife Emma B. Winans of Oklahoma County, state of Oklahoma, do hereby file an accurate plat of said addition showing the survey thereof into Blocks, Lots, Streets and Avenues, and do hereby adopt and publish said addition under the name of Winans Second Addition to the City of Oklahoma City, hereby, with reservations herein specified, dedicating to the public the streets and avenues as shown upon said plat hereof attached, the same to be used by the public, for the purpose of travel and other such uses as are common and proper, but the public, or the City, county, or government, of which this is now or may hereafter become a part, shall have no right to grant to any Street Railway Company, individual, partnership, or corporation the use of any Street or Avenue in said Addition for any kind of Street Railway or Railway of any kind. The right to build, construct, or operate any railway of any kind, upon any part of this addition or any street or avenue thereof, is expressly reserved to the grantee hereof, and to his successors and assigns, and such rights shall in no way be affected by the sale of any of said lots and the same restrictions and reservations is also made as to any telephone or telegraph line or company; that the poles and lines running East and West shall, when allowed, be placed on the center of the blocks or, as near as may be, on the division line between the lots facing South and the lots facing North, and all public additions shall be subject strictly to the municipal and ordinances applicable thereto, and whenever practicable and expedient, shall cross the several blocks as hereinafter indicated, exception being allowed under municipal regulation for water pipes street lighting, or other public improvements. Each street, indicated hereof, is reserved space for parking and sidewalks as per plat hereof attached, and in the middle of the roadway in front of blocks on Tuscum Avenue a space twenty feet wide, and in the middle of the roadway in front of blocks on Hinson Avenue a space forty feet wide, are reserved for parking and prospective street car line.

Any person becoming the owner any lot in said addition shall take and hold the same subject to the following conditions restrictive and reservations to wit:

FIRST: For all lots the building line shall be twenty-five feet from the lot front on street line, and only the porch and steps, the former not to project more than eight feet, shall be permitted to encroach upon the space between the building line and street.

SECOND: All buildings in said addition shall be for residence purposes only, and a space not less than ten feet in width along the entire East side of each inside lot shall be set aside and used for parking and passage.

THIRD: But one residence building upon a lot and that facing with the lot North or South will be allowed, but a stable or other subsidiary building may be erected, and on the rear of any corner lot if preferred, a second residence may be erected facing the side street.

FOURTH: The cost of each building in said addition shall not be less than one thousand dollars if erected in blocks one or two and for buildings erected in either blocks three, four, five, or six, the cost shall not be less than fifteen hundred dollars.

In testimony whereof they have hereunto set their hands and seals this 3rd day of March 1900.
STATE OF OKLAHOMA

BEFORE ME, J. Lane, a Notary Public in and for said County and State on this 3rd day of March, 1909, personally appeared John J. Harman and Ada B. Harman, his wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same on their own free and voluntary act and deed for the uses and purposes therein specified.

I, J. Lane, Notary Public, do hereby certify my hand and official seal the day and year above set forth.

J. Lane
Notary Public.

Commission expires July 19, 1909.