WINANS HIGHLAND TERRACE

Addition to

Being a part of

The N.E. ¼ of Section 28, T.12 N., R.3 W. T.M.

Oklahoma City, Okla.

Scale 1 in. = 200 ft.
WHEREAS the N. E. 1/4 Sec. 39, Twp. 12, N. R. 3 W., I. N., is embraced in Homestead Patent No. 709, Oklahoma Series, issued Dec. 8, 1894, to John F. Winans, who is still the owner of the same, and a portion of the S. 1/2 of said tract being desired as an Addition to the City of Oklahoma City.

KNOW YE, That the said John F. Winans and Cora B. Winans, his wife, of the city of Oklahoma City, County and Territory of Oklahoma, do hereunto file an accurate plat of said proposed Addition showing the survey thereof into blocks, lots, streets, avenues and alleys, and do hereby adopt such Addition under the name of WINANS' HIGHLAND TERRACE ADDITION to the City of Oklahoma City, Oklahoma County, Territory of Oklahoma, hereby with reservations herein specified, dedicating to the public the streets, avenues and alleys shown upon said attached plat, the same to be used by the public for the usual 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, avenue or alley, 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 of the streets thereof being expressly reserved to the grantor herein and to his successors and assigns, and such rights shall be no way be affected by the sale of any of said lots, and the same restriction and reservation is also made as to any telephone or telegraph line and Company, and that the poles for such lines running east and west shall be placed on the line between the lots fronting north and south in some block, and poles for lines running north and south shall be placed in the alley west of the lots fronting east on Broadway. Exception, however, may be made in favor of any Company whose poles and wires may be required for a car line upon, or a system of lighting established in conformity to law and the provisions of this grant upon any of the streets, avenues or streets of said Addition, in which case poles may be allowed, and under municipal authority for the purpose of street lighting, poles may be allowed at the intersection of streets in said Addition. From the streets dedicated as reserved space for parking and sidewalks as per plat file. In the middle of the street in front of lots on Hudson Avenue and Broadway a space twenty feet wide, and in front of lots on 18th street and Robinson avenue, a space forty feet wide, are reserved for parking and prospective street car lines.

Any person becoming the owner of any of the lots hereby platted shall take and hold the same subject to the following conditions, restrictions, and reservations to-wit:

FIRST: For lots fronting north or south the building line shall be twenty-five (25) feet from the lot front, and only the porch and steps, not to exceed 8 feet, shall be permitted to encroach upon the space between the building line and street.

SECOND: Upon either of the lots of this Addition fronting north or south but one building shall be erected, placed or allowed, and such building shall be used for residence purposes only, nor shall any part or portion of this Addition be used or occupied for any traffic in alcoholic or malt liquors, or any intoxicating liquors of any kind.

THIRD: All buildings shall face north on lots facing north, and south on lots facing south, but this shall not preclude side entrances if preferred or desired, and a space equal to one-fifth the width of the lot shall be reserved on the east side of each lot facing north or south for passage and parking, but exception as to the said east side reservation shall be made in the case of the two lots facing north and south on the west side of each block in which the building must be placed nearer than six feet to the east line, or ten feet to street.

FOURTH: An appurtenance to each residence and to be used only in connection therewith an outhouse, stable, or other necessary subsidiary building may be erected on each lot, but if erected on either lots 2 or 4 in Block 1, 2 and 3, must be placed on the side of the lot furthest from the nearest side street and if erected on lots 1 and 5 of said Blocks 1, 2 and 3, must be placed on the side furthest from the side street, and not nearer than 16 feet to the alley in rear, and such building, if erected upon any other corner lot than the ones above indicated, must be erected on the side furthest from side street.

Restrictions as to cost of buildings to be erected in this Addition shall be as follows:

For each building on lots in blocks 1, 2 and 3, 1500.00
For each building on lots in block 4, 2000.00
For each building on lots in block 5, 3500.00
For each building on lots in block 6, (N. side) 3000.00
For each building on lots in block 7, (S. side) 3500.00
For each building on lots in block 8, 2500.00
For each building on lots in block 9, 2000.00

And no building the cost of which is less than the amount above indicated shall be erected in either of the blocks above respectively named in connection with the restriction as to cost of construction.

IN WITNESS WHEREOF we have hereunto subscribed our names and have caused these presents to be executed, this the 27th day of August, 1897.

[Signatures]
Territory of Oklahoma,  
County of Oklahoma,  

Before me, a notary public within and for said County and Territory, on this the 5th day of August, 1907, personally appeared John F. Minana, and Cora B. Minana, his wife, to me known to be the identical persons who subscribed their names to the foregoing instrument as the parties thereto, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

My commission expires July 19, 1907.

Notary Public.

HE, E. L. Benham and H. C. Adams, Civil Engineers, residents of Oklahoma City, County of Oklahoma, Territory of Oklahoma, hereby certify that at the request of John F. Minana we made the above described survey, and that a correct map or plat of said land as surveyed by us is set out on the annexed sheet.

Signed this 8th day of August, 1907.

W. L. Benham

Territory of Oklahoma,  
County of Oklahoma,  

Before me, a notary public within and for the County and Territory aforesaid, on this the 8th day of August, A.D. 1907, personally appeared E. L. Benham and H. C. Adams, to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed.

FITNESS my hand and official seal the day and year above written.

James McRee

My commission expires, January 10, 1911.

Notary Public.