

# WARRANTY DEED RECORD 107

395

It is further agreed that this contract shall be assignable by the party of the second part only upon the written consent of the said party of the first part endorsed hereon and the payment of One (\$1.00) Dollar.

Said second party also accepts all conditions restrictions and reservations as recorded in plat and hereby agrees to pay all taxes

Witness our hands and seals this 13 day of March 1910

Vincent L. Bath  
Party of the first part

Frances Phipps  
Party of the second part

Executed in Duplicate.

State of Oklahoma, Oklahoma County, SS

Before me the undersigned Notary Public in and for said County and State on this 17th day of March 1910 personally appeared Vincent L. Bath & Frances Phipps to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the use and purpose therein set forth.

Mettie M. Bath, Notary Public

My Commission expires Mar 17 1912.

(SEAL)

J F Winans

D E E D .  
T O

City of Oklahoma.

State of Oklahoma, Oklahoma County, SS.

This instrument was filed for record this 18 day of March A D 1910 at 1:45 O'clock P.M. and recorded in Book 107 Page 395

J.S. Coates Register of Deeds

This Indenture made this 16th day of March A D 1910 between J F Winans and Cora B Winans his wife parties of the first part and the City of Oklahoma City a Municipal Corporation party of the second part.

WITNESSETH That said parties of the first in consideration of the sum of One (\$1.00) Dollar (and of other valuable considerations and those hereinafter named) to them duly paid the receipt whereof is hereby acknowledged have remised released and quit claimed and by these presents do for themselves their heirs executors and administrators remise, release and forever quit claim unto the said party of the second part and to its successors and assigns forever all the right title interest estate claim and demand both at law and equity in and to all the following described property in Oklahoma County Oklahoma to wit:

"A parcel of land in the North East Quarter (N E 1/4) of Section Twenty Eight (28) in Township Twelve (12) North of Range Three (3) West of the Indian Meridian, and 19th Commencing at a point on the West line of Broadway as projected North from 16th Streets (it being the East line of Broadway extending from 20th to 22nd Streets) between the South line of 20th Street and the North line of 22nd Street which is Thirty Five (35) Feet North of the North line of 20th Street thence North along the said West line of Broadway as extended for a distance of Six Hundred Ten and Five Tenths (610.5) Feet thence to the right and along the arc of a circle of Fifty (50') Feet radius for a distance of Seventy Eight and Eight Tenths (78.8') feet to a point Fifteen (15') Feet North of the South (S) line of said 22nd Street thence East along a line parallel with and Fifteen (15') Feet North of the South line of 22nd Street for a distance of One Hundred (100') Feet thence to the right and along the arc of a circle of Fifty (50') feet Radius for a distance of Seventy Eight and Two Tenths (78.2') feet to a point Thirty Five (35') Feet South of the South line of said 22nd Street and Two Hundred (200') Feet East of the said West line of Broadway as extended thence South along a line parallel with and Two Hundred (200') Feet distance from the said West line of Broadway as extended for a distance of Six Hundred Ten and Five Tenths (610.5') Feet thence to the right and along the arc of a circle of Fifty (50') Feet radius for a distance of Seventy Eight Tenths (78.3') Feet to a point Fifteen (15') South of the North line of said 20th Street thence West along a line parallel with and Fifteen (15') Feet South of the said North line of 20th Street for a distance of One Hundred (100') Feet thence to the right and along the arc of a circle of Fifty (50') Feet radius for a distance of Seventy Eight and Two Tenths (78.2') Feet to the place of Beginning Containing Three and Eight One Hundredths (3.08) Acres more or less."

Together with all singular hereditaments and appurtenances there to belonging, To Have and to hold the above described premises unto the said party of the second part its successors and assigns so that neither of the said parties of the first part or any person in their name and behalf shall or will hereafter claim or demand any right or title to the said premises or any part thereof but they and every one of them shall by these presents be excluded and forever barred.

This Deed and Conveyance is made subject to the following provisos and conditions:

FIRST The object of this transfer is to convey the above described property to the City of Oklahoma City for Park purposes only

SECOND The grantors herein specify that the control and management of the above described property conveyed for the purposes next hereinbefore mentioned shall be exercised by the Board of Park Commissioners of Oklahoma City, Oklahoma or the successors of the said Board.

THIRD The above property is conveyed subject to this further condition that the said tract of land shall be and always remain as one Park and the name of the same shall always be "WINANS PARK"

FOURTH The Park Commissioners are to open and maintain a Park Drive Way thru the Park from the East to the West lines thereof, approximately in the line of 21st Street extended Said Drive not to exceed 20 feet in width.

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FIFTH The above property is conveyed subject to this further condition that the same is to be laid out as a park including grading planting of grass trees, shrubbery flowers and such other improvements as may be necessary to serve the purposes for a public Park and shall be protected and maintained in accordance with advanced ideas of Park Landscaping. In Witness Whereof the said parties of the first part have hereunto set their hands the day and year first above written.

John F. Winans.  
Cora B Winans.

State of Oklahoma, Oklahoma County, SS.

Before me W F Harn a Notary Public in and for said County and State on this 16th day of March A D 1910 personally appeared J F Winans and Cora B Winans husband and wife to me known as the identical persons who executed the within and foregoing instrument 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.

W.F. Harn, Notary Public.

My Commission expires Jan 31, 1914.

(SEAL)

CONTRACT  
T O

F O Reed

Adella McCaffrey

State of Oklahoma, Oklahoma County, SS.

This instrument was filed for record this 19 day of March A D 1910 at 12:40 O'clock P.M and recorded in Book 107 Page 396. J.S Coates Register of Deeds.

This Agreement made and entered into this second day of March 1910 by and between F.O. Reed party of the first part and Adella McCaffrey and J.O.V. McCaffrey party of the second part. WITNESSETH:

That the said party of the first part hereby agrees to sell and convey unto the said party of the second part by a good and sufficient warranty deed clear of all incumbrances the following described real estate, to wit: Blocks number Twenty (20) Thirteen (13) and Twelve (12) of Santa Croix Addition to Oklahoma City.

This property to be deeded by a joint deed conveying to each of said second parties an undivided one half interest therein, in the County of Oklahoma, State of Oklahoma for the sum of Three Thousand One Hundred Fifty and no/100 Dollars, \$3150.00 payable as follows: to wit \$1131.15 cash in hand the receipt of which is hereby acknowledged \$3.84 on the Second day of April 1910, \$50.00 on the Second day of September 1910, \$500.00 on the Second day of March 1911, \$385.00 on the Second day of September 1911, \$500.00 on the Second day of March 1912, \$500.00 on the Second day of September 1912. According to the tenor of six promissory notes of even date herewith with interest at the rate of 8 per cent per annum payable annually from the date hereof on each and all of said deferred payments. It is further agreed that said party of the second part is to have the possession of said premises and the use thereof after the 2nd day of March 1910 and commit no waste nor suffer any to be committed and to pay all taxes thereon after the year 1910 and to keep all fences buildings and improvements thereon in good condition as they now are usual wear and tear and loss by fire and inevitable casualty only excepted.

Any failure on the part of the party of the second part to faithfully keep and perform each and all of the above conditions required or to make any of the payments at the time and in the manner above specified shall render this contract void at the option of the said party of the first part and he may retain all payments made as agreed as liquidated damages and recover immediate possession of said premises. In Witness Whereof said parties have hereunto set their hands this Second day of March 1910.

F O Reed  
Adella McCaffrey  
J O V McCaffrey.

State of Oklahoma, Oklahoma County, SS.

Before me A R Turner a Notary Public in and for said County and State on this 2nd day of March 1910 personally appeared F O Reed and to me known as the identical person who executed the within and foregoing instrument and severally 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 subscribed my name and affixed my official seal at Oklahoma City on the day last above written.

A R Turner, Notary Public.

My Commission expires Feb 11th 1913.

(SEAL)

SHERIFF'S DEED  
T O

M C Union

Fitts-Mann Company

State of Oklahoma, Oklahoma County, SS.

This instrument was filed for record this 19 day of March A D 1910 at 1:40 O'clock P.M and recorded in Book 107 Page 396. J.S Coates Register of Deeds.

Know all men by these presents that whereas on the 12th day of June 1909 in the

REORDER BY NUMBER 03544

DRAWING NAME

1900-1901 PROCLAMATION  
CIVIL ENGINEERS  
COLUMBIA CITY, ILL.  
MAY 1780 2012

DRAWING NUMBER

19/109

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REORDER BY NUMBER 075AR

2 of 2

Know all men by these presents that The Nichols-Chandler Co., being the owner of the following described real estate situated in Oklahoma County, Oklahoma, to wit: A part of the Northeast Quarter of Section Twenty-eight, Township Twelve North, Range Three West, have caused the same to be subdivided into Blocks, Lots, Streets, and Alley, and that this Map or Plat is a correct representation of the said land as subdivided, which is hereby designated and named Winans Third Addition to Oklahoma City, Oklahoma and dedicate the streets and alleys shown on the Map to Public use and that said land is not my homestead.

Signed this 10th day of July, 1919.

Attest:

Nichols-Chandler Co.

By

President.

Secretary.

STATE OF OKLAHOMA, }  
OKLAHOMA COUNTY, }

Before me, a Notary Public, in and for said County and State, on this the 10th day of July, 1919, personally appeared G. A. Nichols, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its 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 said corporation, for the uses and purposes therein set forth.

Witness my hand and Notary Seal this the 10th day of July, 1919.

Notary Public.

My commission expires September 24, 1921.

I, James A. Nichols, a Resident of Oklahoma County, Oklahoma, hereby certify that I am by profession a Civil

Engineer and that as the Master of Nichols-Chandler Co.,

I subdivided the above land and that this Map or Plat is a correct representation of the land as subdivided by me and signed this the 10th day of July, 1919.

Witness my hand and Notary Seal this the 10th day of July, 1919.

My commission expires September 24, 1921.

Notary Public.

Published in The Journal Record January 28, 1999

ORDINANCE NO. 21, 204

AN ORDINANCE AMENDING CHAPTER 59, SECTION 1400 OF THE OKLAHOMA CITY MUNICIPAL CODE, 1993, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE HP HISTORICAL PRESERVATION AND HL HISTORICAL LANDMARK OVERLAY DISTRICTS, ~~AND DECLARING AN EMERGENCY:~~

~~EMERGENCY ORDINANCE~~

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

Section 1. That Chapter 59, Section 1400 of The Oklahoma City Municipal Code, 1993, be amended to change the boundaries of the HP Historical Preservation and HL Historical Landmark Overlay Districts, as shown upon the District Map to include therein the following described property:

HP HISTORICAL PRESERVATION DISTRICT

Lots 12 through 17 inclusive, Block 13, Winans Highland Terrace Addition; and  
All of Blocks 14, 15, and 16, Winans Highland Terrace Addition; and  
All of Block 16, Nichols and Chandler Addition; and  
Lot 2A, Lots 6 through 11 inclusive, and Lot 11A, Block 1, Nichols and Chandler Addition; and  
Lots 12 through 17 inclusive, Block 1 Winans Highland Terrace Addition; and  
Lots 8 through 11 inclusive, Block 2, Winans Highland Terrace Addition; and  
Property platted as Winans Park bounded by Broadway Avenue, NW 20<sup>th</sup> Street, and NW 22<sup>nd</sup> Street.

HL HISTORICAL LANDMARK DISTRICT

Lots 12 through 16 inclusive, Block 2, Winans Highland Terrace Addition; and  
The west 45 feet of Lots 1 and 2, and the west 45 feet of the north half of Lot 3, all in Block 3, Winans Highland Terrace Addition; and  
Lots 6 through 17 inclusive, Block 3, Winans Highland Terrace Addition; and  
The west 60 feet of Lots 4 and 5, and the west 60 feet of the south half of Lot 3, all in Block 3, Winans Highland Terrace Addition; and  
All of Overholser and Aveys Addition plus unplatted tracts adjacent to Overholser and Aveys Addition, and a portion of Fays Addition described as follows:

Beginning at the northwest corner of Lot 2, Overholser and Aveys Addition; thence southerly along the west line of Overholser and Aveys Addition and along the west line of Fays Addition to the southwest corner of Lot 30, Fays Addition; thence easterly along the south line of Fays Addition to the southwest corner of Lot 3, Fays Addition; thence northerly along the west line of Lots 3 through 12 inclusive, Fays Addition to the southwest corner of Lot 13, Fays Addition; thence easterly along the south line of Lot 13 Fays Addition a distance of 57.5 feet; thence northerly and parallel to and 57.5 east of the west lines of Lots 13, 14, and 15 to a point on the north line of Lot 15, said point located 57.5 feet east of the northwest corner of said Lot 15; thence northerly across NW 15<sup>th</sup> Street to the southwest corner of Lot 13, Weavers Addition; thence northerly along the west line of Weavers Addition a distance of 140 feet; thence west 60 feet; thence north 130 feet; thence east 60 feet to the west line of Weavers Addition; thence northerly along the west line of Weavers Addition a distance of 130 feet to the northwest corner of Lot 5, Weavers Addition; thence westerly along the south line of NW 16<sup>th</sup> Street to the northwest corner of Lot 2, Overholser and Aveys Addition to the point or place of beginning.

~~Section 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.~~

INTRODUCED AND READ by the Council of The City of Oklahoma City, Oklahoma, on this 5 day of January, 1999.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 26 day of January, 1999.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on the 26 day of January, 1999.

*Frank Humphreys*

MAYOR

ATTEST:

*Thomas P. Stanley*

CITY CLERK

APPROVED as to form and legality on this 27<sup>th</sup> day of Jan, 1999.

*David B. Bennett*

ASSISTANT MUNICIPAL COUNSELOR