

182384

DEED OF DEDICATION

Dated: April 27th, 1954

Filed: May 10, 1954 at 9:21 A.M

PLAT NO. 1892

DEED OF DEDICATION

OF

B O M A N A C R E S A D D I T I O N

A SUB-DIVISION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA. BEING SITUATED IN THE SOUTHEAST QUARTER ($SE\frac{1}{4}$) OF SECTION FIFTEEN (15), TOWNSHIP NINETEEN NORTH (19N), RANGE THIRTEEN EAST (13), TULSA COUNTY, OKLAHOMA.

KNOW ALL MEN BY THESE PRESENTS:

That the Southeastern Inc., an Oklahoma Corporation, are the Owners of the following described real estate:

A portion of the Southeast Quarter ($SE\frac{1}{4}$) of Section Fifteen (15), Township Nineteen North (19), Range Thirteen East (13), Tulsa County, Oklahoma, and more particularly described as follows:

Beginning at a point on the South Line of said Section 15, said point being 1289.5 Feet West of the Southeast Corner of said Section 15, THENCE continuing due West along said South Line of said Section 15 a distance of 1349.5 Feet to the Southwest Corner of the Southeast Quarter of said Section 15; THENCE North 0 degrees 5 minutes 55 seconds East a distance of 2641.52 Feet to the Northwest Corner of said Southeast Quarter, THENCE North 89 degrees 54 minutes 17 seconds East, along the North Line of said Southeast Quarter a distance of 2177.67 feet to a point, that is 466.69 feet Westerly from the Northeast Corner of said Southeast Quarter THENCE South 0 degrees 12 minutes 52 seconds West, along a line that is parallel to the East Line of said Southeast Quarter a distance of 439.69 Feet; THENCE North 89 degrees 54 minutes 17 seconds East, along a line parallel to the North line of said Southeast Quarter a distance of 466.69 Feet to a point on the East Line of said Southeast Quarter of said Section 15, THENCE South 0 degrees 12 minutes 52 seconds West, along said East Line of said Southeast Quarter

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a distance of 883.27 Feet, THENCE South 89 degrees 57 minutes 9 seconds West along the North Line of the Southeast Quarter of the said Southeast Quarter of said Section 15, a distance of 1320.84 feet, THENCE South 0 degrees 9 minutes 25 seconds West along the West line of said Southeast Quarter of said Southeast Quarter a distance of 330.46 Feet, THENCE North 89 degrees, 59 minutes 17 seconds East, along the South Line of the North Half of North Half of said Southeast Quarter of said Southeast Quarter of said Section 15, a distance of 30.0 feet, THENCE South 0 degrees 9 minutes, 25 seconds West a distance of 991.41 Feet along a line that is 30.0 Feet East of and parallel to the West Line of the said Southeast Quarter of the said Southeast Quarter of said Section 15 to the place of beginning, containing in all 115 acres, more or less.

That the Southeastern Inc. by its President James L. Wells and its Secretary Y. M. Cottongim Jr., have caused the same to be surveyed, staked and platted into Lots, Blocks and Streets, and have caused the same to be known and designated as BOMAN ACRES ADDITION", a Sub-Division to the City of Tulsa, Tulsa County, Oklahoma, according to the Recorded Plat thereof, and we hereby dedicate for Public Use wherever the Streets and Avenues are shown on the above Plat. And do hereby guarantee clear Title to all land so dedicated, and for the purpose of providing an orderly development of the entire Tract, and for the purpose of providing adequate restrictive covenants for the mutual benefit of ourselves and our successors in Title to the sub-division of said Tract, hereinafter referred to as Lots, do hereby impose the following restrictions, and create the following Easements to which it shall be encumbent to our successors to adhere.

PROTECTIVE COVENANTS

These Covenants are to run with the land, and shall be binding on all parties or persons claiming under them until January 1st, 1980, at which time the said Covenants shall be automatically extended for successive periods of ten years, unless by a vote of a majority of the then Owners of the Lots, it is agreed to change said Covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the provisions herein, it shall be lawful for any other person or persons, owning any Real Estate in said development of the sub-division to prosecute any proceedings at law or in equity, against the person or persons violating or attempting to violate any such Covenant, and either prevent him or them from so doing, or to recover damages or other dues for such violation.

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Invalidation of any of these Covenants by Judgements or Court Order shall in no way affect any of the other provisions, which shall remain in full force and effect.

1. All Lots in the Tract shall be known and designated as Residential Lots. No structure shall be erected, altered, placed or permitted to remain on any residential Lot Building Plot other than one detached single family dwelling, not to exceed two stories in height, and a private garage for not more than two cars.
2. No building shall be located nearer to the front line, nor nearer to the side street line, than the building lines shown on the Recorded Plat. No building shall be located nearer than five feet to the side lot line, except that the side line restrictions shall not apply to a garage or other subsidiary building located Ninety feet or more from the front line. No residence or attached appurtenance shall be erected farther than Forty Five Feet from the front line.
3. No residence or structure shall be erected on any building plot which has an area of less than shown on the Recorded Plat.
4. No noxious trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be, or may become an annoyance or a nuisance to the neighborhood.
5. No trailer, basement, tent, shack, garage, barn or other out-building erected in this Tract, shall at any time be used as a Residence, temporarily or permanently, nor shall any structure of a temporary nature or character be used as a Residence.
6. No dwelling shall be erected on any residential lot in the Tract, the ground floor of the main structure of which, exclusive of one story porches and garage is less than 900 Square Feet, in the case of a one story structure, nor less than 880 Square Feet in the case of a one and one half story structure. The fronts of all dwellings shall have not less than 25% Brick or Masonry Veneer.
7. No Fence shall be erected on any Lot forward of the Main Structure, except of an ornamental nature and not exceeding 36 inches in height.
8. Easements for all Utilities, Sanitary and Storm Sewers, Installation, Operation and Maintenance affecting all Lots is hereby reserved for the Use of the Public as shown on the Recorded Plat.

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9. No Structure previously used shall be moved onto any Lot.

WITNESS our hands this 27th day of April, 1954.

(CORP. SEAL)
 ATTEST: Y. M. COTTONGIM, JR.
 Its Secretary

SOUTHEASTERN INC.
 By JAMES L. WELLS,
 Its President

ACKNOWLEDGED: On April 27th, 1954 by James L. Wells, as President, before Charles L. Stadel, Notary Public, Tulsa County, Oklahoma. (SEAL) Commission expires Dec. 20, 1954.

C E R T I F I C A T E

I, M. C. Shibley, a Registered Professional Engineer in the State of Oklahoma, and a Land Surveyor, do hereby certify that I have carefully and accurately surveyed and staked into Lots, Blocks and Streets, the property described above, the same to be known and designated as "BOMAN ACRES ADDITION", a sub-division to the City of Tulsa, Tulsa County, Oklahoma. That Iron Pins have been placed on all Lot Corners, and that the above Plat is a true representation of said survey.

WITNESS my hand and seal this 26th day of April, 1954.

(SEAL)

M. C. SHIBLEY
 Reg. Prof. Engineer

ACKNOWLEDGED: On April 26th, 1954 by M. C. Shibley, before Harold Hugo, Notary Public, Tulsa County, Oklahoma. (SEAL) Commission expires May 29th, 1956.

FINAL PLAT

Action Taken: Approved. Date: April 26, 1954.
 TULSA METROPOLITAN-AREA PLANNING COMMISSION
 TULSA, OKLAHOMA
 By JAMES E. BUSH, Secretary.

This approval is void if this final plat is not filed in the Office of the County Clerk within 30 days after this date.

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C E R T I F I C A T E

Pursuant to S. B. 113, O. S. L. 1951, I hereby certify that as to all real estate involved in this plat, all taxes have been paid as reflected by the current tax rolls and security has been provided for 1954 taxes not as yet certified to me.

Dated May 7, 1954.

Pd by Misc1 Rec 33920

H. G. CHAPMAN
By E L SIMMONS, Dep
County Treasurer of Tulsa
County, Oklahoma.

Block 1, contains Lots 1 to 31, inclusive
Block 2, contains Lots 1 to 20, inclusive
Block 3, contains Lots 1 to 40, inclusive
Block 4, contains Lots 1 to 24, inclusive
Block 5, contains Lots 1 to 32, inclusive
Block 6, contains Lots 1 to 36, inclusive
Block 7, contains Lots 1 to 43, inclusive
Block 8, contains Lots 1 to 31, inclusive
Block 9, contains Lots 1 to 26, inclusive
Block 10, contains Lots 1 to 26, inclusive
Block 11, contains Lots 1 to 19, inclusive
Block 12, contains Lots 1 to 26, inclusive
Block 13, contains Lots 1 to 26, inclusive
Block 14, contains Lots 1 to 30, inclusive
Block 15, contains Lots 1 to 40, inclusive