

#158164

CERTIFICATE OF DEDICATION

Dated: May 10, 1963

Filed: July 9, 1963 at 3:51 P.M.

Plat #2474

BRIARGLEN ADDITION
TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
A SUBDIVISION OF THE W1/2 OF THE NW1/4 AND A PART OF THE
E1/2 OF THE NW1/4 OF SECTION 20 TOWNSHIP 19-N, RANGE 14-E,
TULSA COUNTY, OKLAHOMA.

C E R T I F I C A T E O F D E D I C A T I O N

FOR

BRIARGLEN ADDITION

KNOW ALL MEN BY THESE PRESENTS:

THAT WARREN G. MORRIS & CO., INC., an Oklahoma Corporation, is the owner of the following described land in Tulsa County, State of Oklahoma, to-wit:

Beginning at the Northwest corner of Section 20, Township 19 North, Range 14 East, Tulsa County, Oklahoma; thence South 2639.30 feet to a point; thence South 89° 42.8903' East a distance of 1343.88 feet to a point; thence North a distance of 578.78 feet to a point; thence North 77° West a distance of 24.61 feet to a point; thence North 0° 1.1853' West a distance of 2054.67 ft. to a point; thence North 89° 41.7589' West a distance of 1319.19 feet to the point of beginning, and containing 80.270 acres, more or less,

and has caused the above described land to be surveyed, staked, platted and subdivided into lots, blocks, and streets, and have designated the same as BRIARGLEN ADDITION to the City of Tulsa, Tulsa County, Oklahoma.

NOW, THEREFORE, the undersigned does hereby dedicate for public use all of the streets as shown on said plat and does hereby guarantee the title to all of the land covered by said streets, and for the pur-

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pose of providing an orderly development of the above described real estate, and in order to provide adequate restrictive covenants for the mutual benefit of itself and its successors in title to the subdivisions of said land (hereinafter referred to as lots) the undersigned does hereby impose the following restrictions and reservations and create the following easements which shall be binding upon it, its successors and assigns;

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until June 1, 1988, at which time said covenants shall be extended for successive periods of ten (10) years, unless by vote of a majority of then then owners of the lots it is agreed to change said covenants in whole or in part. If the parties hereto, or its assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development to prosecute any proceedings at law or in equity against the parties or person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violations. Invalidation of any one of these covenants by Judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

- A. All lots in the Addition shall be known and described as residential lots; and shall be used for residential purposes only. No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than a single family dwelling, and a private garage, which shall be attached to the residence.
- B. No building shall be located nearer to the front lot line, nor nearer to the side street line, than the building lines shown on the recorded plat; and in any event, no building shall be located nearer than five (5) feet to any side lot line.
- C. No business, trade, or activity shall be carried on upon any residential lot. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

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247

#158164 -3-

- D. No dwelling shall be erected or placed on any residential lot which has an area of less than 900 square feet, excluding open porches and garages.
- E. No fences shall be installed on the front portion of any lot in this subdivision between the front lot line and the front building setback line, and no fence on any residential lot shall be more than six feet in height.
- F. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in this Addition shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary nature or character be used as a residence.
- G. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority, association of property owners, or utility company is responsible.

DATED at Tulsa, Tulsa County, Oklahoma, this 10th day of May, 1963.

(CORPORATE SEAL)
ATTEST: Nina Kay Morris,
Secretary

WARREN G. MORRIS & CO., INC.
By: Warren G. Morris,
President

ACKNOWLEDGED: On May 10, 1963, by Warren G. Morris, as President, before Adrian Smith, Jr., Notary Public, Tulsa County, State of Oklahoma. (SEAL) Commission Expires September 16, 1963.

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#158164 -4-

CERTIFICATE OF SURVEY

I, Raymond W. Clark, a Registered Professional Engineer of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and staked into lots, blocks, and streets the real estate and premises dedicated as "BRIARGLEN ADDITION", a subdivision of Tulsa County, Oklahoma, and that the above plat is a true representation of said survey showing the length, width, and depth of all lots, and the names, width, boundaries, and extensions of all streets.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Tulsa, Tulsa County, State of Oklahoma, this 10th day of May, 1963.

(SEAL)

HAMMOND ENGINEERING COMPANY
Raymond W. Clark,
Registered Professional Engineer

ACKNOWLEDGED: On May 10, 1963, by Raymond W. Clark, before Adrian Smith, Jr., Notary Public, Tulsa County, State of Oklahoma. (SEAL) Commission Expires September 16, 1963.

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on May 22, 1963.

Cy Dotson.

This approval is void if this plat is not filed in the office of the County Clerk on or before November 22, 1963.

Trust Deposit #133.

CERTIFICATE

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 1963 taxes not as yet certified to me.

Dated July 9, 1963.

James A. Parkinson,
County Treasurer of Tulsa County,
Oklahoma.

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249

#158164 -5-

Block 1, contains Lots 1 through 38, inclusive.
Block 2, contains Lots 1 through 11, inclusive.
Block 3, contains Lots 1 through 26, inclusive.
Block 4, contains Lots 1 through 26, inclusive.
Block 5, contains Lots 1 through 36, inclusive.
Block 6, contains Lots 1 through 14, inclusive.
Block 7, contains Lots 1 through 13, inclusive.
Block 8, contains Lots 1 through 32, inclusive.
Block 9, contains Lots 1 through 37, inclusive.
Block 10, contains Lot 1.
Block 11, contains Lot 1.
Block 12, contains Lot 1.

G257