

No. 73555
 PLAT # 2376
 Dated: September 14, 1961
 Filed: Sept. 20, 1961 at 3:25 PM
 In the Office of the County
 Clerk within and for Tulsa
 County, State of Oklahoma

BRIARWOOD, INC., an
 Oklahoma Corporation

-to-

THE PUBLIC

RESERVE "A" LOTS 35 & 36 of BLOCK 7, and
 BLOCKS 11 THRU 17 INCLUSIVE BRIARWOOD
 AN ADDITION IN TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT BRIARWOOD, INC., an Oklahoma corporation, is the owner of the following described real estate in Tulsa County, State of Oklahoma, to-wit:

A tract of land in the E $\frac{1}{2}$ of Section 24, T 19N, R 13-E, Tulsa County, Oklahoma, said tract being described as follows, to-wit: Beginning at the Southeast corner of Lot 3, Block 8, LAZY CIRCLE ACRES ADDITION; thence South 89° 55' 19" East for 57.17' to a point of curve; thence along a curve to the left, said curve having a radius of 300', for 277.95' to a point of tangency; thence North 36° 59' 40" East for 346.12' to a point of curve; thence along a curve to the right, said curve having a radius of 360', for 134.18'; thence North 26° 52' 08" West for 16.77' to a point of curve; thence along a curve to the right, said curve having a radius of 293.74'; for 137.75' to a point of compound curve; thence along a curve to the right, said curve having a radius of 1380', for 66.21'; thence South 89° 54' 33" East for 30.03'; thence North 2° 48' 28" East for 0.00' to a point of curve; thence along a curve to the right, said curve having a radius of 1350' along the center of South 90th East Avenue for 25.05' to a point on the North line of the SE $\frac{1}{4}$ of Section 24; thence South 89° 54' 33" East along said North line and along the South line of Block 10, BRIARWOOD ADDITION for 683.74' to a point on the East line of South 93rd East Avenue; thence North 12° 26' 47" West for 0.00' to a point of curve; thence along a curve to the right, said curve having a radius of 1384.90' for 14.21' to a point of compound curve; thence along a curve to the right, said curve having a radius of 610', for 234.70' to a point of tangency; thence North 10° 11' 07" East for 44.95' to a point of curve; thence along a curve to the left, said curve having a radius of 1490'; for 264.87' to a point of tangency; thence due North for 57.60' to a point

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of curve; thence along a curve to the right, said curve having a radius of 580' for 224.96'; thence North 67° 46' 39" West for 213.97'; thence North 10° 00' 34" East for 17.26'; thence North 42° 55' 31" East for 168.00'; thence South 70° 22' 32" East for 342.47'; thence South 34° 14' 42" West for 257.67'; thence South 4° 53' 04" West for 669.43'; thence South 22° 43' 02" East for 453.15'; thence South 17° 33' 01" East for 348.21'; thence due South for 508.00'; thence due West for 1319.87'; thence North 0° 10' 13" East for 35'; thence due West for 165'; thence North 0° 10' 13" East for 281.40' to a point of curve; thence along a curve to the left, said curve having a radius of 300', for 110.75' to a point of tangency; thence North 20° 58' 53" west for 8.32'; thence South 73° 00' 00" West for 0.00° to a point of curve; thence along a curve to the right, said curve having a radius of 360' for 107.30' to a point of tangency; thence North 89° 55' 19" West for 57.17' to the NE corner of Lot 78 of Block 7 of LAZY CIRCLE ACRES ADDITION; thence North 0° 04' 41" East for 60' to the point of beginning.

and does hereby certify that it has caused the same to be surveyed in conformity to above plat which it hereby adopts as the plat of the above described land under the name of RESERVE "A", and Lots 35 & 36 of Block 7, and Blocks 11 thru 17, inclusive, BRIARWOOD ADDITION, Tulsa County, Oklahoma, and does hereby dedicate to the public use the streets and avenues as shown on the attached plat, and it does hereby dedicate to the public the easements shown upon said plat for the purpose of permitting the construction, laying, relay-ing, operation and maintenance of water lines, storm and sanitary sewer lines, gas, electric and telephone lines, together with the fittings and equipment for each of such facilities, through, over, in, under and across said easements, and it, being desirous of estab-lishing a uniform system of development of said property and preser-ving the character thereof, does hereby declare and establish the following restrictions, conditions, and protective covenants, which shall be and are hereby made for the use and benefit of each person accepting conveyance thereof, either directly from or remotely from any of its grantees, and they shall take the same subject to such conditions, restrictions, and protective covenants, and by accepting such covenants shall be deemed to have assented thereto and shall be entitled to all of the benefit and to assume all of the respon-sibilities, to-wit:

These covenants, conditions, and restrictions are to run with the land and shall be binding on all parties and all parties claiming under them until January 1, 1986, at which time the then

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owners of a majority of the square feet area in said addition may, by written declaration, signed and acknowledged by them and recorded in the deed records of Tulsa County, Oklahoma, amend or extend such restrictions, conditions and covenants for a period of ten (10) years additional, and this right to so extend by the then owners shall exist so long as the owners of a majority of the square feet area in said addition desire.

If the parties hereto or any of them, or their heirs, assigns, shall violate or attempt to violate any of the covenants, conditions, and restrictions herein, it shall be lawful for any other person or persons owning any real property situated in said addition to prosecute any proceedings at law or in equity against the person or persons violating the same and either to prevent him or them from so doing or to recover damages or other dues for such damage.

Invalidation of any one of these covenants, restrictions, or conditions, or any part thereof by judgments or court order, shall in no wise affect any of the other provisions which shall remain in full force and effect.

RESTRICTIONS

1. No part of this addition shall be used except for residential purposes, no structure shall be erected, altered, placed, or permitted to remain in this addition other than one single family dwelling not to exceed two-stories in height, each dwelling shall have an attached garage for at least two cars. Each dwelling shall have a floor area, exclusive of garage, patios, and porches, of at least 1000 square feet, and any 1½ story or two-story dwelling shall have a ground floor area, exclusive of garage, patios, and porches, of at least 900 square feet.

2. No structure shall be located nearer to the street lines than the building lines shown in the Plat. A. buildings shall be located on each lot so as to provide a minimum front yard of twenty-five (25) feet and a total side yard of twelve (12) feet with a minimum of five (5) feet to any internal lot line.

3. No more than one dwelling together with one garage may be erected or allowed to remain on any lot as shown in the plat, provided, however, that the land be subdivided into parcels without regard to present lot lines, which parcels shall contain not less than

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8000 square feet each, exclusive of streets, and in the event that the land is so subdivided, then no more than one dwelling together with one garage may be erected or allowed to remain on any such parcel.

4. No noxious or offensive activity shall be carried on in this addition, nor shall anything be done therein which may be, or may become, an annoyance or nuisance to the neighborhood.

5. No trailer, basement, tent, shack, garage, barn or structure of a temporary nature or character shall at any time be used as a residence, temporarily or permanently.

6. No structure of any description shall be moved from any other location to this addition.

7. No animals, livestock or poultry shall be kept in this addition, except that dogs, cats or other household pets may be kept, provided that they are not kept for commercial purposes.

8. The roof on each structure shall be of wood shingle or composition shingle construction and shall have a minimum pitch of 4 to 12 feet, in the event composition shingle roof is used the color shall be white or gray only. At least 40 per cent of the surface of the outside walls of each structure shall be of brick, stone, brick veneer, or stone veneer construction.

9. No fence greater than six (6) feet in height shall be erected in this addition and no fence shall be erected nearer, to any street side of any lot, than the building set-back lines shown on the above plat, and in no case, shall any fence be erected nearer, to any street side of any lot, than the side or front of the dwelling or garage on such lot.

IN WITNESS WHEREOF, BRIARWOOD, INC., has caused its name to be affixed by its President, and its seal attested by its Secretary at Tulsa, Oklahoma, this 14 day of Sept., 1961.

(CORP. SEAL)
ATTEST: Edwin H. Wienecke,
Secretary

BRIARWOOD, INC.,
By: Ray E. Dotson,
President

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STATE OF OKLAHOMA }
COUNTY OF TULSA. } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 14 day of September, 1961, personally appeared RAY E. DOTSON, to me known to be the identical person who subscribed the name of the maker thereof to the 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 such corporation, for the uses and purposes therein set forth.

(SEAL)
My Commission expires
January 13, 1964.

Regina Mahanwright,
Notary Public

CERTIFICATE OF SURVEY

We, the Sismore Surveying Service, of Tulsa County, State of Oklahoma, hereby certify that we have at the instance of BRIARWOOD, INC., made the above described survey, and that the above plat is a correct presentation thereof as surveyed.

Signed this 14 day of September, 1961.

(SEAL)
STATE OF OKLAHOMA }
COUNTY OF TULSA. } SS

SISEMORE SURVEYING SERVICE
By: H. G. Hays,
Reg. Prof. Engr.

Before me, a Notary Public in and for said County and State, on this 14 day of September, 1961, personally appeared H. G. HAYS, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.

(SEAL)
My Commission expires
April 30, 1963.

Doris A. McDonald,
Notary Public

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CERTIFICATE OF APPROVAL - I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Company on 9-20-61.

D. E. Martlo,
Secretary.

This approval is void if this plat is not filed in the office of the County Clerk on or before 3-31-62.

CERTIFIED R. P. Gullley,
County Eng.

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 1961 taxes not yet certified to me.

Dated Sept. 20, 1961.

Trust Dep. #43.
W.E. McIntosh,
County Treasurer of
Tulsa County, Oklahoma.