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- 8. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 9. No trailer, basement, tent, shack, garage, barn, or other out building erected in the lot shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- 10. No dwelling shall hereafter be erected or placed upon lot which has a roof covered of asphalt composition materials, or a roof pitch of less than 2 1/2 in 12. No asbestos material is to be used on the exterior walls.
- 11. No dwelling shall hereafter be erected on any lot in said tract in which the floor area of the main structure, exclusive of any story open porches and garages, shall be less than 1800 square feet.
- 12. All house plans must be approved by an architectural review committee which will be selected by the above owners.
- 13. Easements for installation and maintenance of utilities and drainage facilities are preserved, as shown on the recorded plat.
- 14. The underground owners further dedicate to the public forever an easement and right-of-way as shown and delineated on the accompanying plat for the several purposes of construction, maintaining, operating, repairing, removing, and replacing any and all public utilities including storm and sanitary sewers, telephone lines, electric power lines, and transformers, gas lines and water lines, together with all fittings and equipment for each of such facilities including the poles, wires, valves, conduits, pipes, meters and any other appurtenance thereto, with the right of ingress and egress to and from said easement and right-of-way for the uses and purposes aforesaid together with similar right in each and all of the streets shown on said plat. PROVIDED HOWEVER THAT the underground owner hereby reserves the right to construct, maintain, operate, lay or relay lines together with the right of ingress and egress for such construction, maintenance, operation, laying and replacing over, across, and along all of the public streets shown in said plat, and over, across and along all strips of land included within the easements shown thereon. Lot 5, Block 1, is hereby reserved for storm water detention purposes.
- 15. (a) Overhead poles lines for the supply of electric service may be located along the West, South, and East side of the Addition, street light poles or standards may be served by underground cable and elsewhere throughout said Addition (1) except lines shall be located underground, in the easement-way reserved for general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-way. (b) Except to houses on lots described in paragraph (a) above, which may be served from overhead electric service lines, underground service cables to all houses which may be located on all lots in said Addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such house as may be located upon each said lot; provided that upon the installation of such a service cable to a particular house, the supplier of electric service shall hereafter be deemed to have a definitive, permanent, effective and exclusive right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance on said house. (c) The supplier of electric service, through its proper agents and employees shall at all times have right of access to all such easement-ways shown on said plat, or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or restoring any portion of said underground electric facilities as provided by it. (d) The owner of each lot shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric facilities. The Company will be responsible for ordinary maintenance of underground electric facilities, but the owner will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors. (e) The foregoing covenants concerning underground electric facilities shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound hereby.

IN WITNESS WHEREOF, we have hereunto set our hands in Tulsa, State of Oklahoma, this 24th day of November, 1976

BROOKWOOD II, a co-ownership composed of Iva D. Crews, Jr., and Marcia B. Crews, husband and wife and Ramon L. King.

IVA D. CREWS, JR.

MARCIA B. CREWS

RAMON L. KING

STATE OF OKLAHOMA }
COUNTY OF TULSA }

Before me, the undersigned a Notary Public in and for said County and State on this 24th day of November, 1976, personally appeared Iva D. Crews, Jr., Marcia B. Crews, and Ramon L. King, 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 uses and purposes therein set forth.

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

My commission expires: Nov 17 1978

[Signature]
Notary Public

(SEAL)

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I, the undersigned Registered Professional Surveyor, hereby certify that I have carefully and accurately surveyed and staked into lots, blocks and streets the property described above and the same to be known and designated as BLOCK/POOD II, in addition in Tulsa County, Oklahoma, and that the above plat is a true representation of said survey.

CERTIFICATE OF SURVEY

(SEAL)

COURT, MIDDLETON & NICOLE
[Signature]
John H. Middleton

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 22nd day of February, 1974, personally appeared John H. Middleton, to be known to be the identical person who subscribed the name of COURT, MIDDLETON & NICOLE to the foregoing Certificate as a member of said firm, and acknowledged to me that he executed the same as his free and voluntary act and deed, as the free and voluntary act and deed of such company, for the uses and purposes therein set forth.

Witness my hand and seal this day and year last written above.

My Commission expires: Dec 19 1976
(SEAL)

[Signature]
Notary Public

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on March 17, 1976.

Sandra Downie
VICE CHAIRMAN

This approval is void if this plat is not filed in the office of the County Clerk on or before March 31, 1977.

R. R. Forth
COUNTY OR CITY ENGINEER

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Guaranty Abstract Company

TOTAL P.04