

PLAT NO. 3875

FILED DEC 11, 1978

PARK PLAZA EAST IV
OWNER'S CERTIFICATE OF DEDICATION AND BILL OF ASSURANCE
EASEMENT GRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT ANDERSON DEVELOPMENT COMPANY, A CORPORATION, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE IN TULSA COUNTY, OKLAHOMA, IT HEREBY ADOPTS AS FOLLOWS, TO-WIT:

ALL THAT PART OF THE SW/4 OF SECTION 21, TOWNSHIP 19-NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE OFFICIAL GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW/4; THENCE S 89°52'35" W ALONG THE SOUTH BOUNDARY OF SAID SW/4 A DISTANCE OF 1055.00 FEET TO THE SOUTHEAST CORNER OF PARK PLAZA EAST 111 ACCORDING TO THE OFFICIAL RECORDED PLAT FILED OF RECORD IN THE TULSA COUNTY COURT HOUSE, THENCE ALONG THE EASTERLY BOUNDARY OF PARK PLAZA EAST 111 AS FOLLOWS: N 0°07'35" W A DISTANCE OF 175.00 FEET; THENCE N 89°52'25" E A DISTANCE OF 13.00 FEET; THENCE N 0°07'35" W A DISTANCE OF 175.00 FEET; THENCE N 89°52'25" E A DISTANCE OF 343.00 FEET; THENCE N 4°35'09" E A DISTANCE OF 293.49 FEET; THENCE N 23°53'55" E A DISTANCE OF 249.92 FEET; THENCE N 8°23'03" W A DISTANCE OF 220.21 FEET; THENCE N 86°32'43" E A DISTANCE OF 178.31 FEET; THENCE N 3°27'17" W A DISTANCE OF 33.59 FEET; THENCE N 86°32'43" E A DISTANCE OF 115.00 FEET; THENCE N 5°09'10" W A DISTANCE OF 251.93 FEET; THENCE N 14°46'16" W A DISTANCE OF 167.63 FEET; THENCE N 35°14'45" W A DISTANCE OF 254.74 FEET; THENCE N 59°30'49" E A DISTANCE OF 11.76 FEET; THENCE N 36°19'39" W A DISTANCE OF 170.00 FEET; THENCE N 52°45'07" E A DISTANCE OF 15.00 FEET; THENCE N 37°57'59" W A DISTANCE OF 173.23 FEET; THENCE N 46°47'46" E A DISTANCE OF 213.68 FEET; THENCE N 41°09'25" W A DISTANCE OF 63.48 FEET; THENCE N 0°08'56" W A DISTANCE OF 170.00 FEET; THENCE N 99°51'04" E A DISTANCE OF 203.08 FEET; THENCE N 0°08'56" W A DISTANCE OF 215.00 FEET; TO THE NORTHEAST CORNER OF PARK PLAZA EAST 111. THENCE N 99°51'04" E ALONG THE NORTH BOUNDARY OF SAID SW/4 A DISTANCE OF 946.00 FEET TO A POINT 122.13 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE S 0°08'56" E A DISTANCE OF 11.42 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET A DISTANCE OF 73.05 FEET; THENCE S 44°12'23" E A DISTANCE OF 109.28 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 178.98 FEET A DISTANCE OF 31.92 FEET TO A POINT IN THE EAST BOUNDARY OF SAID SW/4, 180.91 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE S 0°19'56" E ALONG THE EAST BOUNDARY OF SAID SW/4 A DISTANCE OF 2459.37 FEET TO THE POINT OF BEGINNING CONTAINING 3.1271977 SQUARE FEET OR 71.80647 ACRES.

HEREBY CERTIFIES THAT IT HAS CAUSED THE SAME TO BE SURVEYED INTO BLOCKS, LOTS, STREETS AND AVENUES IN CONFORMITY TO THE ANNEXED PLAT WHICH IT HEREBY ADOPTS AS THE PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME OF "PARK PLAZA EAST IV", AN ADDITION IN TULSA COUNTY, CITY OF TULSA, STATE OF OKLAHOMA.

THE CORPORATION HEREBY DEDICATED FOR PUBLIC USE ALL THE STREETS AS SHOWN ON SAID PLAT AND DOES HEREBY GUARANTEE CLEAR TITLE TO ALL OF THE LAND THAT IS SO DEDICATED, AND HEREBY RELINQUISHES ANY AND ALL RIGHTS OF ALL VEHICULAR INGRESS AND EGRESS FROM ANY PROPERTY OR PROPERTIES WITHIN THE BOUNDS DESIGNATED AS LIMITS OF "NO ACCESS" AS SHOWN ON THE ATTACHED PLAT, WHICH MAY BE MODIFIED, AMENDED OR REVISED WITH THE APPROVAL OF THE TULSA CITY ENGINEER.

NOW, THEREFORE, ANDERSON DEVELOPMENT COMPANY, A CORPORATION, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND CREATES THE FOLLOWING EASEMENTS TO WHICH IT SHALL BE INCUMBENT UPON THEIR SUCCESSORS IN TITLE TO ADHERE, TO-WIT:

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JULY 20, 1998, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS BY 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 COVENANTS HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND EITHER PREVENT HIM OR THEM FROM SO DOING OR TO SECURE DAMAGES OR OTHER DUES FROM 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 NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT THAT EXCEEDS TWO STORIES IN HEIGHT. ALL RESIDENTS MUST HAVE A PRIVATE GARAGE, FOR NOT LESS THAN TWO CARS, ATTACHED TO THE RESIDENCE. ALL STRUCTURES SHALL BE CONSTRUCTED OF BRICK, OR OTHER MASONRY CONSTRUCTION, STONE VENEER AT LEAST FIFTY PERCENT OF THE EXTERIOR WALLS, WITH THE EXCEPTION OF PORCHES AND TERRACES AND GARAGES. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN A SINGLE-FAMILY DWELLING.

B. NO BUILDING OR PARTS THEREOF, EXCEPT OPEN PORCHES AND TERRACES SHALL BE CONSTRUCTED AND MAINTAINED ON SAID SITES NEARER TO THE FRONT OR SIDE STREET LOT LINES THAN THE BUILDING LINES ESTABLISHED ON THE RECORDED PLAT OF SAID ADDITION. ALL BUILDINGS SHALL NOT BE NEARER THAN FIVE (5) FEET TO ANY SIDE LOT LINE EXCEPT WHERE EASEMENTS ARE GREATER. ALL GARAGES, SERVANTS QUARTERS, TOOL SHEDS, HOBBY ROOMS, ETC. SHALL BE ATTACHED TO THE HOUSE.

C. ON ALL HOUSES USING COMPOSITION SHINGLE FOR ROOF COVERING, SUCH COMPOSITION SHINGLE MUST BE OF THE BEST QUALITY AND WEIGHT AND NOT LESS THAN 240 LBS. PER SQUARE. ONLY FIVE COLORS WILL BE PERMITTED: BLACK; CHARCOAL; DARK GRAY; BROWN OR DARK GREEN. NO OTHER TYPE COMPOSITION ROOF MATERIAL OF ANY KIND WILL BE PERMITTED. EXCEPT OF THE QUALITY AND COLORS DESCRIBED ABOVE EXCEPT BEST QUALITY WOOD CEDAR SHINGLES AND CEDAR SHAKES, SLATE OR TILE MAY BE USED.

D. NO RESIDENTIAL STRUCTURE SHALL BE ERECTED OR PLACED ON ANY BUILDING PLOT WHICH RESIDENCE HAS AN AREA OF LESS THAN FOURTEEN HUNDRED (1400) SQUARE FEET, EXCLUSIVE OF GARAGES AND PORCHES. ALL STORV AND ONE-HALF OR TWO STORY HOUSES MUST HAVE NOT LESS THAN ONE THOUSAND (1000) SQUARE FEET IN THE GROUND FLOOR EXCLUSIVE OF GARAGE, PORCHES AND TERRACES.

E. 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.

F. NO TRAILER, MOBILE HOME, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING ERECTED IN THE TRACT SHALL AT ANY TIME BE USED AS A RESIDENCE TEMPORARILY OR PERMANENTLY.

G. NO STRUCTURE PREVIOUSLY USED SHALL BE MOVED ONTO ANY LOT.

H. NO FENCE, WHETHER ORNAMENTAL OR OTHERWISE, SHALL BE ERRECTED NEARER TO THE FRONT LOT LINE THAN THE 25 FOOT BUILDING LINE OR NEARER TO THE SIDE STREET LOT LINE THAN THE SIDE STREET BUILDING LINE, SHOWN ON THE RECORDED PLAT, EXCEPT ANDERSON DEVELOPMENT COMPANY, OR ITS SUCCESSORS, MAY BUILD A FENCE ALONG 41ST STREET ON THE PROPERTY LINE, AND THE MAINTENANCE OF ALL FENCES ENCLOSING INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

I. NO STRUCTURE, BUILDING OR HOUSE SHALL BE COMPLETED OR OCCUPIED UPON ANY RESIDENTIAL LOT IN THE ADDITION UNLESS AND UNTIL THERE HAVE BEEN CITY SIDEWALKS PLACED PARALLEL TO SAID LOT ADJACENT TO ANY PORTION OF THE LOT WHICH IS BOUND BY A DEDICATED STREET OF SAID ADDITION, THIS INCLUDES FRONT STREETS AND SIDE STREETS. SAID SIDEWALKS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO THE REQUIREMENTS OF THE SPECIFICATIONS OF THE CITY ENGINEER OF THE CITY OF TULSA, OKLAHOMA, IN REGARD TO CITY SIDEWALKS IN THE CITY OF TULSA, COST OF INSTALLATION OF SAID SIDEWALKS TO BE PAID FOR BY THE BUILDER AND/OR OWNER BUILDING SAID STRUCTURE.

J.(a). THE UNDERSIGNED OWNER FURTHER DEDICATES TO THE PUBLIC FOR USE FOREVER EASEMENTS AND RIGHTS-OF-WAY AS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, 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, CONDUITS, PIPES, VALVES, HETERS AND ANY OTHER APPURTENANCES THERE TO WITH THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND RIGHTS-OF-WAY FOR THE USES AND PURPOSES OF ABOVE SAID, TOGETHER WITH SIMILAR RIGHTS IN EACH AND ALL OF THE STREETS AND ALLEYS SHOWN ON SAID PLAT. THIS PROVISION NOT SUBJECT TO BEING TERMINATED BY LOT OWNERS AS ABOVE DESCRIBED.

J.(b). RESTRICTED DRAINAGE EASEMENTS ON LOTS 12, 13, 27 AND 28 BLOCK 4, LOTS 4 AND 5, BLOCK 14, AS SHOWN ON THE ATTACHED PLAT, ARE RESERVED FOR OVERLAND DRAINAGE FLOW, AND NO FENCE, WALL, PLANTING, OR ANY OTHER ABOVEGROUND STRUCTURE MAY BE PLACED ON SAID EASEMENTS, NOR MAY AN ALTERATION OF GRADE, FILLING, OR OTHER ACTION BE TAKEN THAT WOULD IN ANY WAY RESTRICT THE FLOW OF WATER ACROSS SAID EASEMENT, THIS COVENANT SHALL RUN TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF TULSA. THIS PROVISION NOT SUBJECT TO BEING TERMINATED BY LOT OWNERS AS ABOVE DESCRIBED.

K.(a). OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC SERVICE MAY BE LOCATED ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY PERIMETERS OF SAID ADDITION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT SAID ADDITION ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY FACILITIES, SHOWN ON THE ATTACHED PLAT. SERVICE, PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENT-WAYS.

K.(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 THEREAFTER BE DEEVED 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.

K.(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 REPLACING ANY PORTION OF SAID UNDERGROUND ELECTRIC FACILITIES SO INSTALLED BY IT.

K.(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 SU FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

K.(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.

PROVIDED, HOWEVER, THAT THE UNDERSIGNED OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES, AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SAID CONSTRUCTION, MAINTENANCE, OPERATIONS, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL STRIPS OF LAND INCLUDED WITHIN THE EASEMENTS SHOWN THEREIN BOTH FOR THE PURPOSES OF FURNISHING WATER AND/OR SEWER SERVICE TO THE AREA INCLUDED IN SAID PLAT AND/OR TO ANY OTHER AREAS.

THIS DEED OF DEDICATION AND GRANT SHALL BE BINDING UPON THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, AND FUTURE OWNERS OF LOTS WITHIN SAID ADDITION, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 3rd DAY OF March, 1973.

ANDERSON DEVELOPMENT COMPANY

BY Robert M. Anderson
ROBERT M. ANDERSON, PRESIDENT

ATTEST:

Robert M. Anderson
ROBERT M. ANDERSON, SECRETARY



STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 24th DAY OF October, 1978, PERSONALLY APPEARED ELMER W. ANDERSON AND ROBERT N. ANDERSON, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKE THEREOF TO THE FOREGOING INSTRUMENT AS ITS PRESIDENT AND SECRETARY, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: October 7, 1981
NOTARY PUBLIC: James G. Wagoner

C E R T I F I C A T E O F S U R V E Y

THE UNDERSIGNED, REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF OKLAHOMA HEREBY CERTIFY THAT HE HAS CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, STAKED AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE INTO LOTS AND BLOCKS AND STREETS AND THAT THE ABOVE PLAT, DESIGNED AS "PARK PLAZA EAST IV", AN ADDITION IN TULSA COUNTY, OKLAHOMA, IS A TRUE REPRESENTATION OF SAID SURVEY.

DATED AT TULSA, OKLAHOMA THIS DATE Nov. 3, 1978.
BY Cline L. Mansur
CLINE L. MANSUR, REGISTERED PROFESSIONAL
ENGINEER AND LAND SURVEYOR

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DATE, Nov. 3, 1978, PERSONALLY APPEARED CLINE L. MANSUR, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR TO THE FOREGOING CERTIFICATE AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: July 23, 1979
NOTARY PUBLIC: John F. Cannrill

C E R T I F I C A T E

APPROVED NOV 14 1978, by the Board
of Commissioners of the City of
Tulsa, Oklahoma.

Mayor David Dugard
Attest: City Auditor
Approved: City Attorney

As provided in Title 11, Chapter 13, Section 114 of the Oklahoma Statutes, I hereby certify that as far as all final estate taxes involved in this plat, all such taxes have been paid, and all taxes due the state tax rolls and security as required by 24A Section 514 have been provided in the amount of \$1500.47 by Elmer W. Anderson to be applied to 78 of the security deposit.

This certificate is subject to a commission in the amount of 19.28 taxes in full and 78 in order that the above may be filed of record 78 taxes could exceed the amount of the security deposit.

JOHN F. CANNRILL
TULSA COUNTY TREASURER
by John F. Cannrill
Deputy

