2469

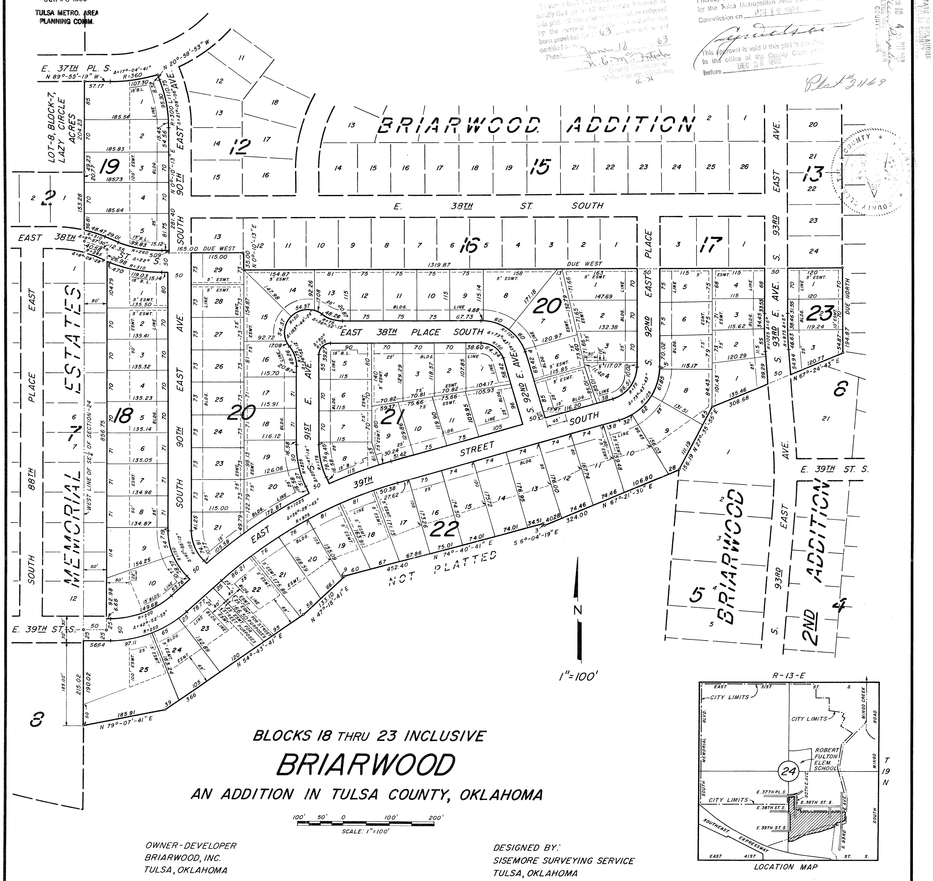
BRIARWOOD BLOCKS 18 TO 23.

RECEIVED
Jun 10 1963
TULSA METRO. AREA
PLANNING COMM.

FINAL PLAT

CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on JUNE 19 1963
Secretary
This approval is valid if this plat is filed in and edition of the Survey Book before JUNE 19 1964

Plat 3469



BLOCKS 18 THRU 23 INCLUSIVE

BRIARWOOD

AN ADDITION IN TULSA COUNTY, OKLAHOMA

100' 50' 0 100' 200'
SCALE: 1"=100'

OWNER-DEVELOPER
BRIARWOOD, INC.
TULSA, OKLAHOMA

DESIGNED BY:
SISEMORE SURVEYING SERVICE
TULSA, OKLAHOMA

LOCATION MAP

—— ℄ - - - EAST - - - 41ST - - - STREET - - - SOUTH ——

AREA = 25.072 ACRES

SISEMORE SURVEYING SERVICE
3216 E. 37TH PL. TULSA, OKLA. RI. 7-0011

SURVEY BY:	BOOK PAGES
DRAWN BY FCC	CKD. RV DATE JUNE 7, 1963
ORDER	SHEET 1 OF 1
SCALE 1"=100'	FILE DWR. 24-19-13

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 SE¼ OF SECTION-24, T-19-N, R-13-E, TULSA COUNTY, OKLAHOMA, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF LOT-24, BLOCK-13 OF "RESERVE-A, LOTS 35 AND 36 OF BLOCK-7, AND BLOCKS 11 THRU 17, INCLUSIVE, BRIARWOOD ADDITION"; THENCE SOUTHERLY ALONG THE WEST LINE OF BLOCK-8 OF "BRIARWOOD SECOND ADDITION" FOR 164.83' TO A POINT THAT IS 2.0' SOUTH OF THE NORTHWEST CORNER OF LOT-18 OF SAID BLOCK-8; THENCE SOUTHWESTERLY FOR 308.68' TO A CORNER ON THE NORTHWESTERLY LINE OF LOT-1 OF BLOCK-9 OF SAID "BRIARWOOD SECOND ADDITION", SAID CORNER BEING 133.48' SOUTHWESTERLY OF THE NORTHEAST CORNER OF SAID LOT-1; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT-1 FOR 156.10' TO A CORNER OF SAID LOT-1, SAID CORNER BEING 23.13' NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT-1, AND SAID CORNER BEING THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN GENERAL WARRANTY DEED FILED IN BOOK 2246 AT PAGE 368 OF THE RECORDS OF THE TULSA COUNTY REGISTRAR OF DEEDS; THENCE SOUTHWESTERLY AND ALONG THE NORTHERLY LINE THEREOF FOR 324' TO THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED IN SAID BOOK 2246 AT PAGE 368; THENCE NORTH-NORTHWESTERLY FOR 3.0' TO THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN GENERAL WARRANTY DEED FILED IN BOOK 2233 AT PAGE 285 OF SAID RECORDS; THENCE SOUTHWESTERLY, AND ALONG THE NORTHERLY LINE THEREOF, FOR 452.4' TO THE NORTHWEST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN GENERAL WARRANTY DEED FILED IN BOOK 2246 AT PAGE 369 OF SAID RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID PROPERTY FOR 133.10' TO AN ANGLE POINT ON SAID NORTHERLY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE FOR 366.00' TO AN ANGLE POINT ON SAID NORTHERLY LINE; THENCE SOUTHWESTERLY FOR A TRUE DISTANCE OF 185.34' TO A POINT ON THE WEST LINE OF SAID SE¼ OF SECTION-24, SAID TRUE DISTANCE BEING ERRONEOUSLY SHOWN AS 185.30' IN SAID DEED, AND SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN SAID DEED; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SE¼ FOR 315.03' TO THE CENTER OF EAST 39TH STREET SOUTH AT A POINT THAT IS 30' SOUTH OF THE SOUTH LINE OF LOT-13 OF BLOCK-9 OF "MEMORIAL ESTATES ADDITION"; THENCE EASTERLY ALONG THE CENTER OF SAID STREET FOR 50' TO A POINT THAT IS 30' SOUTH OF THE SOUTHEAST CORNER OF SAID BLOCK-9; THENCE NORTHERLY, AND ALONG THE EAST LINE OF SAID BLOCK-9, AND 50' EAST OF THE WEST LINE OF SAID SE¼ OF SECTION-24, FOR 856.75' TO THE CENTER-LINE OF EAST 38TH STREET SOUTH; THENCE NORTHWESTERLY ALONG SAID CENTER-LINE FOR 82.35' TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG SAID CENTER-LINE, AND ALONG A CURVE WITH A RADIUS OF 288', FOR 40.26' TO A POINT ON THE WEST LINE OF SAID SE¼ OF SECTION-24; THENCE NORTHERLY ALONG SAID WEST LINE OF SAID SE¼ AND ALONG THE EAST LINE OF LOT-1 OF BLOCK-2 OF "MEMORIAL ESTATES ADDITION", FOR 133.28' TO THE NORTHEAST CORNER OF SAID LOT-1, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT-6 IN BLOCK-7 OF "LAZY CIRCLE ACRES ADDITION"; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT-6 FOR 204.23' TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY ALONG THE SOUTH LINE OF EAST 37TH PLACE SOUTH FOR 164.47' TO THE WEST LINE OF SOUTH 90TH EAST AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE FOR 400.43' TO A POINT 50' WEST OF THE SOUTHWEST CORNER OF LOT-13 IN BLOCK-16 OF "RESERVE-A, LOTS 35 AND 36 OF BLOCK-7, AND BLOCKS 11 THRU 17 BRIARWOOD ADDITION"; THENCE EASTERLY FOR 160' TO THE SOUTHEAST CORNER OF SAID LOT-13 OF SAID BLOCK-16; THENCE SOUTHERLY FOR 35' TO THE SOUTHWEST CORNER OF LOT-12 OF SAID BLOCK-16; THENCE EASTERLY, AND ALONG THE SOUTH LINE OF SAID BLOCK-16, AND ALONG THE SOUTH LINE OF THE ADJACENT BLOCK-17 THEREOF, AND ALONG THE SOUTH LINE OF LOT-24 IN BLOCK-13 THEREOF, FOR 1315.83' TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT ALSO BEING DESCRIBED AS ALL OF THAT PORTION OF SAID SE¼ OF SECTION-24 THAT LIES NORTH OF PROPERTY DEEDED TO THOMAS H., AND LANA L., HIGGIN BY INSTRUMENTS FILED IN BOOK 2246 AT PAGE 368 AND BOOK 2233 AT PAGE 285 AND BOOK 2246 AT PAGE 369 OF THE RECORDS OF THE TULSA COUNTY REGISTRAR OF DEEDS, AND THAT LIES EAST OF "MEMORIAL ESTATES ADDITION", AND THAT LIES WEST OF "BRIARWOOD SECOND ADDITION", AND THAT LIES EAST OF BLOCK-7 OF "LAZY CIRCLE ACRES ADDITION" AND THAT LIES SOUTH OF EAST 37TH PLACE SOUTH AND WEST OF SOUTH 90TH EAST AVENUE AS SAID STREETS ARE OUTLINED ON THE PLAT OF RECORD OF "RESERVE-A, LOTS 35 AND 36 OF BLOCK-7, AND BLOCKS 11 THRU 17, INCLUSIVE, BRIARWOOD ADDITION", AND THAT LIES SOUTH OF SAID "RESERVE-A, LOTS 35 AND 36 OF BLOCK-7, AND BLOCKS 11 THRU 17, INCLUSIVE, BRIARWOOD ADDITION".

AND DOES HEREBY CERTIFY THAT IT HAS CAUSED THE SAME TO BE SURVEYED IN CONFORMITY WITH THE ATTACHED PLAT WHICH IT HEREBY ADOPTS AS THE PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME OF BLOCKS 18 THROUGH 23, INCLUSIVE, BRIARWOOD, AN ADDITION IN 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, RELAYING, OPERATION, AND MAINTENANCE, OF WATERLINES, 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 ESTABLISHING A UNIFORM SYSTEM OF DEVELOPMENT OF SAID PROPERTY AND PRESERVING 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 BENEFITS AND TO ASSUME ALL OF THE RESPONSIBILITIES, 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, 1987, AT WHICH TIME THEY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS AND EXCEPT, THE THEN OWNERS OF A MAJORITY OF THE LOTS IN SAID ADDITION MAY, SUBSEQUENT TO JANUARY 1, 1987, BY WRITTEN DECLARATION, SIGNED AND ACKNOWLEDGED BY THEM AND RECORDED IN THE DEED RECORDS OF TULSA COUNTY, OKLAHOMA, ALTER, AMEND OR EXTEND SUCH RESTRICTIONS, CONDITIONS AND COVENANTS, AND THIS RIGHT TO SO ALTER, AMEND, OR EXTEND BY THE THEN OWNERS SHALL EXIST SO LONG AS THE OWNERS OF A MAJORITY OF THE LOTS 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 ON ANY LOT IN THIS ADDITION OTHER THAN ONE SINGLE FAMILY DWELLING NOT TO EXCEED TWO-STORIES IN HEIGHT, EACH DWELLING SHALL HAVE AN ATTACHED GARAGE OR CAR PORT FOR AT LEAST TWO CARS. EACH DWELLING SHALL HAVE A FLOOR AREA EXCLUSIVE OF GARAGE, PATIOS, AND PORCHES OF AT LEAST 1000 SQ. FT. AND ANY 1½ STORY OR TWO STORY DWELLING SHALL HAVE A GROUND FLOOR AREA, EXCLUSIVE OF GARAGE, PATIOS, AND PORCHES, OF AT LEAST 900 SQ. FT.
2. NO STRUCTURE SHALL BE LOCATED NEARER TO THE STREET LINES THAN THE BUILDING LINES SHOWN IN THE PLAT. ALL BUILDINGS SHALL BE LOCATED ON EACH LOT SO AS TO PROVIDE A MINIMUM FRONT YARD OF 25', AND A TOTAL FOR BOTH SIDE YARDS OF 12' WITH A MINIMUM OF 5' FOR ANY ONE SIDE YARD.
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 MAY BE SUBDIVIDED INTO PARCELS WITHOUT REGARD TO PRESENT LOT LINES, WHICH PARCELS SHALL CONTAIN NOT LESS THAN 8000 SQ. FT. 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 HAVE A MINIMUM PITCH OF 2 TO 12 FEET. WOOD SHINGLES, COMPOSITION SHINGLES, OR BUILT-UP CONSTRUCTION SHALL BE PERMITTED. IN THE EVENT COMPOSITION SHINGLE ROOF OR BUILT-UP ROOF IS USED, THE COLORS SHALL BE WHITE, GRAY, BEIGE, BROWN, OR BLACK, 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 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 10 DAY OF JUNE, 1963.

ATTEST:
E. H. WIENECKE, SECRETARY

BRIARWOOD, INC.
RAY E. DOTSON, PRESIDENT

STATE OF OKLAHOMA]
COUNTY OF TULSA] SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 10 DAY OF JUNE, 1963, 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.

MY COMMISSION EXPIRES MAY 22, 1967.

NOTARY PUBLIC

CERTIFICATE OF SURVEY

WE, THE SISEMORE 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 10 DAY OF JUNE, 1963.

SISEMORE SURVEYING SERVICE
BY C. V. SIDWELL, REG. PROF. ENGR.

STATE OF OKLAHOMA]
COUNTY OF TULSA] SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 4 DAY OF JUNE, 1963, PERSONALLY APPEARED C. V. SIDWELL, 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.

MY COMMISSION EXPIRES March 4, 1967.

NOTARY PUBLIC

P-2469

City Eng. _____
County Eng. _____