$500 ORIGINAL - LINEN - CO CLERK Plat #3857

FINAL PLAT

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on JUN 21 1978

VICE CHAIRMAN -- SECRETARY

This approval is void if this plat is not filed in the office of the County Clerk on or before DEC 31 1978

COUNTY ENGINEER CITY ENGINEER

707742

RECEIVED
SEP 13 1978
TULSA METRO. AREA
PLANNING COMM.

APPROVED SEP 19 1978 by the Board of Commissioners of the City of Tulsa, Oklahoma

Mayor

Attest: City Auditor

Approved: City Attorney

SUN MEADOW V

AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY OKLAHOMA
PART OF THE S/2 SE/4 SE/4 OF SEC. 22 T18N R13E

OWNERS:
TRI-CITY INVESTORS
6514 E. 69TH ST.
TULSA, OKLA.
TEL. 492-3607

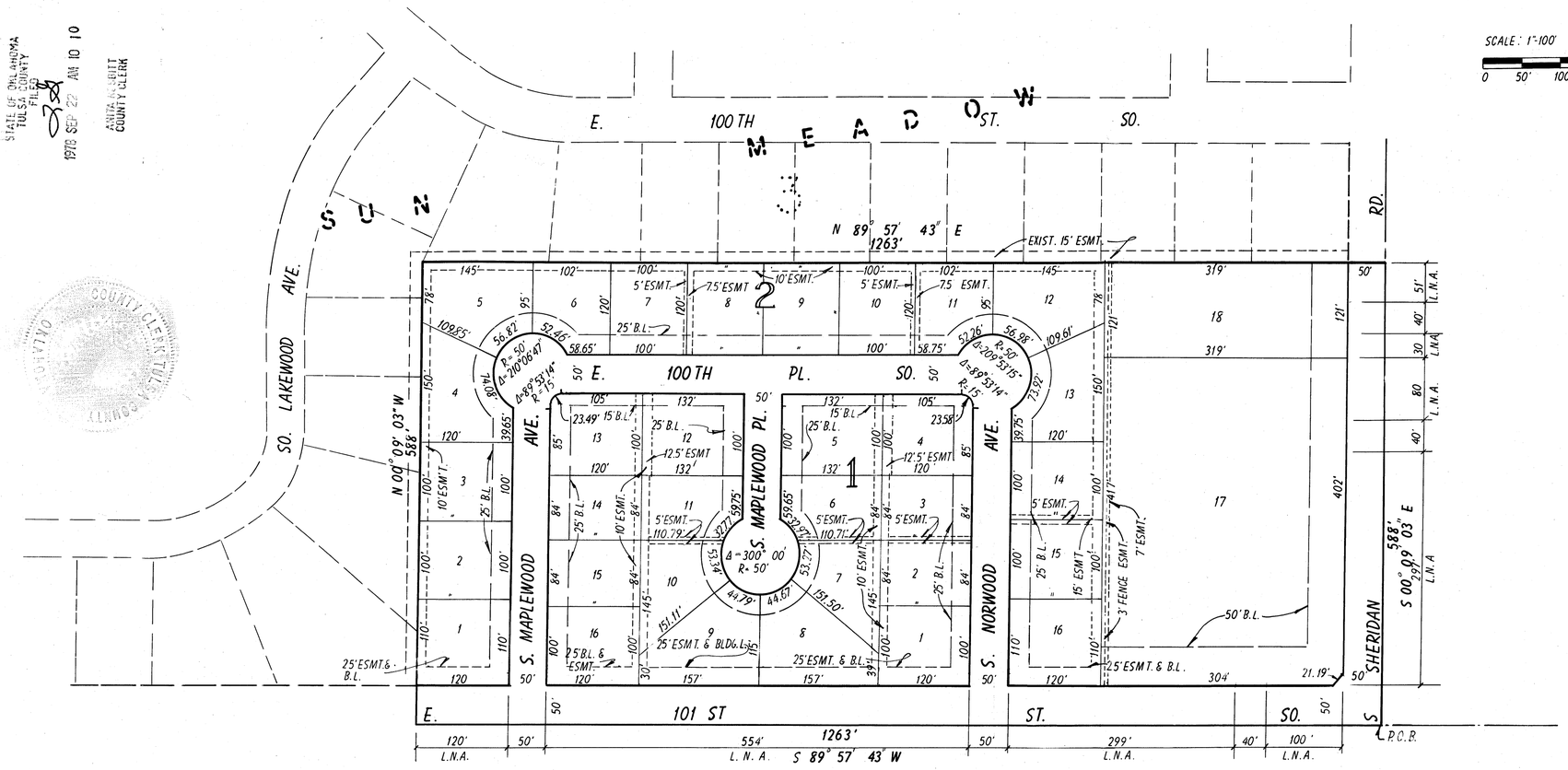
ENGINEERS:
FELL BRUSSO BRUTON & KNOWLES INC.
6311 E. TECUMSEH
TULSA, OKLA.
TEL. 835-9588

CERTIFICATE

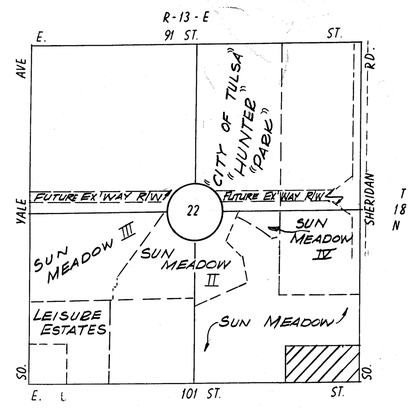
As provided by Title 68, Section 2124 of the Oklahoma ... all taxes and other ... against the above described real estate ... 65.80 ... 1096 ... 78 ... 78 ... Dated Sept 22 ... 78

JOHN F. CAMPBELL
COUNTY TREASURER
By Rogena Perkins

STATE OF OKLAHOMA
TULSA COUNTY
FILED
1978 SEP 22 AM 10 10
ANITA MOSCRIPT
COUNTY CLERK



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



LOCATION MAP
17.04 ACRES
34 LOTS

KNOW ALL MEN BY THESE PRESENTS

THAT TRI-CITY INVESTORS, being the sole owner of record of the following described real estate in Tulsa County, Oklahoma, described as follows;

A tract of land situated in the SE/4 of the SE/4 of Section 22, T-18-N, R-13-E of the Indian Base and Meridian in Tulsa County, State of Oklahoma, more particularly described as follows, to-wit;

Beginning at the Southeast Corner of Section 22, T-18-N, R-13-E; thence S 89°57'43"W a distance of 1263 feet; thence N 00°09'03"W a distance of 588 feet; thence N89°57'43"E a distance of 1263 feet; thence S 00°09'03"E a distance of 588 feet to the point of beginning, containing 17.04 acres more or less.

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 "SUN MEADOW V" an Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

THAT SAID TRI-CITY INVESTORS hereby dedicates for the public use all of the streets and avenues on said plat and does hereby guarantee clear title to all of the land that is so dedicated, subject to easements of record. Further, said Tri-City Investors 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, meters, and any other appurtenances thereto with the right of ingress and egress to said easements and rights-of-way for the uses and purposes of aforesaid, together with similar rights in each and all of the streets and alleys shown on said plat; PROVIDED, HOWEVER that it reserves unto itself 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, operation, laying and relaying over and accross 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.

THAT SAID TRI-CITY INVESTORS hereby imposes the following restrictions and covenants to which it shall be incumbent upon its successors and assigns in title to adhere, to-wit;

1. All lots in the Addition, except lots 8 and 12 of Block 2, lot 17 of Block 2 and Lot 18 of Block 2, shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot which exceeds 2 stories in height, and/or more than 2 living units, said units to be duplex in nature. Each living unit must have a private garage for not less than 2 cars attached to the residence. Carports, in addition to a two car garage will be permitted only if placed where they will not be between the residence and any street adjoining the property.

2. Lots 8 and 12 of Block 2, as shown on the attached plat, are dedicated to the City of Tulsa, Tulsa County, Oklahoma, for the use for storm water drainage purposes and for the construction, maintenance and operation of storm water detention facilities, PROVIDING, HOWEVER, that in the event said lots 8 and 12 of Block 2, are no longer required or used by the City of Tulsa, Oklahoma, for storm water detention purposes, titles to lots 8 and 12 Block 2 shall revert to and be vested in TRI-CITY INVESTORS, their heirs, executors, administrators, trustees and assigns, free of this dedication or easement. In the event title reverts to the above named owners, said property may be used for residential purposes in accordance with the then applicable zoning and subdivision regulations of the City of Tulsa, Oklahoma.

3. Lot 17, Block 2, shall be used for Commercial Shopping as zoned by the City of Tulsa (CS) and Lot 18, Block 2 shall be used only for Light Office use as defined by City of Tulsa Zoning (CL). Zoning as of the date of this plat shall apply.

4. Walks and driveways must be constructed of brick, concrete, or asphalt. River gravel may be used for walkways when compatible to the design of the residence.

5. Duplication of plans will be permitted with an elevation change and duplications of elevations will be permitted at a minimum of every fourth lot. Priority in use of a particular plan or elevation shall be determined based on the dates building permits were issued.

6. No building or part thereof, except open porches and terraces, shall be constructed and maintained on any lot nearer to the front property lines that the building lines shown on the recorded plat of said addition, and no residence shall be built nearer than five (5) feet to any side lot line or where easements are greater. No dwelling shall be located closer than twenty (20) feet to the rear lot line.

7. No noxious or offensive activity, trade, or enterprise shall be carried on or upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, and no structure of any description shall be moved from any other location to a lot in this Addition.

9. No Duplex shall be erected on any duplex lot in the Addition with a living area of less than 1600 sq. Ft. per living unit exclusive of porches and garages (3200 sq. ft. per duplex)

10. The exterior of all structures erected on any lot shall be constructed of a minimum of 35 percent masonry. Measurements for computing the 35 percent masonry shall exclude actual size of windows, doors, walls of covered porches and patio areas, and shall apply to the first floor only of two-story or one and one half story residences. All exposed foundations shall be of brick or stone.

11. Roofs; asphalt composition shingles will be permitted having a weight of not less than 380# per 100 sq. ft. and textured to simulate wood on any structure erected on any lot. However, certain now existing and future types of synthetic or natural roofing materials may be used upon written approval of the developer or his duly authorized representative. Other roofing materials shall shall be restricted to;

A. Cedar Shingles
B. Slate
C. "Built-up-roof" tar and gravel will be permitted on contemporary style residence.

Any other roofing materials recommended to be used must be approved by the developer prior to start of construction.

12. NO fence, wall, hedge, or other barriers, whether ornamental or otherwise, shall be erected nearer to the front lot line than the building line or nearer to the side street lot line than the side street building line, shown on the recorded plat. Any fence constructed on any lot shall be a solid screen type of wood or masonry construction and shall not be more than six (6) feet in height.

13. No animals, livestock, or poultry of any kind shall be raised, bred, kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

14. No lot will be used for the storage of materials for a period of greater than thirty (30) days prior to the start of construction and then the construction shall be completed within nine (9) months. All lots shall be maintained in a neat and orderly condition at all times.

15. No sign of any kind shall be displayed to the public view on any lot except that one sign of not more than eight square feet, advertising the property for sale or rent may be used by a builder, realtor, or owner to adverise the property.

16. In connection with the installation of underground electric services, all of the lots are subject to the following:

A. Overhead pole lines for the supply of electric service may be located along the south & east property line of the Subdivision. 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 services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may be also located in said easement ways.

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 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 the right of access to all such easements ways shown on said plat, or provided for in this Deed of Dedication for the purpose of installing, removing, or replacing any portion of said underground electric facilities so installed 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

The above restrictions and covenants are to run with the land and shall be binding on all parties and persons claiming under them until March 1, 2001, at which time said restrictions and covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote a majority of the then owners of the lots, it is agreed to change said restrictions and covenants in whole or in part.

If the parties hereto or any of them or their heirs, successors, representatives, or assigns shall violate or attempt to violate any of the restrictions and 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 parties violating or attempting to violate any such restrictions and covenants and either prevent such parties from so doing or to secure damages or other dues for such violations.

Invalidation of any one of these restrictions and covenants by judgement or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

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; TRI-CITY INVESTORS has caused this Certificate and Deed of Dedication to be executed this 13 day of September 1978.

Tri-City Investors
TRI-CITY INVESTORS

ATTEST:

By Phyllis C. Hood
Secretary

By Troy B. Hood
President

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

Before me the undersigned, a Notary Public, within and for said County and State, on this 13 day of September, 1978, personally appeared Troy B. Hood, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice President, and acknowledged to me that he executed the same as his free and voluntary act and deed of such Corporation for the uses and purposes aforesaid.

Given under my hand and seal of office the day and year last above written.

My Commission Expires: October 11, 1981

Connie E. Tibbs
Notary Public

CERTIFICATE OF SURVEY

The undersigned, Registered Professional Engineer and Land Surveyor, under the laws of the State of Oklahoma hereby certifies that he has carefully and accurately surveyed, subdivided, staked and platted the tract of land described above into lots, blocks, and streets, and that the above plat, designated as "SUN MEADOW V", and Addition in Tulsa County, Oklahoma, is a true representation of said survey.

Dated at Tulsa, Oklahoma, this 13th day of September 1978.

Robert O. Bruton
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 13th day of September, 1978, personally appeared Robert O. Bruton, to me known to be the identical person who subscribed his name as a 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; March 6, 1982

Mary Lou Lautaret
Notary Public