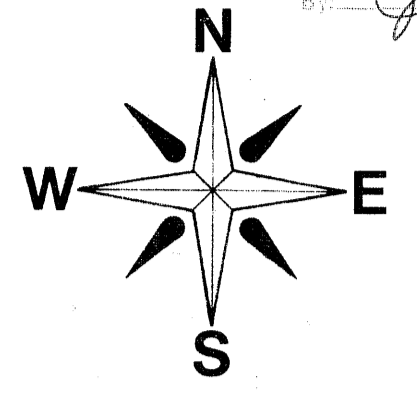


GLENNWOOD SOUTH

AN ADDITION TO TULSA COUNTY,
LOCATED IN PART OF THE S/2 OF THE SE/4 OF THE NW/4 OF
SEC. 35, & PART OF THE NW/4 OF SEC. 35, T-18-N, R-12-E, TULSA COUNTY, OKLAHOMA

OWNER:
GLENNWOOD SOUTH
4606 S. GARNETT
PHONE: 663-3600
TULSA, OKLAHOMA

ENGINEER:
TULSA ENGINEERING
& PLANNING ASSOCIATES, INC.
4600 S. GARNETT
PHONE: 663-1522
TULSA, OKLAHOMA



FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on SEP 16 1979 and that the same complies with the Tulsa Metropolitan Area Planning Commission Regulations of the Tulsa Metropolitan Area Planning Commission.
Ray Jordan
COUNTY ENGINEER

806161
RECEIVED
SEP 16 1979
TULSA METRO. AREA
PLANNING COMM.
Plat # 3950
R-12-E
SECTION 35

CERTIFICATE OF DEDICATION
FOR
GLENNWOOD SOUTH

KNOW ALL MEN BY THESE PRESENTS:
THAT, GLENNWOOD SOUTH, A GENERAL PARTNERSHIP, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN TULSA COUNTY, OKLAHOMA, TO-WIT:

A TRACT OF LAND LOCATED IN PART OF THE S/2 OF THE SE/4 OF THE NW/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 12 EAST, TULSA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT ON THE NORTH BOUNDARY OF SAID W/2 NW/4, 566.50 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S-89°53'38"-E ALONG THE NORTH BOUNDARY OF SAID W/2 NW/4, A DISTANCE OF 737.29 FEET TO THE NORTHEAST CORNER OF SAID W/2 NW/4; THENCE S-00°00'03"-W ALONG THE EAST BOUNDARY OF SAID W/2 NW/4 A DISTANCE OF 2,627.12 FEET; THENCE S-89°53'38"-E A DISTANCE OF 1,073.73 FEET; THENCE N-00°00'07"-E A DISTANCE OF 230.00 FEET; THENCE S-89°53'38"-E A DISTANCE OF 250.00 FEET TO A POINT ON THE EAST BOUNDARY OF SAID NW/4; THENCE S-00°00'03"-W ALONG THE EAST BOUNDARY OF SAID NW/4 A DISTANCE OF 250.00 FEET TO THE SOUTHEAST CORNER OF SAID NW/4; THENCE N-89°53'38"-E ALONG THE SOUTH BOUNDARY OF SAID NW/4 A DISTANCE OF 2,537.98 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 169; THENCE N-00°14'56"-E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 2,271.63 FEET; THENCE S-89°49'14"-E A DISTANCE OF 467.14 FEET; THENCE DUE NORTH A DISTANCE OF 377.00 FEET TO THE POINT OF BEGINNING CONTAINING 71.354 ACRES, MORE OR LESS.

AND HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND STREETS AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF, AND HAS GIVEN SAID PLAT THE NAME OF "GLENNWOOD SOUTH" AN ADDITION TO THE COUNTY OF TULSA, OKLAHOMA.
NOW, THEREFORE, THE UNDERSIGNED OWNER, DOES HEREBY DEDICATE FOR PUBLIC USE ALL THE STREETS AS SHOWN ON SAID PLAT AND DOES HEREBY RELINQUISH ANY AND ALL RIGHT OF VEHICULAR INGRESS AND EGRESS FROM ANY PROPERTY OR PROPERTIES LYING ADJACENT TO SOUTH UNION AVENUE AND WEST 111TH STREET SOUTH WITHIN THE BOUNDS DESIGNATED "LIMIT OF NO ACCESS" AS SHOWN ON THE ATTACHED PLAT, WHICH "LIMIT OF NO ACCESS" OR ANY PART OR PORTION THEREOF MAY BE MODIFIED, AMENDED OR REVISED WITH THE APPROVAL OF COUNTY ENGINEER OR THE PLANNING COMMISSION OF COUNTY OF TULSA, OKLAHOMA.

NOW, THEREFORE, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS AND PUBLIC PLACES SHOWN ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS OF WAY AS SHOWN 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 AFORESAID, TOGETHER WITH SIMILAR RIGHTS IN EACH AND ALL OF THE STREETS SHOWN ON SAID PLAT, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER AND SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS AND ALONG ALL STRIPS OF LAND INCLUDED WITHIN THE EASEMENTS SHOWN ON THE PLAT, FOR THE FURNISHING OF WATER AND /OR SEWER SERVICES TO THE AREA INCLUDED IN SAID PLAT.

NOW, THEREFORE, THE UNDERSIGNED OWNER, FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE PROPERTY ABOVE DESCRIBED AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS AND THE COUNTY OF TULSA, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNERS OF THE ABOVE DESCRIBED LOTS AND BY THE COUNTY OF TULSA, OKLAHOMA. IN ORDER THAT THE PUBLIC INTEREST MAY BE PROTECTED, THE COUNTY OF TULSA SHALL BE MADE BENEFICIARY OF THESE COVENANTS AND MAY ENFORCE COMPLIANCE THEREWITH.

- RESERVE "A" IS HEREBY DEDICATED TO THE COUNTY OF TULSA FOR OVERLAND DRAINAGE RIGHT-OF-WAY, AND STORM WATER DETENTION FACILITIES, PROVIDED HOWEVER, THAT IN THE EVENT SAID RESERVE, AS A RESULT OF DRAINAGE IMPROVEMENTS, ARE NO LONGER REQUIRED BY THE COUNTY OF TULSA, SAID RESERVE, BY ACTION OF THE TULSA BOARD OF COMMISSIONERS SHALL, AT THAT TIME REVERT TO THE UNDERSIGNED GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
- ALL LOTS IN THE ADDITION SHALL BE KNOWN AS RESIDENTIAL LOTS, AND SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES ONLY.
- NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE, NOR NEARER TO THE SIDE STREET LINE THAN THE BUILDING LINES SHOWN ON THE RECORDED PLAT; AND IN ANY EVENT, NO BUILDING SHALL BE LOCATED NEARER THAN FIVE (5) FEET TO ANY SIDE LOT LINE.
- NO BUSINESS, TRADE, OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT. NO INDIVIDUAL OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD.
- FLOOR AREA REQUIREMENTS: ALL SQUARE FOOTAGE REQUIREMENTS ARE EXCLUSIVE OF GARAGES AND PORCHES AND ARE FIGURED ON MEASUREMENTS OVER MASONRY OF LIVING AREA.
A. REGARDING ALL LOTS, THE RESIDENCES SHALL HAVE A MINIMUM OF 1200 SQUARE FEET OF LIVING AREA FOR A ONE STORY RESIDENCE. FOR ONE AND ONE HALF STORY OR TWO STORY RESIDENCES, A MINIMUM OF 1000 SQUARE FEET WILL BE REQUIRED ON THE GROUND FLOOR, WITH A MINIMUM OF 1400 TOTAL SQUARE FEET ON BOTH FLOORS.
- NO FENCES MORE THAN SIX (6) FEET IN HEIGHT WILL BE PERMITTED ON ANY LOT. (EXCEPT FOR PRIVACY SCREENING ADJACENT TO PATIOS WHICH MAY BE EIGHT (8) FEET IN HEIGHT). ORNAMENTAL FENCES ONLY, NOT EXCEEDING THREE (3) FEET IN HEIGHT, COMPATIBLE TO THE ARCHITECTURE OF THE RESIDENCE, CONSTRUCTED OF BRICK, STONE, BRICK AND STONE, BRICK AND FRAME, STONE AND FRAME, OR SPLIT RAILS MAY BE BUILT FORWARD OF THE BUILDING LINE SHOWN ON THE ACCOMPANYING PLAT.
- NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR ANY OTHER OUTBUILDING ERRECTED IN THIS ADDITION SHALL BE AT ANY TIME USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE OR CHARACTER BE USED AS A RESIDENCE.
- NO STRUCTURE PREVIOUSLY USED SHALL BE MOVED ONTO ANY LOT IN THIS ADDITION.
- NO ANIMALS, INCLUDING FOWLS, SHALL BE RAISED, BRED, OR KEPT ON ANY LOT AT ANY TIME, EXCEPT THAT NOT MORE THAN TWO EACH OF ANY COMMON HOUSEHOLD PET (WHICH ARE NOT USED, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE) MAY BE KEPT. ALL HOUSEHOLD PETS MUST BE KEPT FENCED OR TIED UP.
- GROUND DISPLAY SIGN SHALL BE PERMITTED OF NOT MORE THAN THREE (3) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR LEASE.
- EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE DEDICATED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS, NO STRUCTURE SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY, ASSOCIATION OF PROPERTY OWNERS, OR UTILITY IS RESPONSIBLE. OWNERS ALSO GRANT RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS.
- A SURCHARGE WILL BE ADDED TO THE NORMAL HOUSEHOLD SEWER SERVICE FEE TO DEFRAY COSTS OF MAINTENANCE AND OPERATION OF THE SEWAGE TREATMENT PLANT THAT PROCESSES SEWAGE FROM THE LOTS IN THIS ADDITION.
- IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC SERVICE, ALL OF THE LOTS ARE SUBJECT TO THE FOLLOWING PROVISIONS, TO-WIT:
A. OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC SERVICE MAY BE LOCATED ALONG ALL EXTERIOR BOUNDARIES OF THE 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 EASEMENTS-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 ALSO BE 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 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.
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.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1999, AT WHICH TIME SAID COVENANTS SHALL BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS, BY VOTE OF THE 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 THEIR SUCCESSORS IN TITLE TO SAID SUBDIVISION OF SAID LAND SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS THEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY PROPERTY SITUATED IN SAID DEVELOPMENT TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PARTIES OR PERSONS WHOSE VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR THEM FROM DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS. THE VIOLATION OF ANY 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.

IN WITNESS WHEREOF, GLENNWOOD SOUTH, A GENERAL PARTNERSHIP, HAS CAUSED ITS NAME TO BE AFFIXED THIS 10th DAY OF SEPTEMBER, 1979.

GLENNWOOD SOUTH, A GENERAL PARTNERSHIP
BY: [Signature]
FLOYD R. HARDESTY
BY: [Signature]
W.C. FRIMAN
BY: [Signature]
ROD W. KINDERICK

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 10th DAY OF SEPTEMBER, 1979, PERSONALLY APPEARED FLOYD R. HARDESTY, W.C. FRIMAN, AND ROD W. KINDERICK TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS THE GENERAL PARTNERS OF SAID GENERAL PARTNERSHIP, 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 SAID GENERAL PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN SET FORTH.

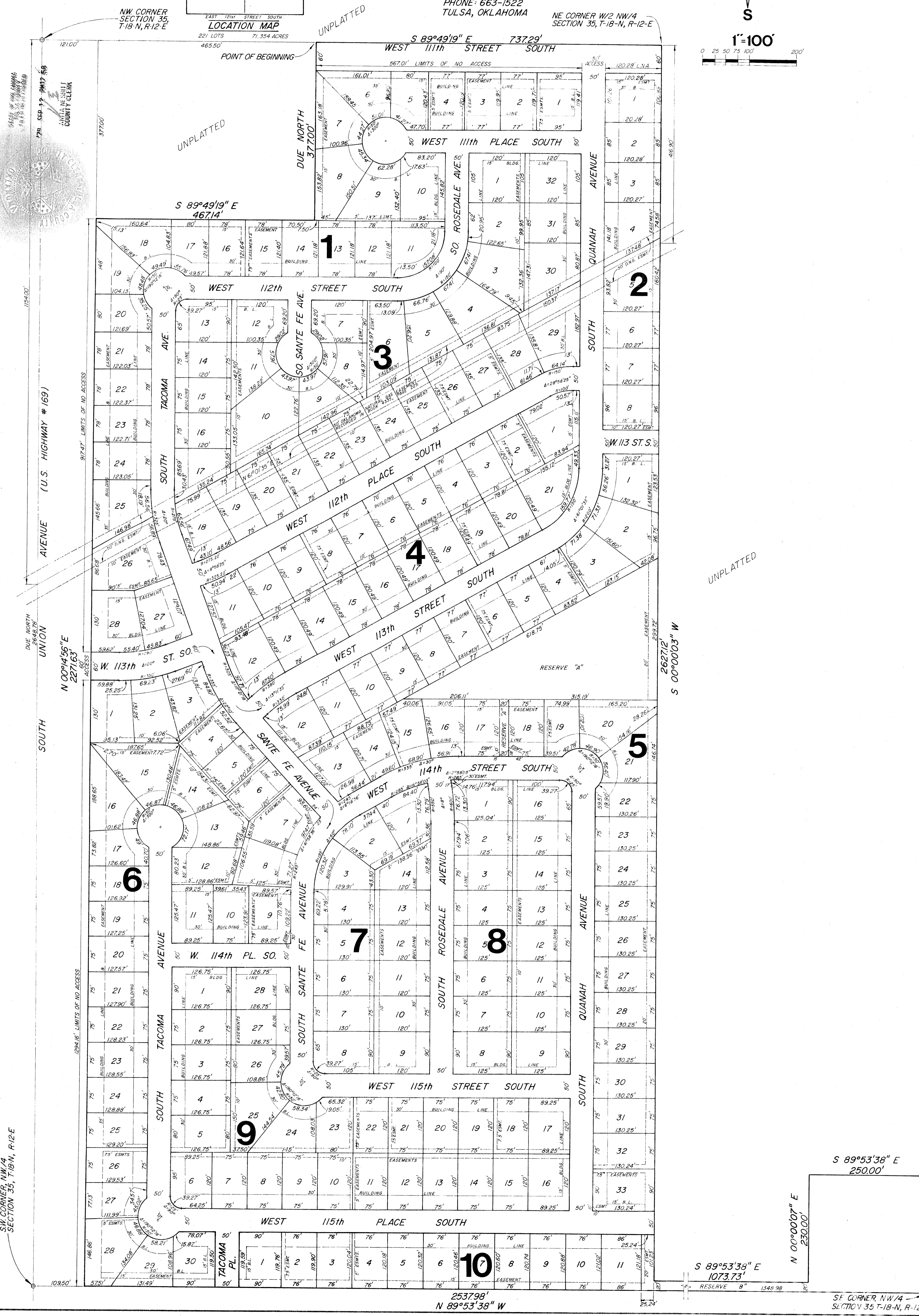
WITNESS MY HAND AND OFFICIAL SEAL THIS, THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES: 8/16/82 [Signature]
NOTARY PUBLIC

CERTIFICATE OF SURVEY
WE, TULSA ENGINEERING AND PLANNING ASSOCIATES, INC., OF TULSA, OKLAHOMA, HEREBY CERTIFY THAT WE HAVE, AT THE INSTANCE OF THE OWNER DESIGNATED ABOVE, MADE THE ABOVE DESCRIBED SURVEY, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
STONED AND SEALED THIS 10th DAY OF SEPTEMBER, 1979.

TULSA ENGINEERING AND PLANNING ASSOCIATES, INC.
BY: [Signature]
REGISTERED LAND SURVEYOR

STATE OF OKLAHOMA)
COUNTY OF TULSA)
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS 10th DAY OF SEPTEMBER, 1979, PERSONALLY APPEARED DALE E. GUNDERSON, 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 AND AS THE FREE AND VOLUNTARY ACT AND DEED OF TULSA ENGINEERING AND PLANNING ASSOCIATES, INC., 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 20, 1979 [Signature]
NOTARY PUBLIC



SW CORNER NW/4 SECTION 35, T-18-N, R-12-E

S 89°53'38" E 1073.73'
N 00°00'07" E 230.00'

S 89°53'38" E 250.00'
N 00°00'07" E 230.00'

