

MAY 11 12 24 PM '64
CLERK
COUNTY CLERK

AN ADDITION IN TULSA COUNTY, OKLAHOMA

FINAL PLAT

CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved
by the Tulsa Subordinate Surveying Commission on
APR 8 1964
Surveyor

This plat is void if this plat is not filed
in the office of the County Clerk, or if
before OCT 31 1964

City Eng.

County Eng.

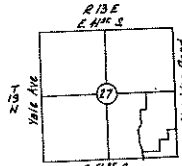
ANDERSON DEVELOPMENT CO., - OWNER

Plat # 2025

20250S

MANSUR, STEELE & ASSOCIATES
CONSULTING ENGINEERS
1648 S. BOSTON TULSA, OKLAHOMA
FEB. 1964 REG. NO. 64-AGIA-6414

Scale: 1"=100'



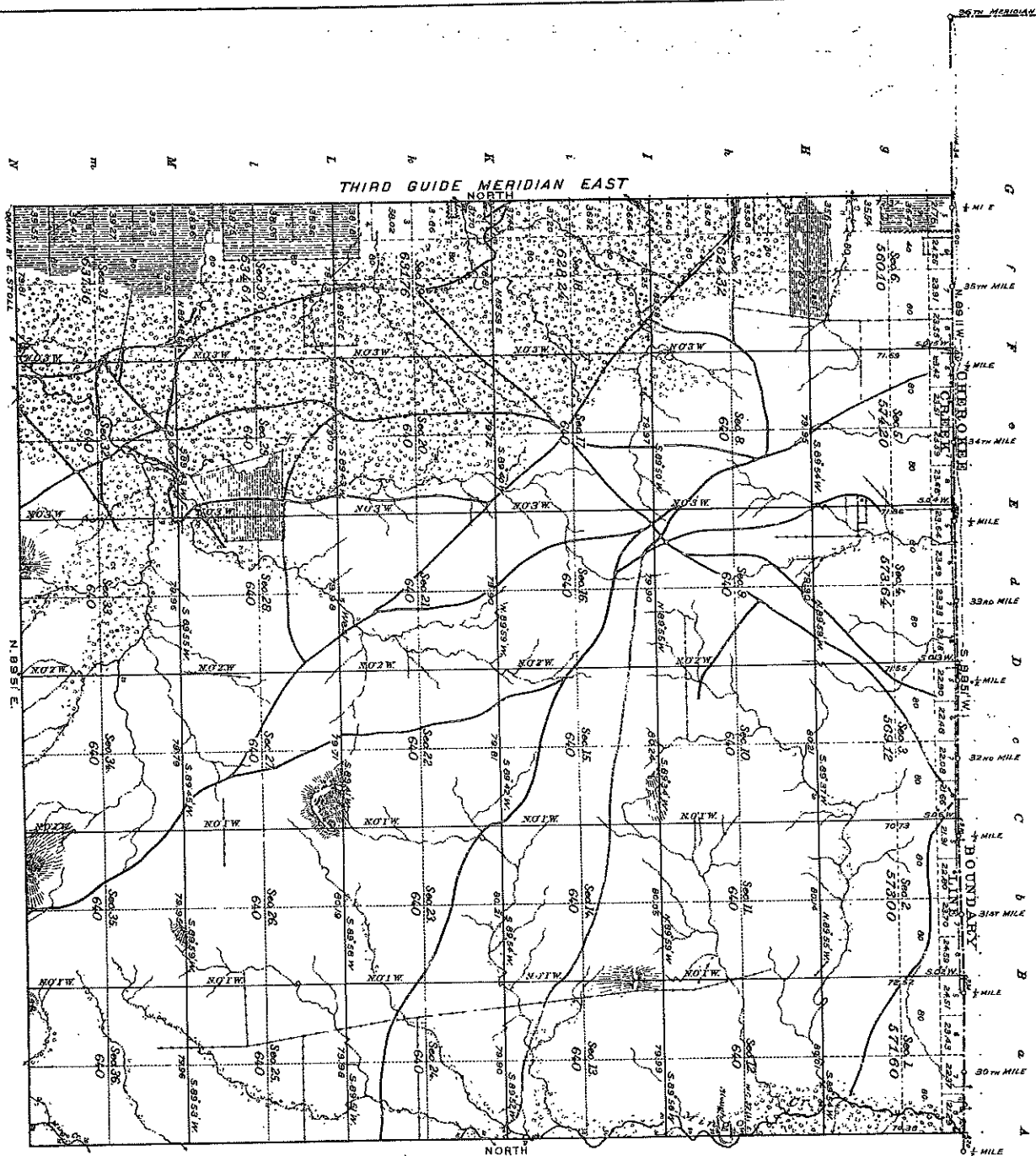
Location Map
147 Lots
48,309 Ac.

CERTIFICATE

Pursuant to S.B. 113, O.S.L. 1961, I hereby
certify that as to all real estate located in
this plat, all taxes have been paid or received
by the current tax rolls and security has
been provided for 10% of the taxes not yet
verified to me.

Date: May 21 1964
County Treasurer of
Tulsa County, Oklahoma
G. N.





Field number of Survey 22572-98.



The above map of Township No. 19 North, of Range No. 14 East of the Indian Meridian, Indian Territory, is a true and correct copy of the original survey on file in this Office, which has been examined and approved.

U. S. Geological Survey

Washington, D. C.

April 19th, 1898.

Walter H. Wood
Director

| Survey Designated | By whom Surveyed | Approx. Date | When Surveyed |
|--------------------------|-------------------------------|--------------|---------------|
| Survey | W. B. M. Day | 11 71 | 1896 |
| Subdivisions | W. B. M. Day, C. E. Doolittle | 59 30 02 | 1896 |
| Third Guide Meridian | Williams, J. Embury | 5 77 37 | 1896 |
| W. B. M. Day Creek, etc. | | 2 6 43 | 1896 |
| Conversions | | | |

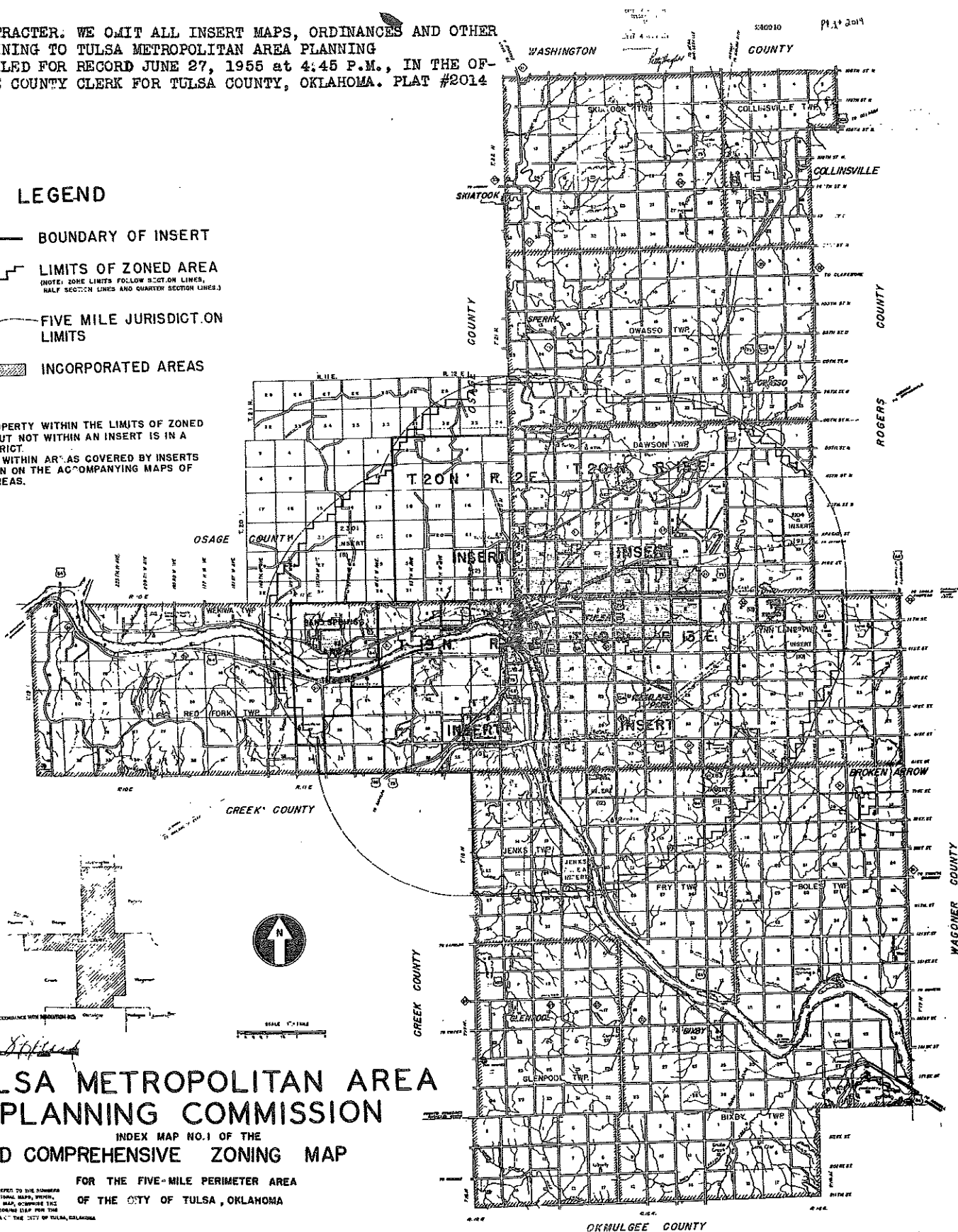
BY THE ABSTRACTER. WE OMIT ALL INSERT MAPS, ORDINANCES AND OTHER DATA PERTAINING TO TULSA METROPOLITAN AREA PLANNING #240940--FILED FOR RECORD JUNE 27, 1955 at 4:45 P.M., IN THE OFFICE OF THE COUNTY CLERK FOR TULSA COUNTY, OKLAHOMA. PLAT #2014

LEGEND

- BOUNDARY OF INSERT
- LIMITS OF ZONED AREA
(NOTE: ZONE LIMITS FOLLOW SECTION LINES, HALF SECTION LINES AND QUARTER SECTION LINES.)
- FIVE MILE JURISDICTION LIMITS
- INCORPORATED AREAS

NOTE:

ALL PROPERTY WITHIN THE LIMITS OF ZONED AREA BUT NOT WITHIN AN INSERT IS IN A U-1 DISTRICT.
ZONING WITHIN AREAS COVERED BY INSERTS IS SHOWN ON THE ACCOMPANYING MAPS OF SAID AREAS.



SOURCES OF INFORMATION

TULSA COUNTY ENGINEERING DEPARTMENT
TULSA COUNTY SURVEYOR
TULSA COUNTY ELECTION BOARD
TULSA COUNTY ASSESSMENT OFFICE
TULSA CITY ENGINEERING DEPARTMENT
TULSA CITY PLANNING COMMISSION
TULSA CHAMBER OF COMMERCE

INCORPORATED MUNICIPALITIES--II

BIXBY
BROKEN ARROW
COLLINSVILLE
DAWSON
HIGHLAND PARK
TULSA

TOWNSHIPS - 12

JENKS
LYNN LAKE
OWASSO
RED FORD
SHATOK
WEEKWA

STANDARD LEGEND

— SCHOOL
— CHURCH
— HIGHWAY
— RAILROAD
— COUNTRY ROAD
— WATER
— CREEK
— RIVER
— LAKE
— SWAMP
— MOUNTAIN
— HILL
— CLIFF
— CANYON
— GULCH
— FORD
— BRIDGE
— TOWER
— LIGHT
— WINDMILL
— TELEPHONE
— POWER LINE
— FENCE
— POST
— SIGN
— MARKER
— MONUMENT
— GRAVE
— CEMETERY
— BURIAL
— CRYPT
— TOMB
— MONUMENT
— GRAVE
— CEMETERY
— BURIAL
— CRYPT
— TOMB

DATES

REVISIONS

202508

PARK PLAZA FIFTH ADDITION

Plat #2525

Dated: April 7, 1964

Filed: May 21 1964 at 12:24 P.M.

PARK PLAZA FIFTH ADDITION
AN ADDITION IN TULSA COUNTY, OKLAHOMA

OWNER'S CERTIFICATE OF DEDICATION AND BILL OF ASSURANCE
EASEMENT GRANT

KNOW ALL MEN BY THESE PRESENTS:

That the Anderson Development Company, a corporation, being the sole owner of the following described real estate in Tulsa County, Oklahoma, described as follows, to-wit:

All that part of the SE/4 of Section 27, Township 19 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, more particularly described as follows:

Beginning at the Northeast corner of said SE/4; thence S 0°-15'-30" East along the East boundary of said SE/4 a distance of 1217.12 feet; thence due West and parallel to the south boundary of said SE/4 a distance of 355.00 feet; thence south 0°-15'-30" East parallel to the east boundary of said SE/4 a distance of 435.00 feet to a point, said point being 990.00 feet north of the south boundary of said SE/4; thence due West and parallel to the South boundary of said SE/4 a distance of 305.00 feet; thence South 0°-15'-30" East parallel to the East boundary of said SE/4 a distance of 635.00 feet; thence due West parallel to and 355.00 feet north of the south boundary of said SE/4 a distance of 580.62 feet; thence North 32°-38'-09" West a distance of 50.31 feet to a point in the South Boundary of Lot Six (6), Block Thirteen (13), PARK PLAZA FOURTH Addition, an Addition in Tulsa County, Oklahoma, according to the official recorded plat thereof; thence along the Easterly boundary of said PARK PLAZA FOURTH as follows:

North 57°-21'-51" East 43.85 feet; thence North 24°-19'-50" West 313.88 feet; thence due North 353.00 feet; thence North 71°-56'-24" East 96.77 feet; thence North 7°-18'-21" West 314.55 feet; thence North 6°-54'-19" East 291.11 feet; thence North 10°-44'-59" East 80.42 feet; thence due East 292.25 feet;

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-2- #202508 Plat #2525

thence due North 871.37 feet to a point in the North boundary of said SE/4 said point also being the Northeast corner of said PARK PLAZA FOURTH Addition;

thence North 89°-57'-18" East along the North boundary of said SE/4 a distance of 955.59 feet to the point of beginning, containing 48.309 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 FIFTH", an Addition in Tulsa County, State of Oklahoma.

The corporation hereby dedicates 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 lying adjacent to Sheridan Avenue, within the bounds designated as limits of "No Access" as shown on the attached plat, except as may be modified, amended or revised upon the approval of the Tulsa County Engineer, Tulsa City Engineer and the Tulsa Metropolitan Area Planning Commission. For the purpose of providing an orderly development of the entire tract, and for the further purpose of providing adequate restrictive covenants for the mutual benefits of itself and its successors in title to the subdivision of said tract, hereinafter referred to as Lots, does hereby impose the following restrictions and reservations and creates the following easements to which it shall be incumbent upon its successors and assigns 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 1, 1984, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a 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 to prevent him or them from so doing or to secure damages or other dues for 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 tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to

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-3- #202508 Plat #2525

remain on any building plot, that exceeds 1½ stories in height; all residences must have a private garage, for not less than two cars, attached to the residence. All structures shall be constructed of brick or stone veneer at least window-sill height all the way around with the exception of porches and terraces and garages. No structure shall be erected, altered, placed or permitted to remain on any building plot other than one detached single-family dwelling, except Lot One (1), Block Eight (8), which may be used for swimming pool and recreational purposes.

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 lot lines than the building lines established on the recorded plat of said addition. All buildings must face the 25-foot front building line as shown on this plat, and shall not be nearer than six (6) feet to any side lot line. All garages, servants quarters, tool sheds, hobby rooms, etc., shall be attached to the house.

C. No residential structure shall be erected or placed on any building plot which residence has an area of less than sixteen hundred (1600) square feet, exclusive of garage and porches, except on Lots One (1) through Nine (9), Block One (1), and Lots One (1) through Twelve (12), Block Two (2), inclusive, which residential structures must have at least 1400 square feet exclusive of garages and porches, also except Lot One (1), Block Eight (8) which may be used for swimming pool and recreation, and buildings pertaining thereto.

D. 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.

E. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence, temporarily or permanently.

F. No structure previously used shall be moved onto any lot.

G. No fence, whether ornamental or otherwise, shall be erected nearer to the front lot line than the 25 foot building line or nearer to the side street lot line than the 15 foot side street building line, shown on the recorded plat, except Lots One (1) Block Eight (8), and Anderson Development Company may build a masonry fence along Sheridan Avenue to the front lot lines and along the East property lines.

H. The undersigned owner further dedicates to the public for use forever easements and rights-of-way as shown and designated on the accompany-

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-4- #202508 Plat #2525

ing 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 upon 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.

I. (a) Overhead pole lines for the supply of electric service may be located along the northerly boundary, southerly boundary of Lot One (1), Block Eight (8), or easterly boundary of Lots Three (3) through Nine (9), Block Eight (8), of said Addition, but elsewhere throughout said Addition, all such supply lines shall be located underground, in the easementways for general utility services, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easementways.

(b) 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, and effective 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, shall at all times have right of access to all such easementways 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 electrical facilities so installed by it.

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, operation, 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.

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#7599

ANDERSON DEVELOPMENT COMPANY
a corporation

-to-

THE PUBLIC

RATIFICATION

Dated: February 12, 1969

Filed: February 21, 1969 3:58 P

In the office of the County Clerk

In and for Tulsa County, Oklahoma

Recorded in Book 3880 Page 428

RATIFICATION OF CERTIFICATE OF DEDICATION
AND BILL OF ASSURANCE AND EASEMENT GRANT

KNOW ALL MEN BY THESE PRESENTS:

THAT heretofore on the 7th day of April, 1964, Anderson Development Company, a corporation, executed Plat No. 2525 covering all of Park Plaza Fifth Addition; that through scrivener's omission the signature of Elmer W. Anderson was not identified as to his official capacity as an official of Anderson Development Company. That at the time of said execution of said Plat, Certificate of Dedication, Bill of Assurance and Easement, Elmer W. Anderson was, in fact, President of Anderson Development Company a corporation, and did execute said Plat in the capacity of President.

NOW, THEREFORE, Anderson Development Company, a corporation, does hereby ratify, confirm and adopt the Plat of Park Plaza Fifth Addition executed on April 7, 1964, and filed as Plat No. 2525 on the 21st day of May, 1964, and recorded in the Office of the Clerk of Tulsa County, State of Oklahoma.

DATED this 12th day of February, 1969.

CORP SEAL

ATTEST: Robert N. Anderson,
Secretary

ANDERSON DEVELOPMENT COMPANY

a corporation

BY: Elmer W. Anderson, President

STATE OF OKLAHOMA }
COUNTY OF TULSA } ss.

Before me, the undersigned, a Notary Public, within and for said County and State, on this 12th day of February, 1969, personally appeared Elmer W. Anderson, to me known to be the identical person who subscribed the name of the maker thereon 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 aforesaid.



(SEAL)

COMM. EXP. 10-7-69

Doris J. Layne,
Notary Public

Tax Report

After a careful examination of the official records of the following offices: Commissioner of Finance and Revenue and City Auditor of the City of Tulsa, Oklahoma; County Treasurer and County Clerk, Tulsa County, Oklahoma, and Clerk of the United States District Court, Northern District, Oklahoma, at Tulsa, in relation to the record title of that certain tract of land described on the caption hereto,

TULSA ABSTRACT AND TITLE COMPANY, a corporation

having its principal place of business in the City and County of Tulsa, State of Oklahoma, hereby certifies:

GENERAL TAXES:

1908 to 1970 inclusive paid or tax cancelled by 68 O.S.A. 24233.
1971 to 1976 inclusive paid.
1977 paid.

SPECIAL TAXES:

PAVING: (Payable in 10 equal, annual payments. All deferred payments draw 7% interest, payable annually.)

None Indexed.

SIDEWALK: None Indexed.

SEWER: None Indexed.

PERSONAL TAXES: None delinquent.

415291

C. A. MAYO and
J. D. MAYO,

-to-

E A S E M E N T

Dated: September 17, 1929
Filed: Oct. 2, 1929 at 10:14 A. M.
Recorded: Book 872 Page 577

TULSA COUNTY, STATE OF OKLAHOMA.

KNOW ALL MEN BY THESE PRESENTS:

THAT C. A. Mayo and J. D. Mayo, of Tulsa County, State of Oklahoma, for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good, valuable, and sufficient consideration paid by Tulsa County, State of Oklahoma, the receipt of which is hereby acknowledged, have this day granted, bargained, sold and conveyed unto the said Tulsa County, Oklahoma, a perpetual easement across, including all damages and building of fences, over and under the following described lots or parcels of land lying and being situated in Tulsa County, Oklahoma, to-wit:

A strip of land for highway purposes being the east 33 feet of the SE $\frac{1}{4}$ of Section Twenty Seven (27) Township Nineteen (19) North, Range Thirteen (13) East, Tulsa County, Oklahoma, containing 0.50 acre, more or less, in addition to the present county road right of way; the present county road right of way being 24.75 feet on each side of the section line. ALSO: A right of way for a curve near the southeast corner of said Section 27, T 19N, R 13 E, described as follows: "Beginning at a point 35 feet North of and 33 feet west of the southeast corner of said Section 27; thence West parallel to the south line of Section 27, 96 feet to a point; thence in a northeasterly direction along a curve to the left with a radius of 96 feet, 150.8 feet to point of tangent to curve, said point being on a line parallel to and 33 feet west of the east line of Section 27; thence south along said line 96 feet to point of beginning, containing 0.05 acre, more or less, the total acreage covered by this easement being 0.55 acre, more or less."

Said grantors hereby covenant and warrant that at the time of the delivery of these presents they are the owners of the before described premises in fee simple; that the same are free and clear of all liens and claims whatsoever, and that they will so long as this easement is in full force and effect defend the same unto Tulsa County, State of Oklahoma, against all and every person whomsoever claiming the same.

415291 -2-

This easement is granted for the sole purpose of enabling the said Tulsa County, Oklahoma, its officers, agents, contractors, and employees to go upon, construct, build and at all times maintain a public road through, along and over the property herein described and enable the said Tulsa County, Oklahoma, its officers, agents, contractors and employees to always keep said road open for the use of the public.

If for any reason the said Tulsa County, Oklahoma, its officers, agents, and employees should abandon the above described tract of land for road purposes, this easement is null and void.

IN WITNESS WHEREOF, the grantors herein named have hereunto set their hands and seals this the 17th day of Sept. 1929.

C. A. MAYO
J. D. MAYO

ACKNOWLEDGED: On September 17, 1929 by C. A. Mayo and J. D. Mayo, before H. Hamilton, Notary Public, Tulsa County, State of Oklahoma. (SEAL) Commission expires April 9, 1931.

10275

C. A. MAYO, JR. and
J. D. MAYO,

-to-

RIGHT OF WAY EASEMENT

Dated: March 17, 1950

Filed: Mar. 29, 1950 at 4:38 P.M.

Recorded: Book 2076 Page 394

PUBLIC SERVICE COMPANY OF
OKLAHOMA, an Oklahoma
Corporation.

KNOW ALL MEN BY THESE PRESENTS:

THAT C. A. Mayo Jr. and J. D. Mayo and _____, his wife, in consideration of the sum of One Dollar (\$1.00) & other good & valuable considerations in hand paid, the receipt of which is hereby acknowledged do hereby grant, bargain sell and convey and warrant unto PUBLIC SERVICE COMPANY OF OKLAHOMA, an Oklahoma Corporation, its successors, and assigns the perpetual right, privilege and authority to erect, operate and maintain a line of poles, wires and fixtures for the transmission of electrical current and telephone and telegraph messages, upon, over and across the following described real property and premises situated in Tulsa County, State of Oklahoma, to-wit:

The West Half of the Southeast Quarter
of Section 27, in Township 19 North,
Range 13 East,

said line to be of H-frame construction, the center line thereof to be located as follows: Parallel to and approximately 16 feet East of the West line of said tract.

This land has never been held, claimed, or occupied by grantor as a homestead or any part thereof.

ALSO GRANTING said grantee, its successors and assigns, the perpetual right, privilege and authority to cut down, remove, or trim any trees that may, in the judgment of the grantee, interfere with or endanger said line or its maintenance and operation; also to set the necessary guy and brace poles or anchors and to attach all necessary guy wires thereto and to enter upon the above described premises for the purpose of erecting, maintaining and operating its said poles, lines and fixtures as aforesaid, and further granting to said grantee, its successors and assigns,

-continued-

10275 -2-

the right, privilege and authority to erect, maintain and operate such line or lines, upon, over and across any street, alley, highway, railroad or other right-of-way now or hereafter established and existing on or across said premises or adjoining the same or adjacent thereto.

SIGNED AND DELIVERED this 17th day of March.

C. A. MAYO JR.
Executor for estate of C. A. Mayo,
deceased
J. D. MAYO

ACKNOWLEDGED:

On March 17, 1950 by C. A. Mayo, Jr., executor for estate of C. A. Mayo, deceased and before Fay C. Kinsey, Notary Public, Tulsa County, State of Oklahoma. (SEAL) Commission expires February 5, 1953.

ACKNOWLEDGED:

On March 17, 1950 by J. D. Mayo, before Fay C. Kinsey, Notary Public, Tulsa County, State of Oklahoma. (SEAL) Commission expires February 5, 1953.

IDD

38655

P E R M I T

Dated: October 18, 1950

Filed: Oct. 28, 1950 at 9:49 A.M.

In the office of the County Clerk
within and for Tulsa County, Okla.

Recorded in Book 2147 Page 268

OKLAHOMA STATE DEPARTMENT OF HEALTH

OKLAHOMA CITY 5, OKLAHOMA

The City of Tulsa, Oklahoma, having complied with the requirements of the law is hereby granted premission to construct a sanitary sewer to serve the East 94 feet of the East 212 feet of N $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 27, T19N, R13E, Sanitary Sewer Improvement District No. 593, which area is within the corporate limits of the City of Tulsa,

subject to the following provisions: none.

G. F. Mathews,
Commissioner of Health

H. J. Darcey,
State Sanitary Engineer