DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT C. R. JOHANSEN AND JANE JOHANSEN, HUSBAND AND WIFE, ARE THE OWNERS OF CERTAIN TRACTS OF LAND IN TULSA COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN THE N½ OF THE NW¼ OF SECTION-12, T-18-N, R-14-E, TULSA COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS TO-WIT: STARTING AT THE NORTHWEST CORNER OF SAID SECTION-12; THENCE SOUTH 0°-01'-11" EAST FOR 825.07'; THENCE NORTH 89°-58'-49" EAST FOR 50' TO THE POINT OF BEGINNING; THENCE NORTH 89°-58'-49" EAST FOR 200'; THENCE SOUTH 0°-01'-11" EAST FOR 150'; THENCE SOUTH 89°-58'-49" WEST FOR 200'; THENCE NORTH 0°-01'-11" WEST FOR 150' TO THE POINT OF BEGINNING, AND A TRACT OF LAND IN THE N½ OF THE NW¼ OF SECTION-12, T-18-N, R-14-E, TULSA COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS TO-WIT: STARTING AT THE NORTHWEST CORNER OF SAID SECTION-12; THENCE SOUTH 0°-01'-11" EAST ALONG THE WEST LINE OF SAID SECTION-12 FOR 146.66'; THENCE NORTH 89°-58'-49" EAST FOR 50' TO THE POINT OF BEGINNING; THENCE NORTH 45°-00'-58" EAST FOR 122.39'; THENCE SOUTH 89°-56'-51" EAST ALONG A LINE THAT IS PARALLEL TO AND 60' SOUTH OF NORTH LINE OF SAID SECTION-12 FOR 823.40'; THENCE SOUTH 0°-03'-09" WEST FOR 230.00'; THENCE SOUTH 45°-49'-06" WEST FOR 766.29'; THENCE SOUTH 89°-58'-49" WEST FOR 360.00'; THENCE NORTH 0°-01'-11" WEST ALONG A LINE THAT IS PARALLEL TO AND 50' EAST OF THE WEST LINE OF SAID SECTION-12 FOR 678.41' TO THE POINT OF BEGINNING, AND A TRACT OF LAND IN THE N½ OF THE NW¼ OF SECTION-12, T-18-N, R-14-E, TULSA COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS TO-WIT: STARTING AT THE NORTHWEST CORNER OF SAID SECTION-12; THENCE SOUTH 89°-56'-51" EAST ALONG THE NORTH LINE OF SAID SECTION-12 FOR 960.07'; THENCE SOUTH 0°-03'-09" WEST FOR 60.00' TO THE POINT OF BEGINNING; THENCE SOUTH 0°-03'-09" WEST FOR 230'; THENCE SOUTH 89°-56'-51" EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION-12 FOR 150'; THENCE NORTH 0°-03'-09" EAST FOR 230'; THENCE NORTH 89°-56'-51" WEST ALONG A LINE PARALLEL TO AND 60' SOUTH OF THE NORTH LINE OF SAID SECTION-12 FOR 150' TO THE POINT OF BEGINNING, AND A TRACT OF LAND IN THE N½ OF THE NW¼ OF SECTION-12, T-18-N, R-14-E, TULSA COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS TO-WIT: STARTING AT THE NORTHWEST CORNER OF SAID SECTION-12; THENCE SOUTH 89°-56'-51" EAST ALONG THE NORTH LINE OF SAID SECTION-12 FOR 1110.07'; THENCE SOUTH 0°-03'-09" WEST FOR 60' TO THE POINT OF BEGINNING; THENCE SOUTH 0°-03'-09" WEST FOR 230'; THENCE SOUTH 89°-56'-51" EAST ALONG A LINE THAT IS PARALLEL TO THE NORTH LINE OF SAID SECTION-12 FOR 700'; THENCE NORTH 0°-03'-09" EAST FOR 230'; THENCE NORTH 89°-56'-51" WEST ALONG A LINE THAT IS PARALLEL TO AND 60' SOUTH OF THE NORTH LINE OF SAID SECTION-12 FOR 700' TO THE POINT OF BEGINNING, AND A TRACT OF LAND IN THE N½ OF THE NW¼ OF SECTION-12, T-18-N, R-14-E, TULSA COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS TO-WIT: STARTING AT THE NORTHWEST CORNER OF SAID SECTION-12; THENCE SOUTH 89°-56'-51" EAST ALONG THE NORTH LINE OF SAID SECTION-12 FOR 1960.07'; THENCE SOUTH 0°-03'-09" WEST FOR 60' TO THE POINT OF BEGINNING; THENCE SOUTH 0°-03'-09" WEST FOR 161.26' TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 270' AND A CENTRAL ANGLE OF 14°-44'-51" FOR 69.50'; THENCE NORTH 89°-56'-51" WEST FOR 141.11'; THENCE NORTH 0°-03'-09" EAST FOR 230' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HWY. 51; THENCE SOUTH 89°-56'-51" EAST FOR 150' TO THE POINT OF BEGINNING, AND A TRACT OF LAND IN THE N½ OF THE NW¼ OF SECTION-12, T-18-N, R-14-E, TULSA COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS, TO-WIT: STARTING AT THE NORTHWEST CORNER OF SAID SECTION-12; THENCE SOUTH 89°-56'-51" EAST ALONG THE NORTH LINE THEREOF FOR 2020.07'; THENCE SOUTH 0°-03'-09" WEST FOR 60' TO THE POINT OF BEGINNING; THENCE SOUTH 0°-03'-09" WEST FOR 161.26' TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 330' AND A CENTRAL ANGLE OF 12°-01'-19" FOR 69.24'; THENCE SOUTH 83°-34'-21" EAST FOR 430.12'; THENCE NORTH 44°-05'-24" EAST FOR 290.74' TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HWY. 51; THENCE WESTERLY ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2804.79' FOR 622.35' TO A POINT OF TANGENCY; THENCE NORTH 89°-56'-51" WEST FOR 5.09' TO THE POINT OF BEGINNING, AND A TRACT OF LAND IN THE NW¼ OF THE NE¼ OF SECTION-12, T-18-N, R-14-E, TULSA COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS TO-WIT: THAT PART OF THE NW¼ OF THE NE¼ OF SECTION-12 THAT LIES NORTH AND EAST OF THE SOUTHEAST EXPRESSWAY TO BROKEN ARROW.

AND THEY DO HEREBY CERTIFY THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED IN CONFORMITY TO THE ATTACHED PLAT WHICH THEY HEREBY ADOPT AS THE PLAT OF THE ABOVE DESCRIBED LAND UNDER THE NAME OF BLOCKS 1, 2 AND 3, ARROW VILLAGE, ADDITION TO THE CITY OF BROKEN ARROW, AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND AVENUES SHOWN ON THE ATTACHED PLAT AND DO FURTHER DEDICATE TO THE PUBLIC USE FOREVER EASEMENTS AND RIGHTS-OF-WAY AS SHOWN AND DESIGNATED ON THE ATTACHED 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 SHOWN ON SAID PLAT; PROVIDED, HOWEVER, THAT THE UNDERSIGNED OWNERS HEREBY RESERVE THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE PUBLIC STREETS SHOWN IN SAID PLAT, AND OVER, ACROSS, AND ALONG ALL STRIPS OF LAND INCLUDED WITHIN THE EASEMENTS SHOWN THEREON, BOTH FOR THE PURPOSES OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN SAID PLAT AND TO ANY OTHER AREAS, AND THEY DO HEREBY RELINQUISH ANY AND ALL RIGHTS OF VEHICULAR INGRESS AND EGRESS FROM AND TO THE PROPERTY WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" AS SHOWN UPON THE ATTACHED PLAT.

AND THEY, BEING DESIROUS OF ESTABLISHING A UNIFORM SYSTEM OF DEVELOPMENT OF SAID PROPERTY AND PRESERVING THE CHARACTER THEREOF, DO 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, 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 THEREOF. 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 JAN. 1, 1986, AT WHICH TIME THE THEN OWNERS OF A MAJORITY OF THE SQUARE FEET AREA IN SAID ADDITION MAY, 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 FOR A PERIOD OF TEN [10] YEARS ADDITIONAL, AND THIS RIGHT TO SO EXTEND BY THE THEN OWNERS SHALL EXIST SO LONG AS THE OWNERS OF A MAJORITY OF THE SQUARE FEET AREA 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 BLOCKS 1, 2 AND 3, ARROW VILLAGE, 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. THE USE OF ALL LOTS IN BLOCKS 1, 2, AND 3 OF ARROW VILLAGE, AND IMPROVEMENTS PLACED THEREON, SHALL CONFORM TO THE CITY OF BROKEN ARROW ZONING REGULATIONS AND BUILDING CODES IN EFFECT AT THE TIME OF CONSTRUCTION. ALL BUILDING USES SHALL BE CONFINED TO THOSE USES PERMITTED BY THE CITY OF BROKEN ARROW PLANNING COMMISSION AT THE TIME IMPROVEMENTS ARE CONSTRUCTED, AND THE PREMISES SHALL NOT BE USED OR OCCUPIED FOR ANY USE WHICH CONSTITUTES A NUISANCE OR FOR ANY USE WHICH IS NOXIOUS OR OFFENSIVE FOR THE REASON OF THE EMISSION OF DUST, ODORS, GAS OR FUMES, AND NO BUILDING OR STRUCTURE PREVIOUSLY USED, SHALL BE MOVED ONTO ANY LOT.
2. THE OUTSIDE WALLS OF ANY AND ALL BUILDINGS OR ANY STRUCTURES ERECTED ON THE PREMISES MUST BE OF MASONRY CONSTRUCTION OR ITS EQUIVALENT.
3. NO OUTSIDE LOADING DOCKS SHALL BE PERMITTED ON THE STREET SIDE OF ANY STRUCTURE, AND ALL STORAGE AREAS SHALL BE SCREENED FROM THE STREET, EXCEPT FOR THOSE ITEMS DISPLAYED FOR SALE.
4. OFFSTREET PARKING SHALL BE PROVIDED AND MAINTAINED BY GRANTEE FOR HIS EMPLOYEES, CUSTOMERS, AND ALL OTHER PERSONS TRANSACTING BUSINESS WITH THE GRANTEE; IT BEING FURTHER PROVIDED THAT THE AREA SO SET ASIDE FOR PARKING SHALL BE NOT LESS THAN THAT REQUIRED BY THE PERTINENT ZONING REGULATIONS.
5. BUILDINGS ERECTED SHALL NOT BE NEARER TO THE STREET THAN THE BUILDING SET-BACK LINES INDICATED ON THE ACCOMPANYING PLAT.
6. THE OWNER OF ANY TRACT IN THIS ADDITION MUST AT ALL TIMES KEEP THE PREMISES, BUILDINGS, IMPROVEMENTS AND APPURTENANCES IN A SAFE, CLEAN WHOLESOME CONDITION AND COMPLY IN ALL RESPECTS WITH ALL GOVERNMENT HEALTH AND POLICE REQUIREMENTS, AND ANY OWNER WILL REMOVE AT HIS OWN EXPENSE ANY RUBBISH OF ANY CHARACTER WHATSOEVER WHICH MAY ACCUMULATE ON SAID PROPERTY, AND PLANTING AREAS SHALL BE LANDSCAPED TO PRESENT A PLEASING APPEARANCE AND CONFORM TO REASONABLE STANDARDS.
7. BLOCK-2 IS INTENDED FOR USE AS A SITE FOR A MOTOR HOTEL AND CAFE AND SAID BLOCK-2 IS RESTRICTED TO SUCH USE, UNLESS FORMAL APPROVAL BY THE CITY OF BROKEN ARROW IS GRANTED FOR OTHER USE.
8. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND, EXCEPT HOUSEHOLD PETS THAT ARE NOT RAISED OR BRED FOR COMMERCIAL USE, SHALL BE PERMITTED ON ANY LOT.
9. NO BUILDING, FENCE WALL, OR ANY TYPE STRUCTURE SHALL BE COMMENCED, ERECTED, OR MAINTAINED, NOR SHALL ANY ADDITION THERETO, OR CHANGE, OR ALTERATION THEREIN, BE MADE UNTIL PLANS AND SPECIFICATIONS, PLOT PLAN AND GRADING PLAN THEREFOR, OR INFORMATION SATISFACTORY TO THE UNDERSIGNED SHALL HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE UNDERSIGNED, AND A COPY THEREOF IS FINALLY APPROVED AND LODGED WITH THE UNDERSIGNED. IN PASSING ON SUCH PLANS, SPECIFICATIONS, PLOT PLAN, AND GRADING PLAN, THE UNDERSIGNED MAY TAKE INTO CONSIDERATION THE SUITABILITY OF THE PROPOSED BUILDING OR OTHER STRUCTURES, AND OF THE MATERIALS OF WHICH IT IS TO BE BUILT, TO THE SITE UPON WHICH IT IS PROPOSED TO ERECT THE SAME, AND THE HARMONY THEREOF WITH THE SURROUNDINGS AND EFFECT OF THE BUILDING OR OTHER STRUCTURES AS PLANNED ON THE OUTLOOK FROM THE ADJACENT OR NEIGHBORING PROPERTY. AT ANY TIME, WHEN IN THE OPINION OF THE UNDERSIGNED, THERE HAS BEEN A SUFFICIENT DEVELOPMENT IN BLOCKS 1, 2, AND 3 OF ARROW VILLAGE, THE UNDERSIGNED MAY APPOINT A COMMITTEE OF THREE OWNERS, OF IMPROVEMENTS WITHIN SAID ADDITION, TO ACT FOR THE PURPOSE OF APPROVING SAID PLANS AND SPECIFICATIONS AND WHEN SUCH COMMITTEE HAS BEEN APPOINTED, THE ACT OF SUCH COMMITTEE OR A MAJORITY THEREOF SHALL BE IN COMPLIANCE WITH THIS PROVISION. SHOULD PLANS BE SUBMITTED AND NO ACTION TAKEN BY SAID OFFICERS OR COMMITTEE WITHIN 30 DAYS OF THE SUBMISSION OF SAID PLANS, THEN IN SUCH CASE SAID PLANS SHALL BE DEEMED APPROVED.
10. NO BUILDING CONSTRUCTED ON ANY TRACT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL PROPER WATER AND SEWERAGE FACILITIES, THAT ARE SATISFACTORY TO THE CITY OF BROKEN ARROW AND THE OKLAHOMA STATE HEALTH DEPARTMENT, HAVE BEEN INSTALLED TO SERVE SUCH TRACT.

IN WITNESS WHEREOF, WE C. R. JOHANSEN AND JANE JOHANSEN HAVE HEREBY SET OUR HANDS THIS 9th DAY OF March 1961.

C. R. JOHANSEN

JANE JOHANSEN

STATE OF OKLAHOMA] SS
COUNTY OF TULSA]

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 9th DAY OF March 1961, PERSONALLY APPEARED C. R. JOHANSEN AND JANE JOHANSEN, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES Nov. 16, 1962.

Mabel S. Conrad
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 THE ABOVE OWNERS, MADE THE ABOVE DESCRIBED SURVEY, AND THAT THE ABOVE PLAT IS A CORRECT PRESENTATION THEREOF AS SURVEYED.

SIGNED THIS 8 DAY OF March 1961.

SISEMORE SURVEYING SERVICE
BY H. G. Hays
H. G. HAYS, REG. PROF. ENGR.

STATE OF OKLAHOMA] SS
COUNTY OF TULSA]

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 8 DAY OF March 1961, PERSONALLY APAEARED H. G. HAYS, 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 April 30, 1963.

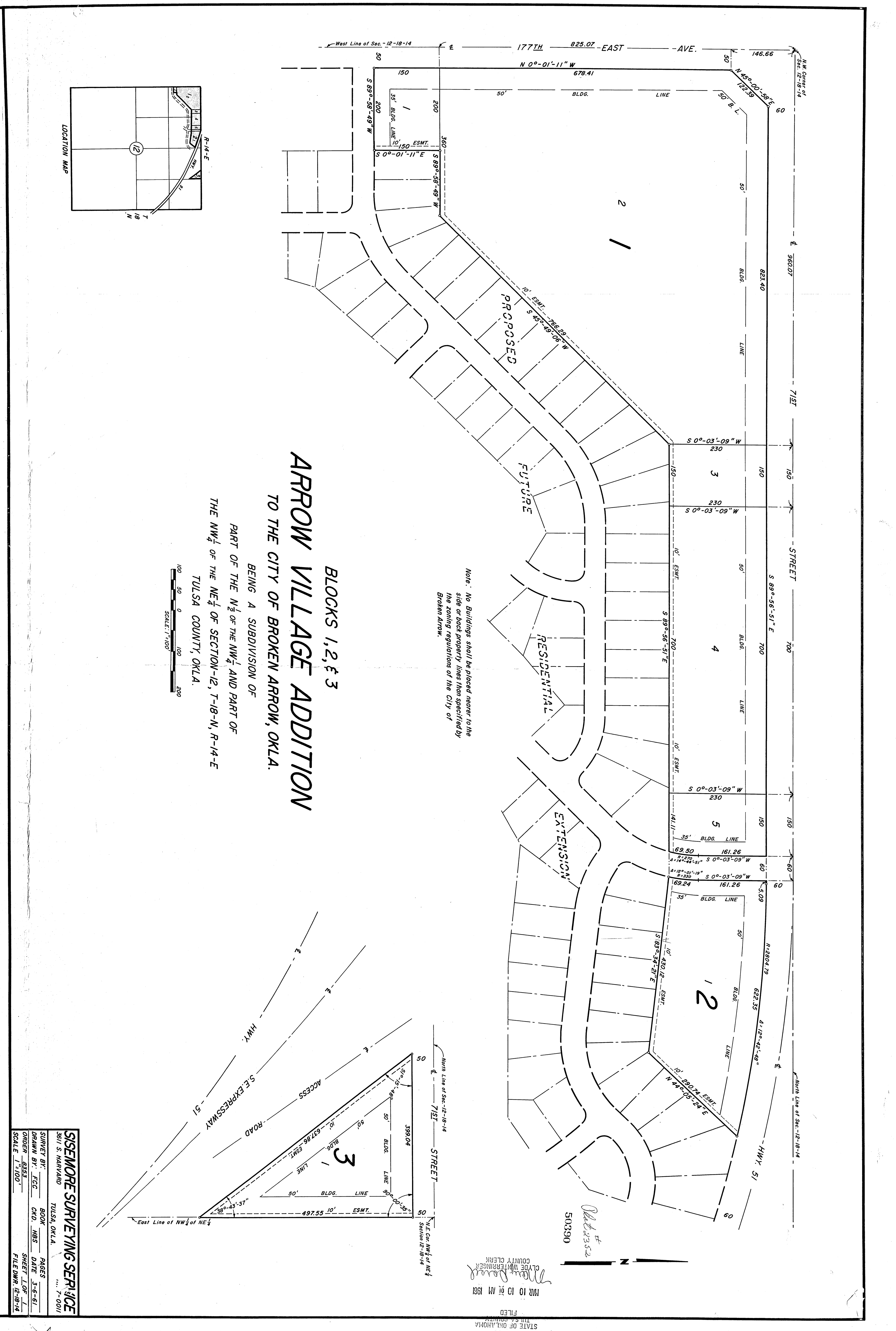
Doris A. McDonald
NOTARY PUBLIC

Zoning Approved by Broken Arrow City Council March 6, 1961

Robert R. E. Kridge
Mayor

Zoning Approved by Broken Arrow Planning Commission February 17, 1961

John E. White
Secretary Planning Commission

Trust Deposit #17

CERTIFICATE
Pursuant to S. B. 137, O. S. L. 1951, I hereby certify that as to all real estate involved in this plat, all taxes have been paid and security has been provided for 19 61 taxes not as yet certified to me.
Dated Mar. 10 1961
W. E. McIntosh
County Treasurer of Tulsa County, Oklahoma
a.r.