Plat 3703 560456

JHM 2ND

3703

JHM SECOND

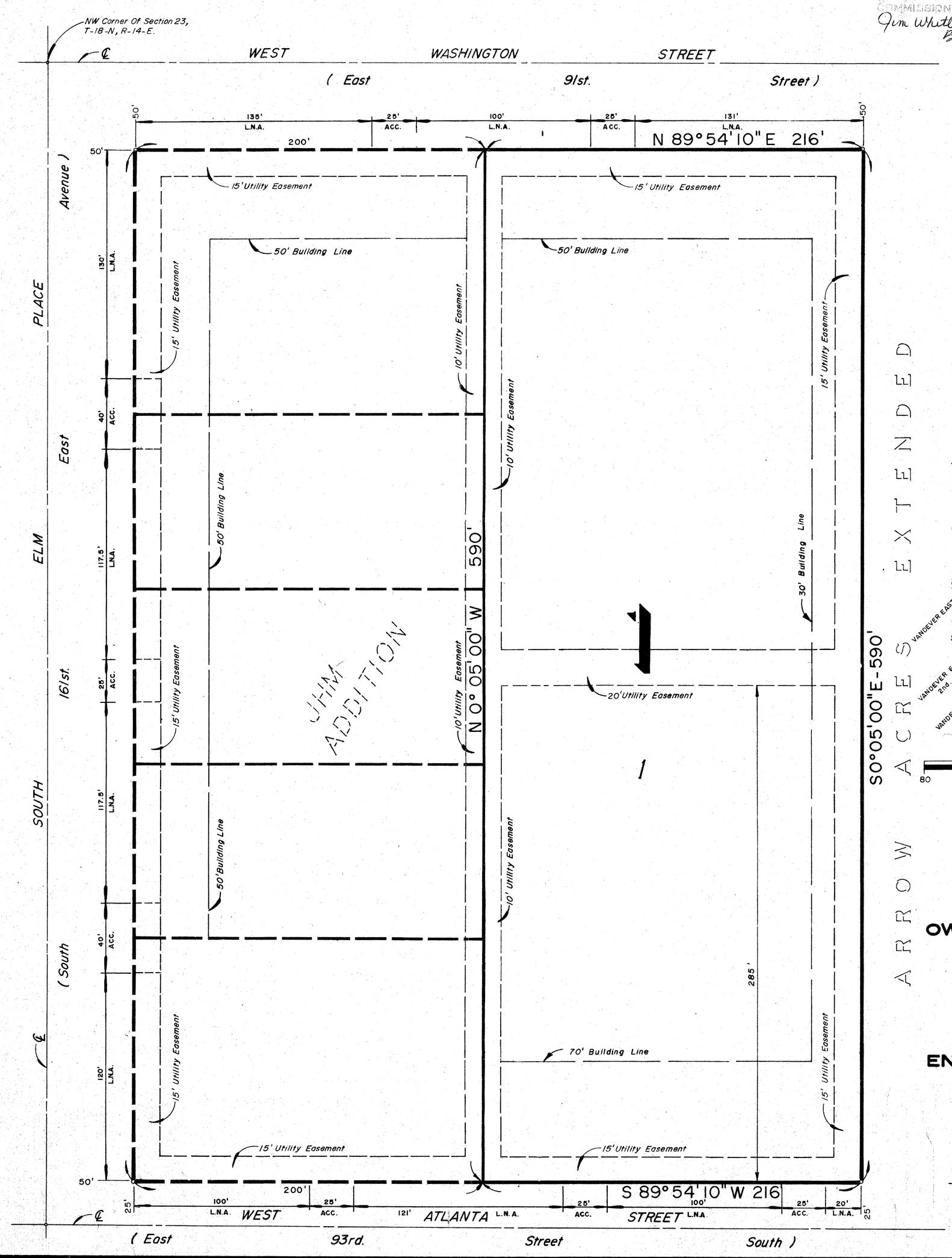
A RESUBDIVISION OF LOTS 6 & 7 BLOCK 1 "JHM ADDITION" AN ADDITION TO THE CITY OF BROKEN ARROW, LOCATED IN THE NW/4, NW/4, NW/4, SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST, TULSA COUNTY, STATE OF OKLAHOMA. CONTAINING 2.93 ACRES MORE OR LESS.

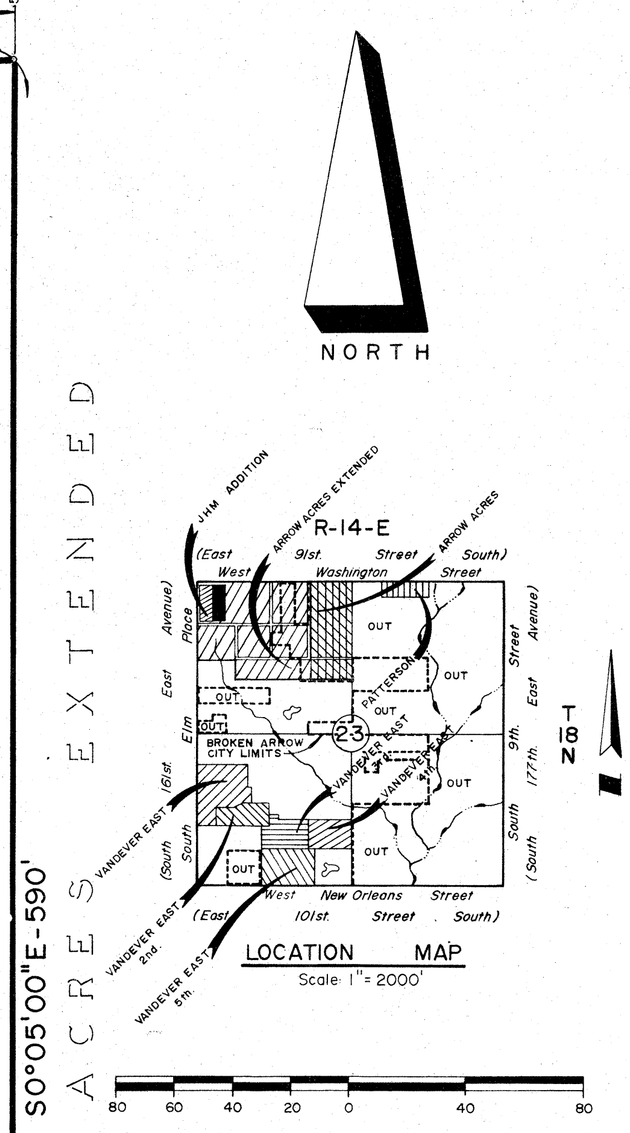
STATE OF OKLAHOMA
TULSA COUNTY
FILED OF RECORD

'77 MAY 11 PM12 48

Mary Mitchell
ANN MITCHELL
COUNTY CLERK

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BROKEN ARROW PLANNING COMMISSION ON 4-14-77
Jim Whitlock, Secretary
By





DRAWING NO. 75010-1

OWNER:

CHARLES B. POOLE
JEAN ANN POOLE
4649 S. 83rd E. Ave.
Tulsa, Oklahoma
918-627-8033

ENGINEER:

SPRADLING & ASSOCIATES
5157 East 51st. Street, Suite 205
Tulsa, Oklahoma. 74135
Tel. 622-7274

NOTE:
L.N.A. = Limits Of NO Access
ACC. = Limits Of Access
B.L. = Building Line

CERTIFICATE

As provided in Title 68, Chapter 18, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate herein included in this plat, all ad valorem taxes have been paid as reflected by the certificate issued and necessary to guarantee said Section 514, has been paid in the amount of $1519.56 by receipt no. 447 to be applied to 19 77 taxes and all prior delinquent taxes.

This certification is NOT to be construed as a guarantee that taxes for the current year (1977) but is given in order that the dedication of this plat of record will not cause taxes to exceed the combined tax for the year 1977.

Dated May 11 77

By: Judy Blickenderfer

CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT Charles B. Poole and Jean Ann Poole being the OWNERS of the real property hereinafter described has caused said property, to wit:

A tract of land in the NW/4, of the NW/4, Section 23, Township 18 North, Range 14 East, Tulsa County, Oklahoma, being more particularly described as follows:

Said tract being Lot 6 and Lot 7, of Block 1 of the recorded plat of " JHM Addition ", containing 2.93 acres more or less to be surveyed, staked and platted into lots, blocks and streets in conformity to the plat annexed hereto and have caused the same to be named and designated "JHM Second " an Addition to the City of Broken Arrow, Tulsa County, Oklahoma.

AND, the undersigned OWNERS hereby dedicate for the public use the streets and easements as shown and designated on accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all streets, 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 such facility, including poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto with the right of ingress and egress into and upon said easements for the uses and purposes aforesaid; provided, however, that the undersigned OWNERS hereby reserve the right to construct, maintain, operate, lay and relay water and sewer lines together with the right of ingress and egress for such construction, maintenance, operating, laying and relaying over, across and along all strips of land included within the easement shown thereon, both for the purpose of furnishing water and/or sewer service to the area included in said plat, and to other areas.

AND, the undersigned OWNERS, for the purpose of providing an orderly development of the entire tract, and for the further purpose of insuring adequate restrictions and covenants, and for the mutual benefit of the undersigned OWNERS, their successors and assigns and the adjacent owners abutting the tract, their successors and assigns do hereby impose the following restrictions, limitations and reservations, which shall be binding upon all subsequent purchasers:

1. All building constructed in the Addition shall conform to the zoning regulations applicable to said tract.

These covenants are to run with the land, and shall be binding upon all parties and all persons claiming under them for twenty (20) years from the date the plat of JHM Second is filed in the Office of the County Clerk, Tulsa County, Oklahoma.

If the parties hereto, or any of them, or their heirs or assigns, or any person hereafter owning any of the said lots hereinabove described, shall violate any of the covenants, it shall be lawful for any other person or persons owning any of the lots in said development or subdivision to prosecute any proceedings of law or in equity against the person or persons, violating or attempting to violate any such covenants or restrictions, either to prevent him or them from so doing, or to recover damages or other dues from such violations. In addition, if any of the owners of said lots in any manner violate any of the provisions of the Restrictive Covenants hereinabove recited, it shall be lawful for any person owning any properties, lands, lots, or blocks adjacent to any of the lots located in JHM Second to prosecute any proceedings at law or in equity against a person or persons violating or attempting to violate any such covenants or restrictions, either to prevent him or them from so doing or to recover damages or other dues from such violations.

Invalidation of any of these covenants by judgment or Court Order shall, in no wise, affect any of the other provisions, which shall remain in force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands at Tulsa, Oklahoma this 21 day of April, 1978.

Charles B. Poole
CHARLES B. POOLE

Jean Ann Poole
JEAN ANN POOLE

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State on this 21 day of April, 1978, personally appeared Charles B. Poole and Jean Ann Poole to me known to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument as its OWNERS 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.

Laverne M. Groves
NOTARY PUBLIC

My Commission Expires: 2-08-80

(SEAL)

CERTIFICATE OF SURVEY

I, Jack L. Spradling, the undersigned, a Registered Professional Engineer, hereby certify that I have carefully and accurately surveyed, staked with iron pins and platted the above described tract of land designated as "JHM Second " an Addition to the City of Broken Arrow, State of Oklahoma, and that the above plat is a true and correct representation of said survey.

Dated this 20th day of April, 1978.

Jack L. Spradling
REGISTERED PROFESSIONAL ENGINEER and SURVEYOR (SEAL)

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public within and for the State of Oklahoma, on this 21 day of April, 1978, personally appeared Jack L. Spradling, 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.

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

Laverne M. Groves
NOTARY PUBLIC

My Commission Expires: 2-08-80

(SEAL)