334153

LYNN LANE INDUSTRIAL PARK

AN ADDITION TO THE CITY OF BROKEN ARROW,
OKLAHOMA, IN THE S/2 OF THE NW/4, SECTION 13,
T-18-N, R-14-E, TULSA COUNTY, OKLAHOMA

CERTIFICATE

Pursuant to 68 O.S. 1971, I hereby certify that as to all real estate taxable in this plat, all taxes have been paid in full by the current tax rolls and sureties for taxes provided for 19__ have not yet been certified to me.

Dated _____ 19__

County Treasurer of
Tulsa County, Oklahoma

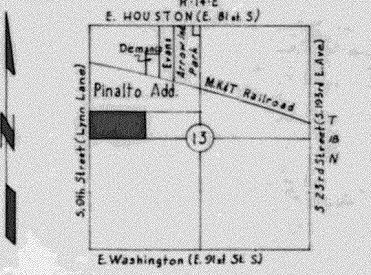
OWNER

BOB FUNSTON
400 N. MAIN
BROKEN ARROW, OKLAHOMA 74012
251-7457

ENGINEER

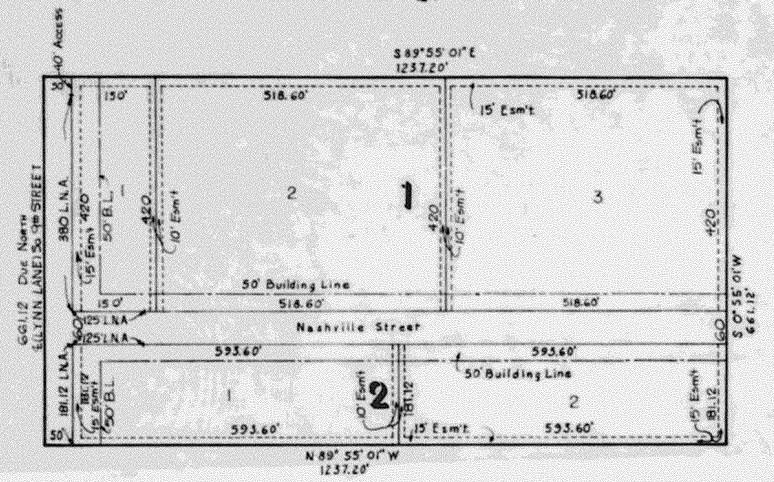
SPRADLING & ASSOCIATES
5157 E. 51st St. So.
TULSA, OKLAHOMA 74135
622-7274

CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE BROKEN ARROW PLANNING COMMISSION ON 3-28-74
Bill Stewart, Jr.



LOCATION MAP

SCALE 1"=100'



Dwg. No. 74007-2

18.80 Acres
5 Lots

L.N.A. - LIMITS OF NO ACCESS

CERTIFICATE OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That BOB FUNSTON being the sole OWNER of the real property hereinafter described has caused said property, to wit:

A tract of land in the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4), of Section 13, Township 18 North, Range 14 East, Tulsa County, Oklahoma, being more particularly described as follows:

The South 661.12 feet of the West 1,237.2 feet of the Northwest Quarter (NW/4), containing 18.80 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 "LYNN LANE INDUSTRIAL PARK", an Addition in the City of Broken Arrow, Tulsa County, Oklahoma.

SAID, the undersigned OWNER hereby dedicates for the public use the streets and easements as shown and designated or 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, and upon said easements for the uses and purposes aforesaid; provided, however, that the undersigned OWNER hereby reserves 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, operation, 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; provided further, however, if any street easements are not utilized for a period of fifteen years from this date, same shall be deemed abandoned by the public.

AND, the undersigned OWNER, 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 OWNER, his successors and assigns and the adjacent owners abutting the tract, their successors and assigns do hereby impose the following restriction, limitations and restrictions, which shall be binding upon all subsequent purchasers:

(a) All buildings constructed in the Addition shall conform completely 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 "LYNN LANE INDUSTRIAL PARK" 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 at law or inequity 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 in "LYNN LANE INDUSTRIAL PARK" 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 full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands at Tulsa, Oklahoma, this 1st day of April, 1974.

BOB FUNSTON

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

Before me, the undersigned, a Notary Public in and for said State on this 1st day of April, 1974, personally appeared Bob Funston to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its OWNER and acknowledged to me that he executed the same as his free and voluntary act and deed of such ownership, for the uses and purposes therein set forth.

Notary Public

My Commission Expires: January 15, 1975 [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 "LYNN LANE INDUSTRIAL PARK", an Addition to the Tulsa County, State of Oklahoma, and that the above plat is a true and correct representation of said survey.

Dated this 1 day of April, 1974.

Jack L. Spradling
REGISTERED PROFESSIONAL ENGINEER and SURVEYOR [SEAL]

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

Before me, the undersigned, a Notary Public within and for the State of Oklahoma, on this 1 day of April, 1974, 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.

Notary Public [SEAL]

My Commission Expires: My Commission Expires Oct. 30, 1976

Jane Taylor