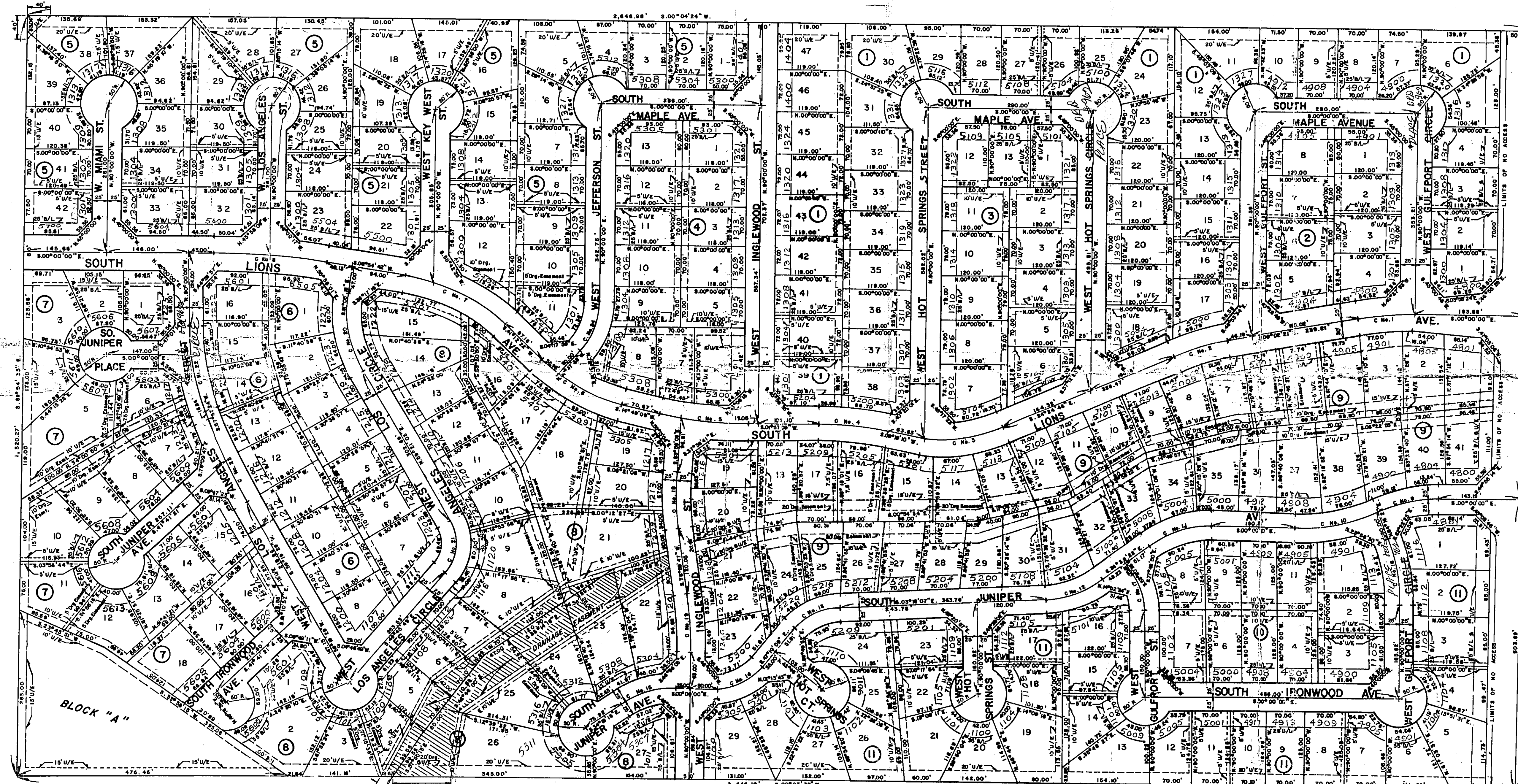
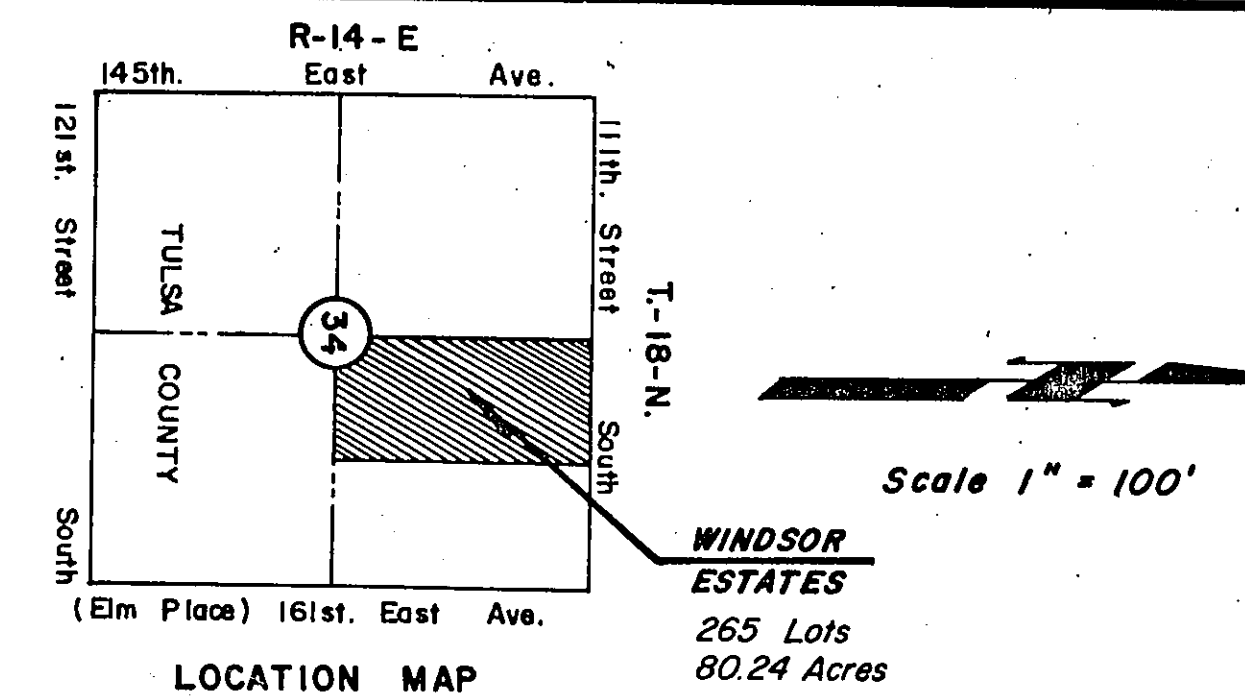


# WINDSOR ESTATES

AN ADDITION TO THE CITY OF BROKEN ARROW  
TULSA COUNTY, OKLAHOMA  
BEING THE W1/2, NE 1/4, SEC. 34, T-18-N, R-14-E, I. M.



**CERTIFICATE**

As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of \$416.63 per trust receipt no. 2027 to be applied to 1981 taxes not as yet certified to me.

This certification is NOT to be construed as payment of 1981 taxes in full but is given in order that this plat may be filed of record.

1981 taxes could exceed the amount of the security deposit.

Dated Jan 16 1981

JOHN F. CANTRELL  
TULSA COUNTY TREASURER

By Rogers  
Deputy

STREET				CURVE DATA			
CURVE NO.	A	R	T	CURVE NO.	A	R	T
1.	00° 02' 21"	832.56'	80.00'	13.	43° 51' 02"	114.17'	80.00'
2.	14° 22' 22"	370.40'	80.00'	14.	47° 10' 08"	114.52'	80.00'
3.	33° 43' 58"	244.02'	73.99'	15.	34° 18' 16"	111.84'	80.00'
4.	07° 22' 01"	238.00'	80.00'	16.	20° 41' 39"	119.83'	80.00'
5.	18° 52' 00"	708.49'	80.00'	17.	38° 06' 22"	277.91'	83.38'
6.	28° 23' 13"	341.24'	80.00'	18.	17° 02' 07"	213.89'	80.00'
7.	22° 17' 40"	445.35'	100.00'	19.	11° 00' 13"	218.10'	80.00'
8.	08° 54' 42"	1,228.27'	100.00'	20.	38° 33' 39"	218.84'	78.00'
9.	34° 40' 38"	242.31'	80.00'	21.	70° 53' 08"	74.46'	83.00'
10.	34° 40' 38"	341.24'	74.86'	22.	22° 02' 58"	410.74'	80.00'
11.	34° 39' 22"	181.18'	80.00'	23.	08° 37' 58"	114.78'	78.00'
12.	31° 21' 15"	182.82'	80.00'	24.	41° 12' 22"	113.00'	80.00'

Lot 24  
Blk 9  
Ord. # 1764  
Closing A Portion  
OF THE UTILITY  
EASEMENT  
2x6 strip

This reproduction meets the requirements as outlined in Senate Bill 377, Section 518, as amended.

TRIANGLE/A & E, Inc.  
BOX 336 OKLAHOMA CITY 73101

N.E. Section Corner of  
Section 34, T-18-N, R-14-E, I.M.

**MAPCO**  
**ENGINEERING CORPORATION**  
2500 S. BROADWAY 348-0550  
EDMOND, OKLAHOMA 73034



934067

PAT 4069

STATE of OKLAHOMA } SS.  
COUNTY of TULSA }  
I, Anita Nesbitt, County Clerk, in and for the  
County and State above named, do hereby  
certify that the foregoing is a true and  
correct copy of a like instrument now on  
file in my office.  
Dated the 16 day of Jan 1981  
ANITA NESBITT, County Clerk

# WINDSOR ESTATES

AN ADDITION TO THE CITY OF BROKEN ARROW  
TULSA COUNTY, OKLAHOMA  
BEING THE W 1/2, NE 1/4, SEC. 34, T. 18 N, R. 14 E, I. M.

## OWNERS CERTIFICATE

### OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED, WINDSOR DEVELOPMENT CO., LTD., AN  
OKLAHOMA LIMITED PARTNERSHIP, DO HEREBY CERTIFY THAT WE ARE  
THE OWNERS OF THE LEGAL TITLE AS SHOWN BELOW.

## LEGAL DESCRIPTION

THE W 1/2 OF THE NE 1/4, SECTION 34, T 18 N, R 14 E, OF  
THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY,  
OKLAHOMA, CONTAINING 80.24 ACRES MORE OR LESS.

AND DOES FURTHER CERTIFY THAT WINDSOR DEVELOPMENT CO., LTD.  
IS THE ONLY PERSON, FIRM OR CORPORATION HAVING ANY LEGAL  
RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE  
ANNEXED PLAT AND DOES FURTHER CERTIFY:

- THAT AS THE OWNER OF THE TITLE TO SAID LAND, WHICH IS  
SHOWN ON THE ANNEXED PLAT OF WINDSOR ESTATES, THE W 1/2  
OF THE NE 1/4, SECTION 34, T 18 N, R 14 E, OF THE INDIAN  
MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA,  
HEREBY DEDICATES THE STREETS AND AVENUES SHOWN ON SAID  
PLAT, FOR THE USE OF THE PUBLIC AND ITS SUCCESSORS AND  
ASSIGNS, GUARANTEES A CLEAR TITLE TO SAID LAND AND HAS  
CAUSED THE SAME TO BE RELEASED OF ALL ENCUMBRANCES, SO  
THAT THE TITLE IS CLEAR EXCEPT FOR GENERAL RESERVATIONS  
AND RIGHTS-OF-WAYS OF RECORD.
- THAT THE AREAS INDICATED ON SAID PLAT AS UTILITY EASEMENTS  
ARE HEREBY RESERVED FOR THE PURPOSE OF LOCATING, CONSTRUCTING,  
ERECTING, MAINTAINING, CONDUCTING AND PERFORMING ANY PUBLIC  
OR QUASI-PUBLIC UTILITY OF UTILITY FUNCTION OR SERVICE ABOVE  
OR BENEATH THE SURFACE OF THE GROUND, WITH RIGHTS OF INGRESS  
AND EGRESS, TO AND UPON, AT ANY TIME FOR THE PURPOSE OF  
INSTALLATION, REPAIR, MAINTENANCE, OPERATION AND REMOVAL OF  
ANY SUCH PUBLIC OR QUASI-PUBLIC UTILITY.

IN WITNESS WHEREOF, JAMES J. CROCKETT, GENERAL PARTNER OF  
WINDSOR DEVELOPMENT CO., LTD., AN OKLAHOMA LIMITED PARTNERSHIP,  
HAS CAUSED HIS NAME TO BE AFFIXED THIS 15th DAY OF January 1981.

WINDSOR DEVELOPMENT CO., LTD.  
JAMES J. CROCKETT, GENERAL PARTNER

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID  
COUNTY AND STATE ON THIS 15th DAY OF January, 1981, PERSONALLY  
APPEARED JAMES J. CROCKETT, TO ME KNOWN TO BE THE IDENTICAL  
PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE  
WITHIN AND FOREGOING INSTRUMENT AS ITS GENERAL PARTNER AND  
ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND  
VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN  
SET FORTH.

GIVEN MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: May 23, 1982

NOTARY PUBLIC

## CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WINDSOR DEVELOPMENT CO., LTD., an Oklahoma limited partnership, being the sole  
owner of the following described property, to-wit:

The West Half (W/2) of the Northeast Quarter (NE/4 of Section  
34, Township 18 North, Range 14 East, Tulsa County, Oklahoma,

has caused the above-described land to be surveyed, staked, platted and subdivided  
into lots, blocks, and streets and have designated the same as WINDSOR ESTATES, an  
Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma.

NOW, THEREFORE, the undersigned hereby dedicates for public use all streets as shown  
on said plat and does hereby guarantee the title to all of the land covered by said  
streets, and for the purpose of providing an orderly development of the above-described  
real estate, and in order to provide adequate restrictive covenants for the benefit of  
itself and its successors in the title of the subdivision of said land (hereinafter  
referred to as "lots"), the undersigned does hereby impose the following restrictions  
and reservations and conditions and create the following easements with the right of  
ingress and egress to and upon said easements, which shall be binding upon them and  
their successors and assigns.

These covenants are to run with the land and shall be binding on all parties and all  
persons claiming under them until December 31, 2000, at which time said covenants  
shall be extended for successive periods of ten (10) years, unless by 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 undersigned, or its successors in title to the 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 addition to prosecute any  
proceedings at law or in equity against the parties or person or persons violating or  
attempting to violate any such covenants and either to prevent him or them from so do-  
ing or to recover damages or other dues for such violations. Invalidation of any one  
of these covenants by judgement or court order shall in no wise affect the other pro-  
visions which shall remain in full force and effect.

- All lots in the Addition shall be residential lots, and shall be used for  
residential purposes only. No structure shall be erected, altered, placed  
or permitted to remain on any residential lot other than one single-family  
dwelling.
- 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 and both side lines shall total not less than fifteen  
(15) feet.
- No business, trade or activity may be carried on upon any residential lot.  
No noxious or offensive activity shall be carried on upon any residential  
lot, nor shall anything be done thereon which may be or may become an annoy-  
ance or nuisance to the neighborhood.
- No dwelling shall be erected or placed on any residential lot which has a  
floor area of less than 1100 square feet, measured over exterior masonry  
walls, excluding garages and open porches. No structure shall be erected  
or placed on any residential lot which has an exterior wall area constructed  
of less than 25% masonry or masonry veneer. Doors, windows and gable areas  
shall be excluded in said 25% computation.
- No fences shall be installed on the front portion of any residential lot  
in the Addition between the front line and the building set back line and  
no fence on any residential lot shall be more than six (6) feet in height.
- No trailer, basement, tent, shack, garage, barn or other out-buildings  
shall be placed or erected on any residential lot, either temporarily or  
permanently, nor shall any structure of a temporary nature or character  
be used as a residence.
- No animals, including fowls, shall be raised, bred or kept on any residen-  
tial lot at any time, except that not more than two (2) 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.
- Easements for installation and maintenance of utilities and drainage facil-  
ities are dedicated as shown on the recorded plat. Within these easements

no structure shall be placed or permitted which may damage or interfere  
with the installation and maintenance of utilities, or which may change  
the direction of flow of drainage in the easement, 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 main-  
tained continuously by the owner of the lot, except for those improvements  
for which a public authority or association of property owners is respon-  
sible.

- No fences, enclosure or part of any building nor any permanent structure  
of any kind, type or nature whatsoever shall be erected, constructed or  
permitted within the drainage easements shown on the plat. This covenant  
may be enforced by the City of Broken Arrow, Oklahoma.
- (a) Overhead pole lines for the supply of electric and telephone service  
may be located where necessary in said Addition. Street light poles  
or standards may be served by underground cable and all supply lines  
shall be located in the easement-ways reserved for general utility  
services and streets, as shown on the plat. Service pedestals and  
transformers, as source of supply at secondary voltages, may also  
be located in said easement-ways.
- (b) Underground service cables to structures which may be located on all  
lots in said Addition may run from the nearest service pedestal or  
transformer to the point of usage determined by the location and  
construction of such structures as may be located upon each said lot;  
provided that upon installation of such a service cable to a particu-  
lar structure, the supplier of electric and telephone service shall  
thereafter be deemed to have a definitive, permanent, effective and  
exclusive right-of-way easement on said lot, covering a five (5) foot  
strip extending 2.5 feet on each side of such cable, extending from  
the nearest service pedestal or transformer to the entrance on said  
structure.
- (c) The supplier of electric and telephone service, through its proper  
agents and employees, shall at all times have the right of ingress  
and egress to and upon and access to all such easement-ways shown  
on the plat, or provided for in this Deed of Dedication for the pur-  
poses of installing, maintaining, removing or replacing any portion  
of said underground electric or telephone facilities so installed  
by it.
- (d) The owner of each lot shall be responsible for the protection of the  
underground electric and telephone facilities located on his property  
and shall prevent the alteration of grade or any construction activity  
which may interfere with said electric or telephone facilities. The  
Companies will be responsible for ordinary maintenance of underground  
electric or telephone 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 and telephone  
facilities shall be enforceable by the supplier of electric and tele-  
phone service, and the owner of each lot agrees to be bound hereby.

## SURVEYOR'S CERTIFICATE

I, G. EARNEST ISCH, A REGISTERED LAND SURVEYOR, DO HEREBY  
CERTIFY THAT THE ANNEXED MAP OR PLAT OF WINDSOR ESTATES, BEING  
THE W 1/2 OF THE NE 1/4, SECTION 34, TOWNSHIP 18 NORTH, RANGE  
14 EAST, INDIAN BASE MERIDIAN, TULSA COUNTY, OKLAHOMA, CORRECTLY  
REPRESENTS AN ACCURATE SURVEY THEREOF MADE UNDER MY SUPERVISION  
AND THAT THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR  
POSITIONS ARE CORRECTLY SHOWN.

G. EARNEST ISCH  
REGISTERED LAND SURVEYOR

STATE OF OKLAHOMA )  
COUNTY OF LOGAN ) SS.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR  
SAID STATE AND COUNTY ON THIS 24th DAY OF November, 1980, PERSONALLY  
APPEARED G. EARNEST ISCH, 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: 9-20-84

Sharon E. Nunn  
NOTARY PUBLIC

APPROVED 10-23-78 by the City  
Council of the City of Broken Arrow,  
Oklahoma.  
Nick Ford, Mayor  
Attest: City Clerk

This reproduction meets the requirements  
as outlined in Senate Bill 377, Section  
518, as amended.



TRIANGLE A & E, Inc.  
802 304 OKLAHOMA CITY 73101

MAPCO  
ENGINEERING CORPORATION  
2500 S. BROADWAY 348-0550  
EDMOND, OKLAHOMA 73034