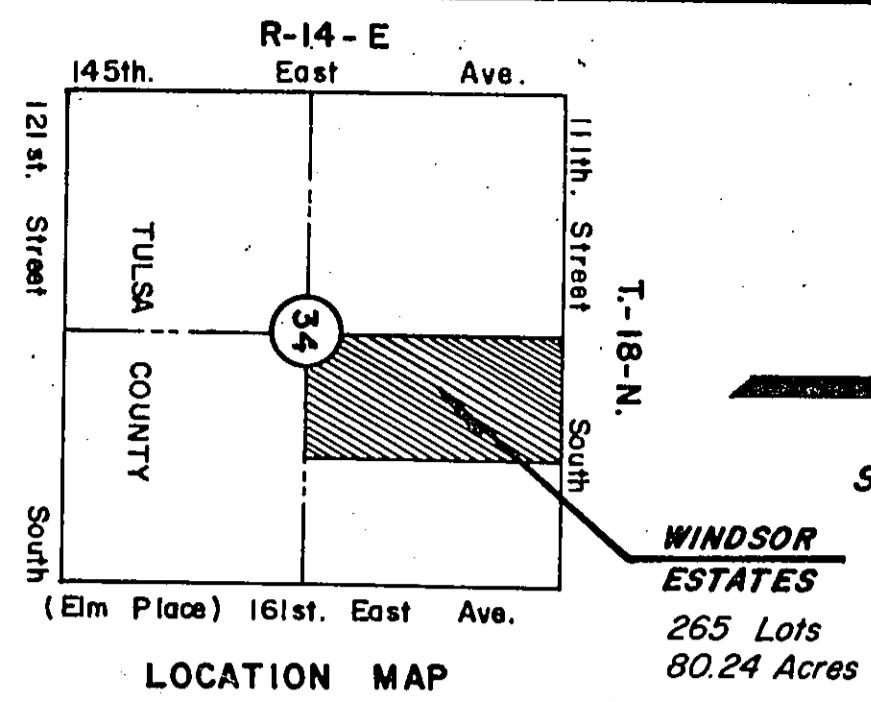
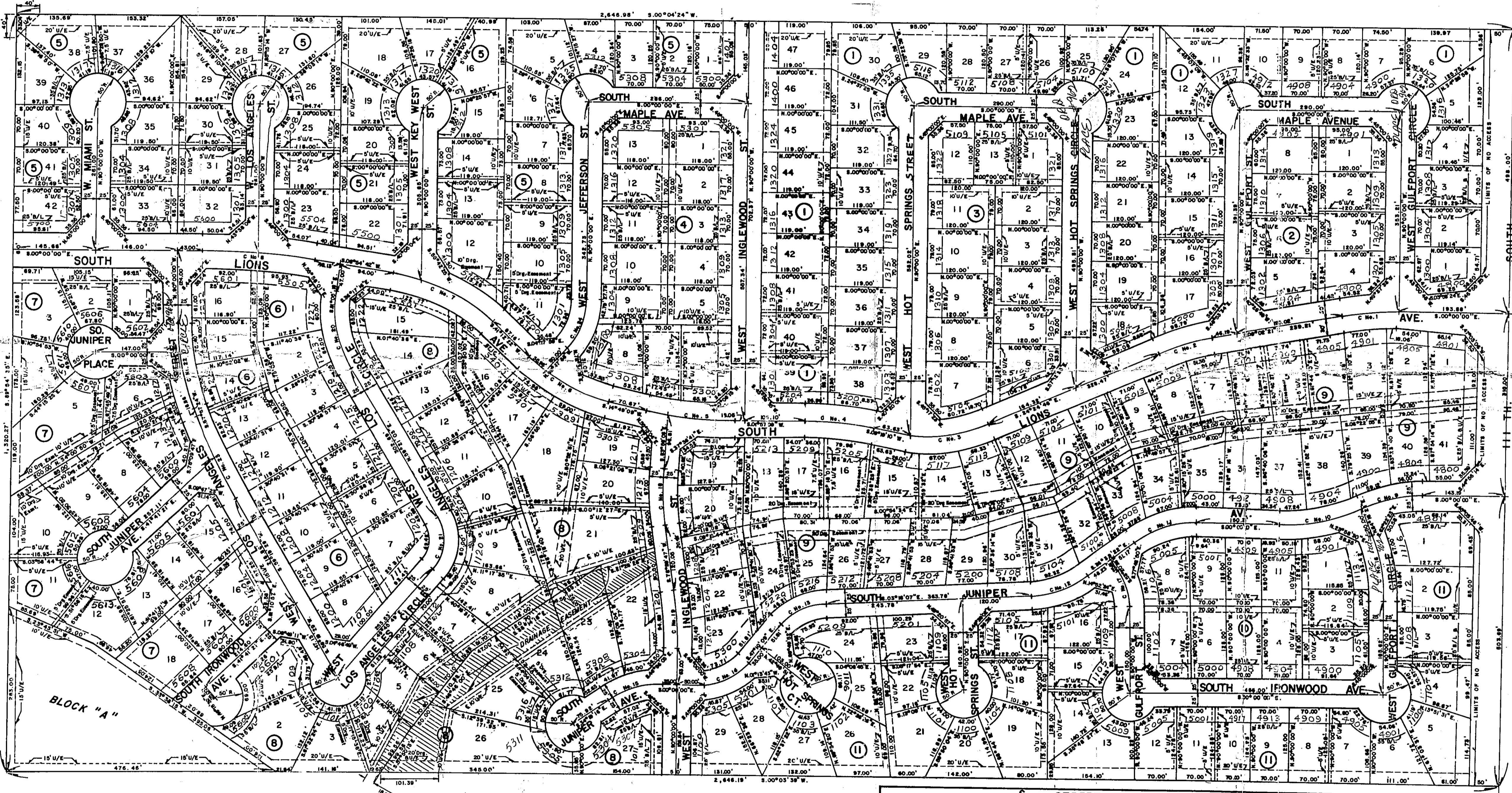


# WINDSOR ESTATES

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.



LOCATION MAP



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

TRIANGLE/A & E, Inc.  
BOX 306 OKLAHOMA CITY 73101

Lot 24  
BLK 9  
ORD. # 1704  
CLOSING A PORTION  
OF THE UTILITY  
ENSEMANT  
2' x 6' STR

STREET				CURVE DATA					
CURVE NO.	A	R	T	L	CURVE NO.	A	R		
1.	08° 02' 21"	892.68'	60.00'	89.70'	15.	43° 52' 02"	114.17'	80.00'	95.07'
2.	11° 22' 29"	370.45'	60.00'	89.40'	16.	47° 10' 09"	114.93'	80.00'	94.29'
3.	34° 43' 46"	244.02'	78.00'	143.66'	17.	34° 18' 16"	111.82'	80.00'	96.99'
4.	07° 52' 01"	988.00'	60.00'	119.82'	18.	20° 41' 30"	87.71'	63.39'	124.63'
5.	18° 52' 00"	708.49'	80.00'	188.85'	19.	18° 30' 22"	121.68'	80.00'	97.80'
6.	28° 53' 13"	341.26'	80.00'	107.16'	20.	17° 02' 07"	111.56'	80.00'	98.28'
7.	28° 17' 40"	346.39'	100.00'	184.68'	21.	11° 00' 18"	81.10'	80.00'	99.69'
8.	09° 44' 42"	1,285.27'	100.00'	184.50'	22.	39° 33' 38"	103.84'	78.00'	143.99'
9.	36° 40' 32"	242.81'	88.00'	104.36'	23.	70° 53' 08"	74.46'	83.00'	92.18'
10.	36° 40' 32"	341.34'	74.65'	147.00'	24.	22° 07' 36"	40.74'	80.00'	158.02'
11.	36° 59' 22"	181.18'	80.00'	115.95'	25.	08° 37' 56"	1,146.76'	78.00'	157.70'
12.	09° 51' 10"	183.69'	88.00'	104.58'	26.	41° 12' 22"	110.00'	80.00'	98.65'

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

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 Roger L. Lakin  
Deputy

934067

PLAT 4069

STATE OF OKLAHOMA )  
COUNTY OF TULSA )  
I, Anita Nesbit, 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 10 day of Jan 1981  
ANITA NESBITT County Clerk  
MM

# 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:

1. 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.
2. 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 OR UTILITY FUNCTION OR SERVICE ABOVE OR BEHIND 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 15<sup>th</sup> DAY OF January 1981.

WINDSOR DEVELOPMENT CO., LTD.  
James J. Crockett, GENERAL PARTNER

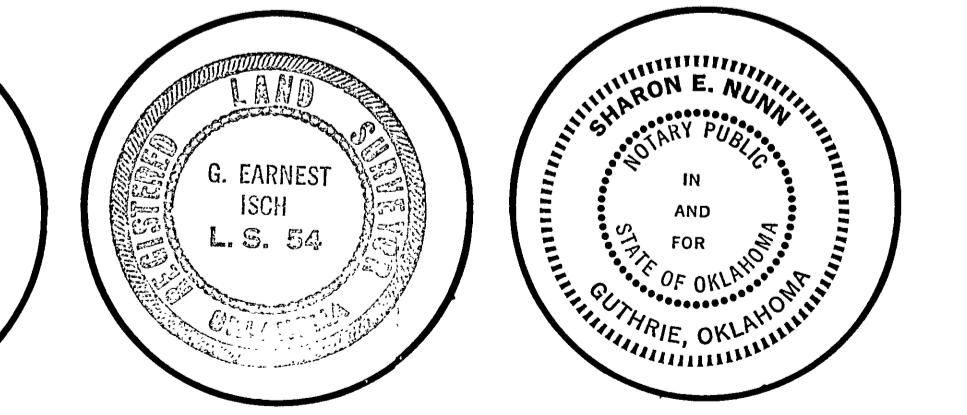
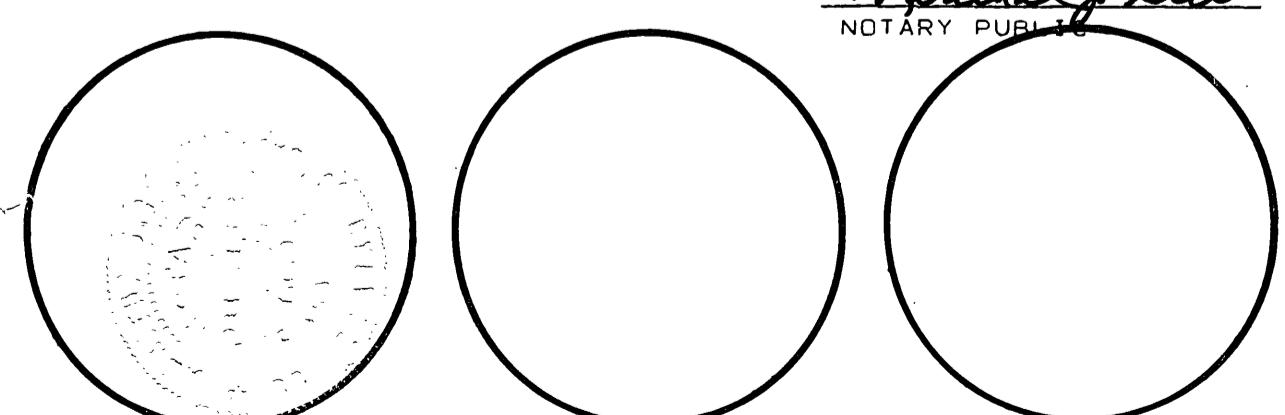
STATE OF OKLAHOMA )  
COUNTY OF TULSA )  
SS.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 15<sup>th</sup> 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

James J. Crockett  
NOTARY PUBLIC



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

TRIANGLE/A & E, Inc.  
BOX 300 OKLAHOMA CITY 73101

APPROVED 10-23-78 by the City  
Council of the City of Broken Arrow,  
Oklahoma.  
Mayor  
John S. Simonds  
Attest: City Clerk

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