

# PEMBROOKE PARK

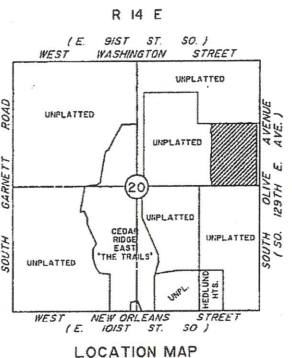
## BLOCKS 1 THRU 6

5120

A SUBDIVISION OF PART OF THE S/2 NE/4,  
SECTION 20, TOWNSHIP 18 NORTH, RANGE 14 EAST,  
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

SCALE: 1" = 100'

81 LOTS  
29.4056 ACRES



LOCATION MAP  
SCALE: 1"=2000'

CURVE DATA TABLE

CURVE NO.	RADIUS	DELTA	LENGTH
1	375'	12°07'50"	79.40'
2	300'	18°56'24"	99.17'
3	150'	18°55'25"	49.54'
4	100'	18°55'25"	33.03'
5	338.01'	5°11'24"	30.62'
6	2056.25'	2°57'09"	105.96'
7	50'	4°24'35"	36.14'
8	50'	4°24'35"	36.14'
9	50'	262°49'09"	229.35'
10	2106.25'	2°53'46"	108.46'
11	2106.25'	2°49'53"	104.08'
12	2156.25'	5°24'09"	203.32'
13	50'	4°24'35"	36.14'
14	50'	4°24'35"	36.14'
15	50'	262°49'09"	229.35'
16	50'	3°47'18"	27.74'
17	50'	153°34'36"	134.02'
18	50'	3°47'18"	27.74'
19	540'	7°48'11"	73.54'
20	540'	7°48'11"	73.54'
21	4464.99'	3°47'52"	295.95'
22	4514.99'	3°19'47"	262.39'
23	4564.99'	3°48'51"	303.98'
24	4514.99'	3°00'32"	237.10'
25	50'	3°47'18"	27.74'
26	50'	153°34'36"	134.02'
27	50'	3°47'18"	27.74'

\*FENCE NOTE:  
CONSTRUCTION OF FENCES ACROSS OR ALONG  
THIS EASEMENT SHALL BE LIMITED TO WOOD  
RAIL FENCES OR CHAIN LINK FENCES BUILT  
ACCORDING TO THE STANDARD SPECIFIED IN  
THE COVENANTS.

### CERTIFICATE

I hereby certify that all real estate taxes in-  
volved in this plat have been paid as reflected  
by the current tax rolls. Security as required  
has been provided in the amount of \$261.00  
per receipt no. 1581 to be applied to  
1996 taxes.

This certificate is NOT to be construed as  
payment of 1996 taxes in full but is given  
in order that this plat may be filed of record.

1996 taxes could exceed the amount of the  
security deposit.

Dated 4/1, 1996

Dennis Semler  
Tulsa County Treasurer  
by *[Signature]*  
Deputy

### NOTE:

3/8" IRON PINS, 18" LONG, HAVE  
BEEN SET IN THE GROUND AT ALL  
LOT CORNERS AND AT ALL P.C.'S,  
P.T.'S, AND P.R.C.'S OF THE LOT LINES.

### BENCHMARK:

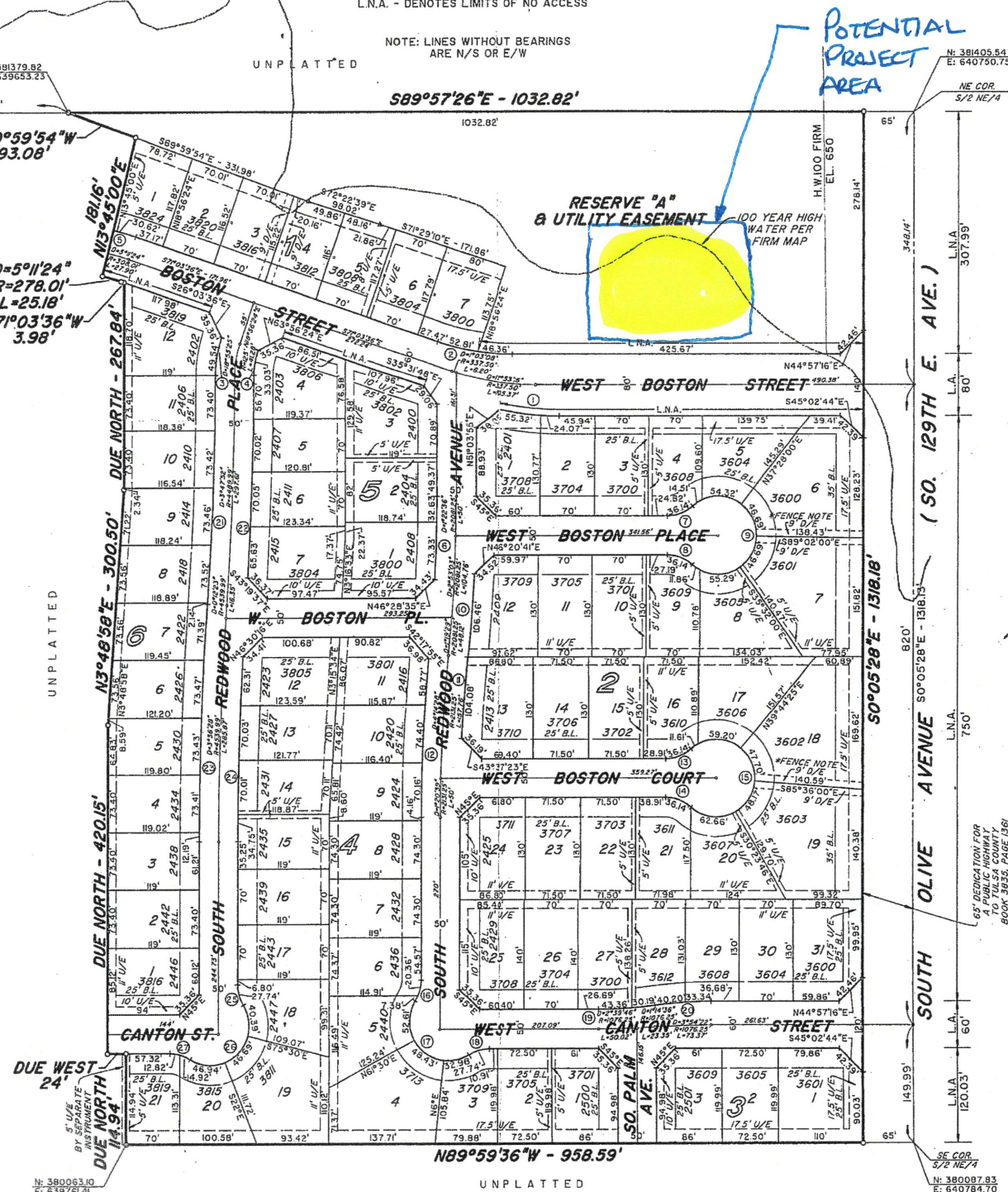
TOP OF CAP AT THE INTERSECTION  
OF WEST WASHINGTON STREET  
(E. 91ST ST.) AND SOUTH OLIVE  
AVENUE (SO. 129TH E. AVE.)  
ELEVATION 65153 U.S.G.S.

OWNER:  
C & I DEVELOPMENT COMPANY L.L.C.  
4032 East 11th  
Tulsa, Oklahoma 74137  
Tel. (918) 299-1661

LEGEND  
B.L. - DENOTES BUILDING LINE  
U/E - DENOTES UTILITY EASEMENT  
F/U/E - DENOTES FENCE & UTILITY EASEMENT  
D/E - DENOTES DRAINAGE EASEMENT  
L.A. - DENOTES LIMITS OF ACCESS  
L.N.A. - DENOTES LIMITS OF NO ACCESS

ENGINEER:  
COX & ASSOCIATES, INC.  
7935 East 57th Street South  
Tulsa, Oklahoma 74145  
Tel. (918) 664-3337

NOTE: LINES WITHOUT BEARINGS  
ARE N/S OR E/W



### DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT: C & I DEVELOPMENT COMPANY L.L.C., hereinafter referred to as the  
"Owner", is the Owner of the following described land:

Part of the S/2 NE/4 of Section 20, Township 18 North, Range 14 East of the  
Indian Base and Meridian, according to the U.S. Government Survey thereof  
in the City of Broken Arrow, Tulsa County, Oklahoma, more particularly  
described as follows, to-wit:

Beginning at a point in the South boundary of said S/2 NE/4, a distance of  
65.00 feet West of the Southeast corner thereof; thence N89°59'58"W along  
said South boundary a distance of 958.59 feet; thence Due North a distance  
of 114.94 feet; thence Due West a distance of 24.00 feet; thence Due North  
a distance of 420.15 feet; thence N3°48'58"E a distance of 300.50 feet;  
thence Due North a distance of 267.84 feet; thence N71°03'36"W a distance  
of 3.98 feet to a point of curve; thence Northwesterly on said curve to the  
left having a radius of 278.01 feet, a central angle of 5°11'24" for a  
distance of 25.18 feet; thence N13°45'00"E a distance of 181.16 feet;  
thence N69°59'58"W a distance of 93.08 feet to a point on the North  
boundary of said S/2 NE/4; thence S89°57'26"E along said North boundary a  
distance of 1032.82 feet to a point lying 65.00 feet West of the Northeast  
corner of said S/2 NE/4; thence S0°05'28"E a distance of 1318.18 feet to  
the point of Beginning, containing 29.4056 acres more or less.

and has caused the same to be surveyed, staked and platted into blocks,  
lots and streets and has designated the same as PEMBROOKE PARK BLOCKS 1  
THRU 6, a subdivision in the City of Broken Arrow, Tulsa County, State of  
Oklahoma (the "Subdivision").

### SECTION I

#### STREETS, EASEMENTS AND UTILITIES

##### A. Public Streets and General Utility Easements:

- The undersigned OWNER does hereby dedicate for public use all of  
the streets as shown on the accompanying plat.
- The undersigned OWNER does hereby dedicate for public use the  
easements and right-of-way shown on the accompanying plat for the  
several purposes of constructing, maintaining, operating, repairing,  
any and all public utilities including storm sewers, sanitary  
sewers, telephone and communication lines, electric power lines  
and transformers, gas lines, water lines, and cable television  
lines, together with all fittings, including the poles, wires,  
conduits, pipes, valves, meters and equipment for each of such  
facilities and any other appurtenances thereto with the rights of  
ingress and egress to and upon the utility easements and right-  
of-ways for the uses and purposes aforesaid; PROVIDED, HOWEVER,  
that the Owner hereby reserves 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 the public  
street and utility easements, shown on the plat for the purpose of  
turning water and sewer services to the area included in the  
plat.
- No building structure, or other above or below ground obstruction  
that will interfere with the purposes aforesaid, shall be placed,  
erected, installed or permitted upon the easements or right-of-  
ways as shown.
- The foregoing covenants concerning streets and easements shall be  
enforceable by the City of Broken Arrow, and the owner of each lot  
agrees to be bound hereby.

##### B. Underground Electric and Communication Service:

- Overhead lines for the supply of electric and communication ser-  
vice may be located along the East and South perimeters.  
Elsewhere throughout the Subdivision, all supply lines shall be  
located underground in the easement-ways reserved for general  
utility services and in the street rights-of-way shown on the at-  
tached plat. Service pedestals and transformers, as sources of  
supply of secondary voltages, may also be located in the  
easement-ways. Street light poles or standards may be served by  
underground cable.
- Underground service cables to all structures which may be located  
on all lots in the Subdivision may be run from the nearest ser-  
vice pedestal or transformer to the point of usage determined by  
the location and construction of such structure as may be located  
upon each lot; PROVIDED, that upon the installation of such a  
service cable to a particular structure, the supplier of electric  
or communication service shall thereafter be deemed to have a  
definitive, permanent, effective and exclusive right-of-way easement  
on the lot, covering a five (5) foot strip extending 2.5  
feet on each side of such service cable, extending from the ser-  
vice pedestal or transformer to the service entrance on the  
structure.
- The supplier of electric or communication service, through its  
proper agents and employees, shall at all times have right of  
access to all such easements shown on the plat, or provided for

APPROVED 3/4/96 by the City  
Council of the City of Broken Arrow,  
Oklahoma.  
*[Signature]*  
Mayor  
*[Signature]*  
Attest: City Clerk