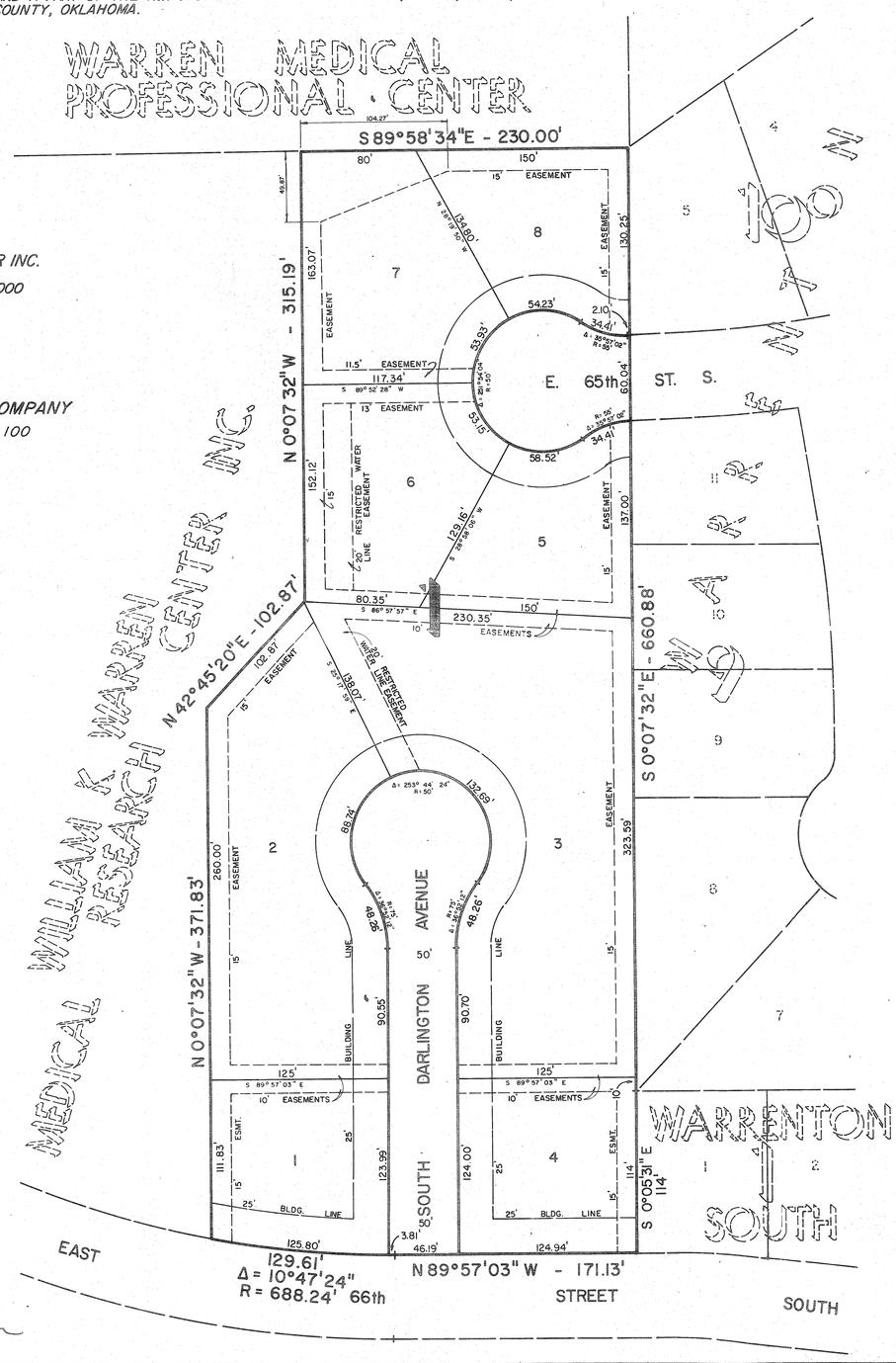
13013
Plat 4157

WARRENTON WEST

AN ADDITION TO THE CITY OF TULSA BEING A RESUBDIVISION OF A PART OF RESERVE AREA "C" OF WARRENTON, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, AND A PART OF THE NW/4 OF THE SW/4 OF SECTION 3, T-18-N, R-13-E, TULSA COUNTY, OKLAHOMA.



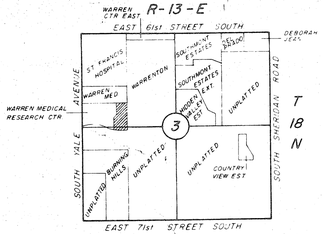
OWNERS:

WILLIAM K. WARREN
MEDICAL RESEARCH CENTER INC.
6465 SO. YALE AVE.- SUITE 1000
PHONE 492-8100
TULSA, OKLAHOMA

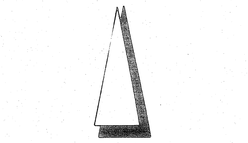
ENGINEER:

HAMMOND ENGINEERING COMPANY
5157 E. 51st ST SO.- SUITE 100
PHONE 627-5861
TULSA, OKLAHOMA

STATE OF OKLAHOMA
TULSA COUNTY
FILED FOR RECORD
1981 DEC -4 AM 11:11
ANITA NESBITT
COUNTY CLERK



LOCATION MAP
8 LOTS
4.75 ACRES±



1" = 50'

986.11
81
12-4 81

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC., an Oklahoma Corporation, is the owner of the following described real property, situated in the City of Tulsa, Tulsa County, State of Oklahoma, described as follows, to-wit:

A part of Reserve Area "C", WARRENTON, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, and a part of the NW/4 of the SW/4 of Section 3, T-18-N, R-13-E, Tulsa County, State of Oklahoma, being more particularly described as follows: BEGINNING at the Southeast corner of the W/2 of the NW/4 of Section 3, T-18-N, R-13-E, said point being the mutual property corner of Lots 7 and 8, Block 9, WARRENTON, an addition to the City of Tulsa, Tulsa County, State of Oklahoma; thence S 00° 05' 31" E a distance of 114.00 ft. to a point on the North right-of-way line of East 66th Street South; thence N 89° 57' 03" W, along said North right-of-way line, a distance of 171.13 ft. to a point; thence along a curve to the right, with a central angle of 10° 47' 24" and a radius of 688.24 ft., a distance of 129.61 ft. to a point, thence N 0° 07' 32" W a distance of 371.83 ft.; thence N 42° 45' 20" E a distance of 102.87 ft. to a point; thence N 00° 07' 32" W a distance of 315.19 ft. to a point; thence S 89° 58' 34" E a distance of 230.00 ft. to a point; thence S 00° 07' 32" E a distance of 660.88 ft. to the POINT OF BEGINNING, and containing 4.758 acres, more or less,

AND HEREBY CERTIFIES that it has caused the same to be surveyed and staked in conformity to the attached plat, which is hereby adopted as the plat of the above described land under the name of "WARRENTON WEST", an Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

NOW, THEREFORE, the undersigned owner does hereby dedicate for public use the streets as shown on the accompanying plat, and does further dedicate for public use the easements and rights-of-way as shown for the several purposes of constructing, maintaining, operating, repairing, and removing or replacing any and all public utilities, including storm and sanitary sewers, telephone lines and power lines and transformers, gas lines and water lines, together with all fittings and equipment for each of such facilities, including the poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto, with the right of ingress and egress to and upon said easements and rights-of-way for the uses and purposes aforesaid.

NOW, THEREFORE, the undersigned owner, for the purpose of providing an orderly development of the property above described, and for the purpose of insuring adequate restrictions for the mutual benefit of the undersigned owner, its successors and assigns, and the City of Tulsa, does hereby impose the following restrictions and covenants, which shall be covenants running with the land and which shall be enforceable by the owner of the above described property.

A. In connection with the provisions of Water and Sanitary Sewer Services, all of the lots are subject to the following provisions, to-wit:

1. The owner of each lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located on his lot and shall prevent the alteration of grade in excess of three feet (3') frm the original contours or any construction activity which may interfere with said public water mains and/or public sanitary sewer facilities. Said alteration of grade restrictions shall be limited to easement areas.

2. The City of Tulsa or its successors will be responsible for ordinary maintenance of public water mains and sanitary sewer 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.

3. The City of Tulsa or its successors through its proper agents and employees shall at all times have right of access with their equipment to all such easement-ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water and sewer facilities.

4. The foregoing covenants concerning water and sewer facilities shall be enforceable by the City of Tulsa or its successor, and the owner of each lot agrees to be bound thereby.

B. a) Street light poles or standards may be served by underground cable, and elsewhere throughout said addition, all supply lines shall be located underground, in the easement-ways reserved for general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.

b) Underground service cables to houses which may be located on all lots in said addition may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located upon each said lot; provided that upon the installation of such a service cable to a particular house, the supplier of electric service shall thereafter be deemed to have a definitive, permanent, effective and exclusive right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable, extending form the service pedestal or transformer to the entrance on said building.

c) The owner of each lot shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric facilities. The Company will be responsible for ordinary maintenance of underground electric facilities but the owner will pay for damage or relocation of such facilities caused or necessitated by acts of the owern of his agents or contractors.

d) The supplier of electric service, through its proper agents and employees, shall at all times have right of access to any upon all such easement-ways shown on said plat, or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of said underground electric facilities so installed by it.

e) The foregoing covenants concerning underground electric facilities shall be enforceable by the supplier of electric service, and the owner of each lot agrees to be bound thereby.

The restrictions and covenants hereby imposed on the above described property shall remain in effect until October 1, 2006, unless sooner amended or terminated by the owners of fifty percent of the lots in the Addition. After the time period of 25 years shown above, unless sooner amended or terminated in whole or in part, the covenants shall be automatically extended for successive periods of 10 years.

IN THE EVENT, the parties hereto or their successors, heirs, or assigns, shall violate or breach any of the above covenants, any person or persons owning any lot in the Addition shall have the right to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenants to prevent him or them from so doing, or to compell compliance with such covenant or to recover damages for such violation.

WITNESS our hands and seal this 12th day of November, 1981.

ATTEST:
Clinton D. Duff
Asst. Secretary

WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC.
W K Warren
President

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 12th day of November, 1981, personally appeared W. K. Warren to me known to be the identical person who executed the foregoing instrument as _____ President of WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC., and acnkowledged that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Judith E. Peterson
Notary Public

IN WITNESS WHEREOF, I have set my hand and seal, the day and year last written above.
My commission expires: 4/19/85.

CERTIFICATE OF SURVEY

I, Phillip G. Smith, a Registered Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, platted and staked the tract of land described above, and that the above plat designated as "WARRENTON WEST" an addition to the City of Tulsa, Tulsa County, State of Oklahoma, is a true and correct representation of said survey.

WITNESS my hand and seal this 10th day of October, 1981.

HAMMOND ENGINEERING CO.
Phillip G. Smith
Registered Land Surveyor #209, (Okla.)

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 10th day of October, 1981, personally appeared Phillip G. Smith, to me known to be the identical person who executed the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of Hammond Engineering Co., for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have set my hand and seal, the day and year last written above.
My commission expires: March 21st, 1984.

Notary Public