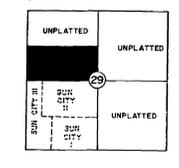


SUN CITY IV

A SUBDIVISION OF A PART OF THE S/2 OF THE NW/4 OF SECTION 29, T-19-N, R-15-E, WAGONER COUNTY, OKLAHOMA.

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER
 TULSA, OKLAHOMA
 AUG 22 1980
 BY: [Signature]
 CLERK

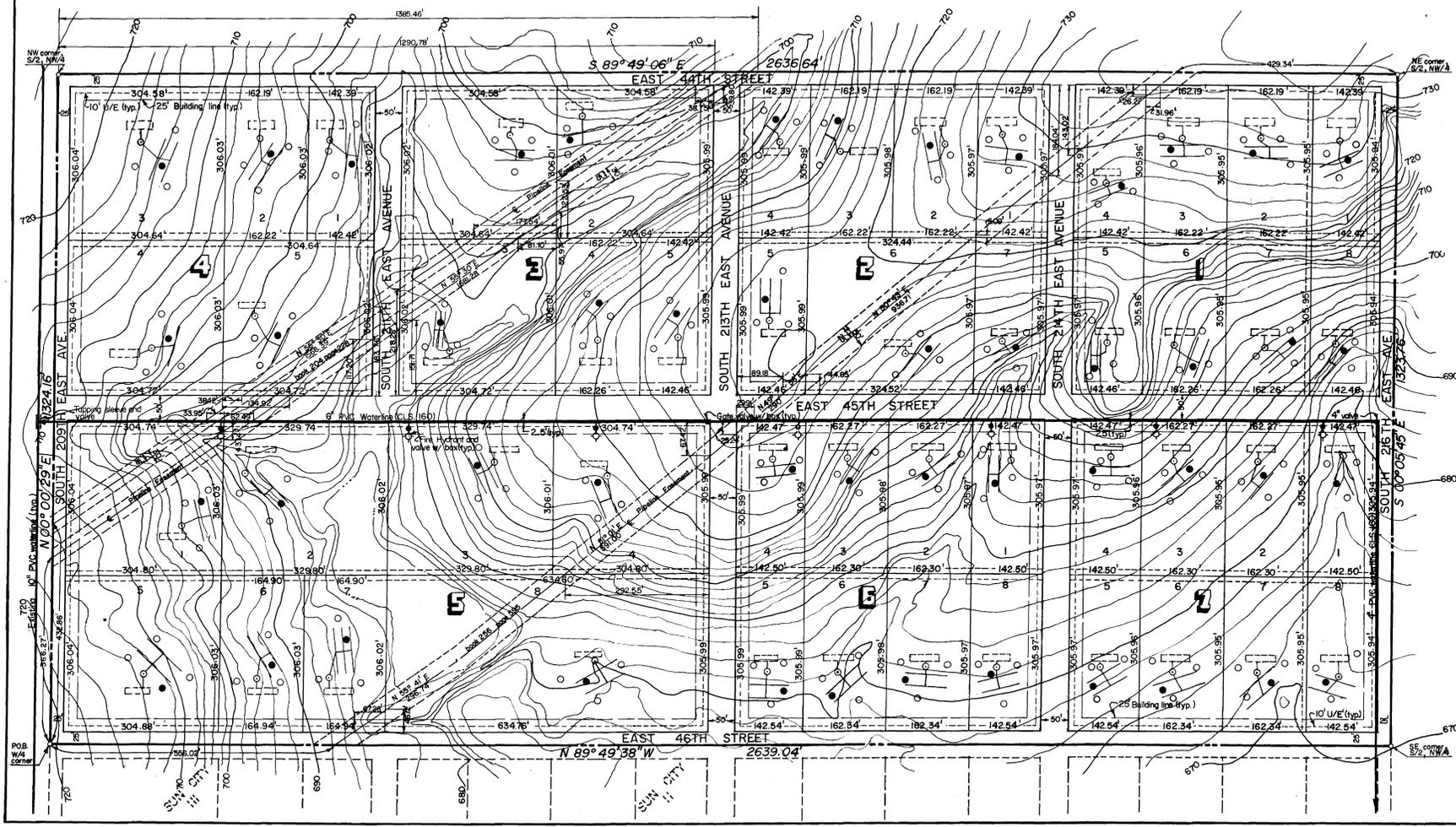
Legend
 □ Mobile home
 ○ Perc. test
 ● Core test
 ⊙ Septic tank
 See sheet two for notes on water mains and septic tanks



OWNER DEVELOPER
SUNDEW CORPORATION
 6363 EAST 31ST STREET
 TULSA, OKLAHOMA
 1-918-836-6511

ENGINEERS
 FINLEY ENGINEERING CO.
 2300 EAST 14TH STREET
 TULSA, OKLAHOMA
 1-918-939-0075

ADDITION CONTAINS
 8017 ACRES
 49 RESIDENTIAL LOTS



SUN CITY IV

A tract of land located in the S/2 of the NW/4 of Section 29, T19N, R15E, Wagoner County, Oklahoma, more particularly described as follows, to wit:
 BEGINNING at the SW corner of the NW/4 of said section; thence N 00° 00' 23" E along the west section line of aforesaid section, a distance of 1324.16 feet to the NW corner of the S/2 of the NW/4; thence S 89° 49' 06" E along the North boundary line of the S/2 of the NW/4 a distance of 2636.64 feet to the NE corner of the S/2 of the NW/4 of said section; thence S 00° 05' 45" E along the North-South quarter-section line, a distance of 1323.76 feet; to the SE corner of the S/2 of the NW/4 of aforesaid section; thence N 89° 49' 38" W along the east-west quarter section line a distance of 2639.04 feet to the POINT OF BEGINNING, containing 80.17 acres, more or less.

DEED OF DEDICATION
 (Covenants and restrictions are recorded by separate instrument)

The owners hereby dedicate for public use all the streets as shown on the accompanying plat, and do hereby guarantee clear title to all the land so dedicated.

The undersigned owners further dedicate to the public for use forever, easements and right-of-ways as shown on and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all 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 of such facilities including the poles, wires, conduits, pipes, valves, meters, and any other appurtenances thereto with the right of ingress and egress upon said easements and right-of-ways for the uses and purposes of aforesaid, together with similar rights in any and all of the streets and alleys shown on said plat.

The supplier of electric service, through its proper agents and employees, shall at all times have right of access to the easements shown on the accompanying plat, for the purposes of installing, maintaining, removing, or replacing any portion of the electrical facilities required for proper service. Except to dwellings on lots which may be served from overhead electric service lines, underground service cables to all dwellings 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 dwelling as may be located upon each said lot; provided that upon the installation of such a service cable to a particular dwelling, 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 from the service pedestal or transformer to the service entrance on said dwelling.

NOTES FOR POTABLE WATER MAINS

- All P.V.C. is 1220, A.S.T.M. 2241 for potable water service. N.S.F. approved.
- Excavator is to check with local authorities and companies for all buried wires and pipes before beginning excavation. Damage to same is excavators responsibility and liability.
- All materials, methods, equipment and workmanship must meet the requirements of the Oklahoma State Department of Health and Green Country Utility Company of Wagoner County. Before beginning construction, contact Mr. Gene Spradling for instructions. 1-918-663-0211.
- Air bleeds are required where reverse grades are encountered. Concrete blocking is required per the standards of the water district.
- Minimum depth of cover 30" over top of pipe.

NOTES FOR SEPTIC TANK DISPOSAL SYSTEMS

- If depth of tile field will exceed Health Department standards after finish grading, relocate or install retention boxes to comply. Probable lots shown.
- Construction shall be in accordance with Oklahoma Department Health Bulletin No. 600, latest edition.

IN WITNESS WHEREOF, THE SUNDEW CORPORATION, being the owner of the SUN CITY IV subdivision, which is platted herewith, hereby approve the foregoing Deed of Dedication, Conditions, Restrictions and plat this 21st day of July, 1980.
 George W. Underwood, President
 ATTEST: James F. Beahm, Secretary

STATE OF OKLAHOMA, COUNTY OF WAGONER, ss
 Before me, the undersigned Notary Public within and for said County and State, on this 21st day of July, 1980, personally appeared George W. Underwood, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.
 WITNESS my hand and Official Seal the day and year last above written.
 My Commission expires: 5-19-81
 (Seal)

SURVEYOR'S CERTIFICATE
 I, Jack L. Scradling, the undersigned, do hereby certify that I am by profession a Registered Land Surveyor in the State of Oklahoma, and that the plat herewith of SUN CITY IV correctly represents a boundary survey made under my supervision on the 21st day of August, 1980.

CERTIFICATE OF COUNTY TREASURER
 I, [Signature], County Treasurer of Wagoner County, Oklahoma do hereby certify that I have examined the records pertaining to ad valorem taxes on the tract described in the accompanying plat and find that all ad valorem taxes have been paid to and including 1/1/80 according to the 1979 tax roll.
 Dates this 6th day of August, 1980.
 [Signature] County Treasurer

HEALTH DEPARTMENT APPROVAL
 I, Oscar W. Sparks, Sanitarian for the Oklahoma State Department of Health, certify that this plat/SUN CITY IV is approved for construction of individual sewage disposal systems.
 Date: August 5, 1980
 Oscar W. Sparks, M.P.S. Sanitarian, Wagoner County Health Dept.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL
 Be it resolved by the Board of Councilmen of New Tulsa, Oklahoma, that the dedications shown on the attached plat of SUN CITY IV, are hereby accepted.
 Adopted by the Board of Councilmen of New Tulsa, Oklahoma, on this 14th day of August, 1980.
 Approved by the Chairmen of the Board of Councilmen of New Tulsa, Oklahoma, this 17th day of August, 1980.

[Signature] Chairman, New Tulsa City Council
 [Signature] Secretary, City of New Tulsa

PLANNING COMMISSION APPROVAL
 I, Edwin C. Timney, Chairman of the City of New Tulsa Planning Commission hereby certify that the said Commission duly approved the annexed map of SUN CITY IV, on 15th day of August, 1980.
 [Signature] Chairman

OWNER - DEVELOPER:
 SUNDEW CORPORATION
 6363 East 31st Street
 Tulsa, Oklahoma

ENGINEERS:
 FINLEY ENGINEERING COMPANY
 2300 East 14th Street
 Tulsa, Oklahoma 74104
 918-939-0075