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

CERTIFICATE OF DEDICATION

TIMBERBROOK IV, A SUBDIVISION OF A PART OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS STATE FINANCIAL SERVICE CORPORATION, AN OKLAHOMA CORPORATION, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE COUNTY OF WAGONER, STATE OF OKLAHOMA, TO-WIT:

TIMBERBROOK IV
LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, T 18 N, R 15 E, I.M., WAGONER COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING: AT THE SE CORNER OF SAID E 1/2 SE 1/4,
THENCE: N 00°09'22" W, ALONG THE EAST LINE OF SAID SE 1/4 A DISTANCE OF 265.00' TO THE POINT OF BEGINNING,
THENCE: N 90°00'00" W, A DISTANCE OF 1177.13',
THENCE: N 00°08'12" W, AND PARALLEL WITH THE WEST LINE OF SAID EAST 1/2 SE 1/4, A DISTANCE OF 1283.96',
THENCE: N 89°58'02" W, A DISTANCE OF 145.00' TO A POINT ON THE WEST LINE OF SAID E 1/2 SE 1/4, SAID POINT ALSO BEING ON THE EAST LINE OF TIMBERBROOK SECTION 1,
THENCE: N 00°08'12" W, ALONG SAID WEST LINE E 1/2 SE 1/4, AND ALONG THE EAST LINE OF TIMBERBROOK SECTION 1, A DISTANCE OF 1084.57 TO A POINT ON THE NORTH LINE OF SAID E 1/2 SE 1/4,
THENCE: S 89°42'25" E, ALONG THE NORTH LINE OF SAID E 1/2 SE 1/4, A DISTANCE OF 1321.36,
THENCE: S 00°09'22" E, ALONG THE EAST LINE OF SAID SE 1/4, A DISTANCE OF 612.85',
THENCE: S 21°43'58" W, A DISTANCE OF 68.90',
THENCE: S 09°35'00" W, A DISTANCE OF 78.09',
THENCE: S 08°07'41" W, A DISTANCE OF 78.31',
THENCE: S 03°52'43" E, A DISTANCE OF 177.41',
THENCE: S 21°35'38" E, A DISTANCE OF 94.64', TO A POINT ON THE EAST LINE OF SAID SE 1/4,
THENCE: S 00°09'22" E, ALONG SAID EAST LINE SE 1/4, A DISTANCE OF 1265.01', TO THE POINT OR PLACE OF BEGINNING.

THE SAID DESCRIBED TRACT CONTAINS 67.14 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RIGHTS OF WAYS OF RECORD.

WHEREAS: STATE FINANCIAL SERVICE CORPORATION, AN OKLAHOMA CORPORATION, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS AND STREETS, AND HAS DESIGNATED THE SAME AS TIMBERBROOK IV, A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (SE 1/4), SECTION 5, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.

NOW THEREFORE, FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE ABOVE DESCRIBED REAL ESTATE AND IN ORDER TO PROVIDE ADEQUATE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MUTUAL BENEFIT OF SAID STATE FINANCIAL SERVICE CORPORATION AND ITS SUCCESSORS IN TITLE TO THE SUBDIVISIONS OF SAID LAND (HEREAFTER REFERRED TO AS LOTS), STATE FINANCIAL SERVICE CORPORATION HEREBY IMPOSES THE FOLLOWING EASEMENTS, COVENANTS, RESTRICTIONS AND CONDITIONS WHICH SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING ON ALL PARTIES HAVING OR ACQUIRING ANY RIGHT, TITLE OR INTEREST IN THE ABOVE DESCRIBED PROPERTY OR ANY PART THEREOF, AND SHALL INURE TO THE BENEFIT OF EACH OWNER THEREOF.

TIMBERBROOK IV
A SUBDIVISION OF A PART OF THE E1/2 SEC. 5, T18N, R15E, I.M.
WAGONER COUNTY, OKLAHOMA

EASEMENTS AND RIGHTS OF WAY

- A. STATE FINANCIAL SERVICE CORPORATION DOES HEREBY DEDICATE FOR PUBLIC USE ALL OF THE STREETS AND UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND DOES HEREBY GUARANTEE THE TITLE TO ALL OF THE LAND COVERED BY SAID STREETS.
B. STATE FINANCIAL SERVICE CORPORATION FURTHER DEDICATES TO THE PUBLIC FOR PUBLIC USE FOREVER THE UTILITY EASEMENTS AND RIGHTS-OF-WAY AS SHOWN AND DESIGNATED ON THE PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REMOVING, REPLACING ANY AND ALL PUBLIC UTILITIES INCLUDING TELEPHONE LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO WITH THE RIGHTS OF INGRESS AND EGRESS UPON SAID UTILITY EASEMENTS AND RIGHTS-OF-WAY FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR RIGHTS IN EACH AND ALL OF THE STREETS SHOWN ON SAID PLAT; PROVIDED, HOWEVER, THAT STATE FINANCIAL SERVICE CORPORATION, AN OKLAHOMA CORPORATION, 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, LAY AND RELAYING OVER, ACROSS AND ALONG ALL OF THE PUBLIC STREETS, ALLEYS, AND UTILITY EASEMENTS, SHOWN IN SAID PLAT, AND/OR SEWER SERVICES TO THE AREA INCLUDED IN SAID PLAT AND TO ANY OTHER AREAS.

C. STATE FINANCIAL SERVICE CORPORATION AND ITS SUCCESSORS FURTHER COVENANT THAT:

- 1. OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC AND TELEPHONE SERVICE MAY BE LOCATED AS SHOWN ON THE ATTACHED PLAT. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT SAID ADDITION ALL SUPPLY LINES, EXCEPT THOSE APPROVED BY THE ARCHITECTURAL COMMITTEE, SHALL BE LOCATED UNDERGROUND, IN THE EASEMENTWAYS 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 THE EASEMENTWAYS.
2. UNDERGROUND SERVICE CABLES TO ALL HOUSES 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 HOUSE AS MAY BE LOCATED UPON 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 DEFINITE, PERMANENT AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE FOOT (5') STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE OF SAID HOUSE.
3. THE SUPPLIER OF ELECTRIC SERVICE, THROUGH ITS PROPER AGENTS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTWAYS 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 ELECTRICAL FACILITIES SO INSTALLED BY IT.

4. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRICAL FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRICAL FACILITIES. REPAIRS OR COST OF RELOCATION, REQUIRED BY VIOLATION OF THIS COVENANT, SHALL BE PAID FOR BY THE OWNER OF THE LOTS.

THE PROVISIONS OF THESE DEDICATIONS MAY BE AMENDED, MODIFIED, CHANGED OR CANCELLED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY STATE FINANCIAL SERVICE CORPORATION, ITS SUCCESSORS OR ASSIGNS, AND PROPERLY RECORDED IN THE LAND RECORDS OF WAGONER COUNTY, OKLAHOMA. SUCH INSTRUMENT SHALL BE EFFECTIVE UPON THE DATE OF ITS RECORDING.

THAT SAID PROPERTY COVERED BY SAID PLAT AND DEDICATION IS SUBJECT TO CERTAIN RESTRICTIONS, RESERVATIONS AND COVENANTS CONTAINED IN A SEPARATE INSTRUMENT, WHICH SAID INSTRUMENT WILL BE DATED THE 13th DAY OF January 1977 AND WHICH SAID INSTRUMENT CONSISTS OF FIVE (5) LEGAL SIZED SHEETS OF TYPEWRITTEN PAPER, WILL BE FILED OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WAGONER COUNTY, STATE OF OKLAHOMA, SUBSEQUENT TO AND AS A PART AND PARCEL OF SAID PLAT AND DEDICATION.

IN WITNESS WHEREOF, REPRESENTATIVES OF STATE FINANCIAL SERVICE CORPORATION, AN OKLAHOMA CORPORATION, HAVE CAUSED THEIR NAMES TO BE AFFIXED, THIS 13th DAY OF January, 1977.

STATE FINANCIAL SERVICE CORP.
AN OKLAHOMA CORPORATION

J.P. Arwood
PRESIDENT J. P. ARWOOD

(CORPORATE SEAL)

ATTEST:

Helene R. Smith
SECRETARY (ASSISTANT)

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF January, 1977, BY J. P. ARWOOD, PRESIDENT OF STATE FINANCIAL SERVICE CORPORATION, AN OKLAHOMA CORPORATION.

MY COMMISSION EXPIRES: 2-4-80

Janice K. Gordon
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, FRANK P. PIERCE, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ANNEXED MAP OR PLAT OF TIMBERBROOK IV PART OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, T 18 N, R 15 E, INDIAN BASE MERIDIAN, WAGONER COUNTY, OKLAHOMA, CORRECTLY REPRESENTS AN ACCURATE SURVEY THEREDF MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

Frank P. Pierce
FRANK P. PIERCE
REGISTERED LAND SURVEYOR

STATE OF OKLAHOMA)
) SS
COUNTY OF LOGAN)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY ON THIS 9th DAY OF JANUARY, 1977, PERSONALLY APPEARED FRANK P. PIERCE, 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: 9-20-80

Harold J. Turner
NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

I, RUBY ROBERTS, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF WAGONER COUNTY, STATE OF OKLAHOMA, THAT THE RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 1977 AND ALL PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED MAP OR PLAT OF TIMBERBROOK IV, WAGONER COUNTY, OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUARANTEEING THE PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT OKLAHOMA, THIS ___ DAY OF ___, 1977.

COUNTY TREASURER

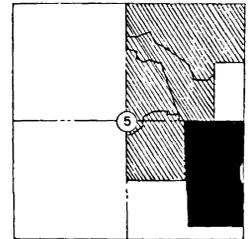
DEPARTMENT OF HEALTH APPROVAL

THE OKLAHOMA STATE DEPARTMENT OF HEALTH CERTIFIES THAT THIS PLAT IS APPROVED FOR THE CONSTRUCTION OF PRIVATE SEWAGE DISPOSAL SYSTEMS.

SIGNED: Carolyn L. Jarvis RPS DATE: April 7, 1978

WAGONER COUNTY HEALTH DEPARTMENT

R. 15 E.



LOCATION MAP
Scale 1" = 2,000'

PERMANENCY CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT FULLFILLS THE PERMANENCY REQUIREMENTS AS OUTLINED IN SENATE BILL 377, SECTION 518, AS AMENDED.

Frank P. Pierce
FRANK P. PIERCE, L.S. NO. 207

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

