

# TIMBERBROOK V

## LOT 24, BLOCK 2 AND LOT 17, BLOCK 7

### A Part of The SW 1/4, Section 4, Township 18 North, Range 15 EAST, Indian Base and Meridian

### IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

#### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TIMBERBROOK V DEVELOPMENT CORPORATION, AN OKLAHOMA CORPORATION, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LEGAL TITLE AND THE ONLY PERSON, FIRM OR CORPORATION HAVING THE LEGAL RIGHT, TITLE, OR INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA:

BEING A PART OF THE SW 1/4, SECTION 4, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN AND BASE LINE IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, BLOCK 7, TIMBERBROOK V AS RECORDED AT PLAT CABINET 3-253-A OF WAGONER COUNTY, OKLAHOMA RECORDS:

THENCE: N 10° 29' 11" E ALONG THE EAST LINE OF SAID LOT 16 A DISTANCE OF 126.34' TO THE NORTH EAST CORNER OF SAID LOT 16

THENCE: N 07° 31' 23" E A DISTANCE OF 50.73' TO THE SOUTHEAST CORNER OF LOT 23 BLOCK 2, TIMBERBROOK V

THENCE: N 16° 35' 54" E ALONG THE EAST LINE OF SAID LOT 23 A DISTANCE OF 247.11' TO THE NORTHEAST CORNER OF SAID LOT 23

THENCE: S 66° 53' 37" E A DISTANCE OF 93.83'

THENCE: DUE EAST (N 90° 00' 00" E) A DISTANCE OF 46.20'

THENCE: S 17° 10' 10" W A DISTANCE OF 251.03'

THENCE: S 19° 19' 16" W A DISTANCE OF 75.06'

THENCE: S 16° 05' 10" W A DISTANCE OF 9.22' TO A POINT OF CURVE

THENCE: SOUTHERLY ON A CURVE TO THE LEFT WHOSE TANGENT BEARS S 16° 05' 10" W HAVING A CENTRAL ANGLE OF 08° 58' 28" AND RADIUS OF 485.78' A DISTANCE OF 76.09'

THENCE: N 80° 27' 10" W A DISTANCE OF 117.54' TO A POINT OR PLACE OF BEGINNING

SAID DESCRIBED TRACT CONTAINS 1.23 ACRES

AND DOES FURTHER CERTIFY:

1. THAT AS THE OWNERS OF THE TITLE TO SAID LAND, WHICH IS SHOWN AND DESCRIBED ON THE ANNEXED MAP OR PLAT OF LOT 24, BLOCK 2 AND LOT 17, BLOCK 7, ALL IN TIMBERBROOK V, BEING A PART OF THE SW 1/4, SECTION 4, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA, WE HEREBY DEDICATE THE STREETS AND AVENUES SHOWN ON SAID MAP OR PLAT FOR THE USES OF THE PUBLIC AND FOR ITS SUCCESSORS AND ASSIGNS AND GUARANTEES A CLEAR TITLE TO SAID LAND AND HAVE CAUSED THE SAME TO BE RELEASED OF ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR EXCEPT FOR MINERAL RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2. THAT THE AREAS INDICATED ON SAID PLAT AS UTILITY EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES OF LOCATING, CONSTRUCTING, ERECTING, MAINTAINING, CONDUCTING AND PERFORMING ANY PUBLIC OR QUASI-PUBLIC UTILITY FUNCTION OR SERVICE ABOVE OR BENEATH THE SURFACE OF THE GROUND, WITH RIGHTS OF INGRESS AND EGRESS AT ANY TIME FOR THE PURPOSE OF INSTALLATION, REPAIR, MAINTENANCE, OPERATION AND REMOVAL OF ANY SUCH PUBLIC OR QUASI-PUBLIC UTILITY.

3. THAT SAID PROPERTY COVERED BY SAID PLAT AND THIS DEDICATION IS SUBJECT TO CERTAIN RESTRICTIONS, RESERVATIONS, AND COVENANTS CONTAINED IN A SEPARATE INSTRUMENT WHICH SAID INSTRUMENT WILL BE DATED THE 13 DAY OF May, 1987, AND WHICH SAID INSTRUMENT CONSISTING OF 6 LEGAL SIZE SHEETS OF TYPE-WRITTEN 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 DEDICATIONS.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT THE CITY OF BROKEN ARROW, OKLAHOMA, THIS 13th DAY OF May, 1987.

TIMBERBROOK V DEVELOPMENT CORPORATION

ATTEST:

*Martin O. Day*  
MARTIN O. DAY  
PRESIDENT

*Jessie K. Gordon*  
JESSIE K. GORDON  
SECRETARY

#### SURVEYOR'S CERTIFICATE

I, FRANK P. PIERCE, OKLAHOMA REGISTERED LAND SURVEYOR NUMBER 207, DO HEREBY CERTIFY THAT THE ANNEXED MAP OR PLAT OF LOT 24, BLOCK 2 AND LOT 17, BLOCK 7, ALL IN TIMBERBROOK V, BEING A PART OF THE SW 1/4, SECTION 4, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA, CORRECTLY REPRESENTS AN ACCURATE SURVEY THEREOF MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT TO THE BEST OF MY KNOWLEDGE I HAVE FULLY COMPLIED WITH THE SUBDIVISION LAWS OF THE STATE OF OKLAHOMA AND THE SUBDIVISION ORDINANCE OF THE CITY OF BROKEN ARROW, OKLAHOMA.

*Frank P. Pierce*  
FRANK P. PIERCE  
REGISTERED LAND SURVEYOR



STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY ON THIS 13 DAY OF May, 1987, PERSONALLY APPEARED FRANK P. PIERCE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE ABOVE AND FOREGOING OWNER'S CERTIFICATE AND DEDICATION AS IT'S PRESIDENT 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 SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: SEPTEMBER 12, 1990

*Harvey C. Price*  
HARVEY C. PRICE  
NOTARY PUBLIC



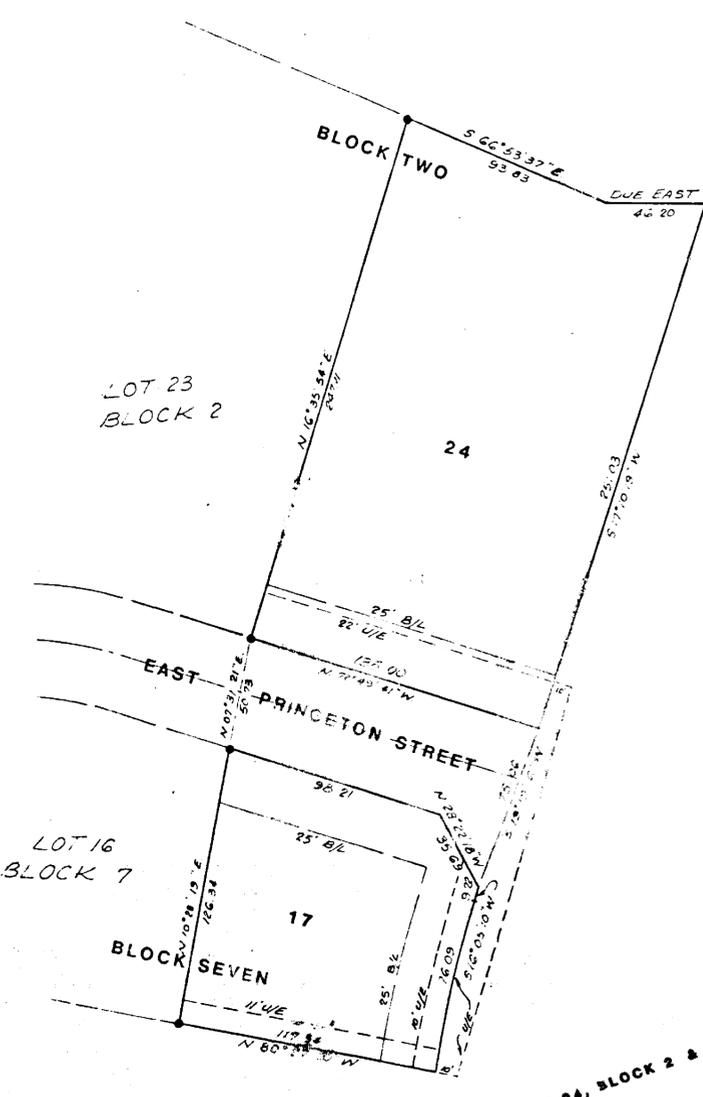
I, the undersigned, the duly acting County Treasurer of Broken Arrow, Oklahoma, hereby certify that the taxes on the above described property for the year 1986 have been paid, and security has been provided for 1987 taxes not yet certified to me.

*James Caldwell*  
County Treasurer

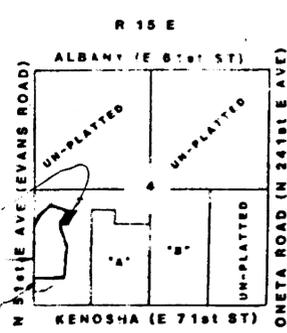
~•~ INDICATES PROPERTY CORNER MONUMENTS

OWNER-DEVELOPER: TIMBERBROOK V DEVELOPMENT CORPORATION  
20200 EAST 71 ST STREET  
BROKEN ARROW, OKLAHOMA 74014

Case & Associates Inc. 409315048



APPROVED 5-13-87 by the City Council of the City of Broken Arrow.  
*Dee Head*  
Mayor  
*Larry Spiveck*  
City Clerk



R 15 E  
2 LOTS  
1.23 ACRES  
TRACT 'A' ARROWWOOD COUNTRY ESTATES  
TRACT 'B' MEADOWOOD ESTATES

**CASE & ASSOCIATES INC.**  
C. Case  
A. Associates  
INC.  
20200 EAST 71 ST  
BROKEN ARROW, OKLAHOMA 74014  
409315048