

# RE-PLAT OF LOTS 1, 2 AND THE EAST 60 FEET OF LOT 3 TIMBERBROOK VILLAGE

A SUBDIVISION OF A PART OF THE SE 1/4 SE 1/4, SECTION 5, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN

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

**SURVEYOR'S CERTIFICATE**

I, FRANK P. PIERCE, OKLAHOMA REGISTERED LAND SURVEYOR NUMBER 207, DO HEREBY CERTIFY THAT THE ANNEXED MAP OR PLAT OF THE RE-PLAT OF LOTS 1, 2, AND THE EAST 60.00 FEET OF LOT 3, TIMBERBROOK VILLAGE, BEING A SUBDIVISION OF A PART OF THE SE 1/4 SE 1/4, SECTION 5, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, IN THE CITY OF BROKEN ARROW, OKLAHOMA, 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.

*Frank P. Pierce*  
 FRANK P. PIERCE  
 Registered Land Surveyor No. 207



STATE OF OKLAHOMA  
 COUNTY OF LOGAN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY AND STATE, ON THIS 7TH DAY OF OCTOBER, 1983, PERSONALLY APPEARED FRANK P. PIERCE, TO BE 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: 9-20-84

*Sharon E. Turner*  
 SHARON E. TURNER  
 NOTARY PUBLIC



**CERTIFICATE OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS STATE FINANCIAL SERVICE CORPORATION, AN OKLAHOMA CORPORATION, AND JANICE K. GORDON, A MARRIED WOMAN, HEREAFTER REFERRED TO AS OWNERS, ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF BROKEN ARROW, OKLAHOMA, WAGONER COUNTY, OKLAHOMA, TO WIT:

TIMBERBROOK VILLAGE AS RECORDED AT PLAT CABINET 1 PAGE 228, OF WAGONER COUNTY, OKLAHOMA RECORDS:

WHEREAS SAID OWNERS HAVE CAUSED A PART OF THE ABOVE LAND TO BE SURVEYED AND PLATTED INTO LOTS AND STREETS AND HAVE DESIGNATED THE SAME AS THE RE-PLAT OF LOTS 1, 2, AND THE EAST 60.00 FEET OF LOT 3, TIMBERBROOK VILLAGE, BEING A SUBDIVISION OF A PART OF THE SE 1/4 SE 1/4, SECTION 5, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, IN THE CITY OF BROKEN ARROW, OKLAHOMA, 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 OWNERS AND THEIR SUCCESSORS IN TITLE TO THE SUBDIVISION OF SAID LAND (HEREAFTER REFERRED TO AS LOTS), THE OWNERS HEREBY IMPOSE 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.

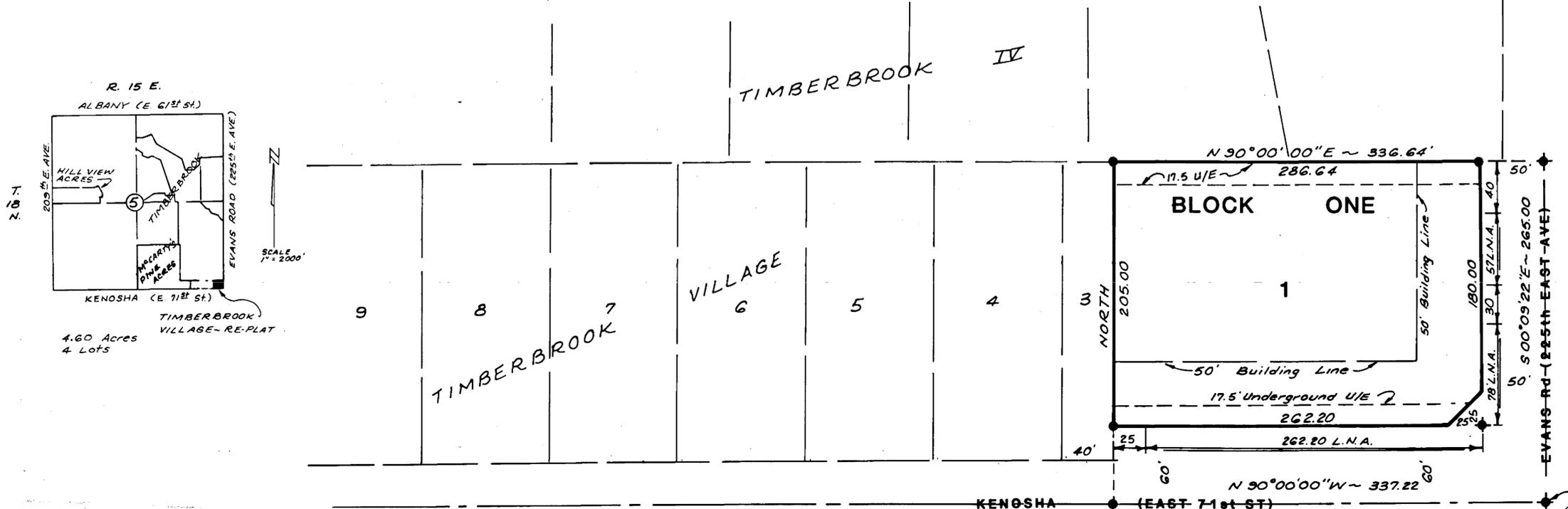
**EASEMENTS AND RIGHTS-OF-WAY**

A. THE OWNERS DO HEREBY DEDICATE FOR PUBLIC USE ALL OF THE STREETS AND UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND DO HEREBY GUARANTEE TITLE TO ALL OF THE LAND COVERED BY SAID STREETS.

B. THE OWNERS DO FURTHER DEDICATE 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 OR REPLACING ANY AND ALL PUBLIC UTILITIES INCLUDING ELECTRIC AND COMMUNICATION SERVICES, 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 INTO AND 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, THE OWNERS HEREBY RESERVE THE RIGHT TO CONSTRUCT, MAINTAIN, LAY AND RE-LAY WATER LINES AND SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTAINANCE, OPERATION, LAYING OR RE-LAYING OVER, ACROSS AND ALONG ALL OF THE PUBLIC STREETS AND UTILITY EASEMENTS SHOWN IN SAID PLAT AND OR SEWER SERVICES TO THE AREA INCLUDED IN SAID PLAT AND TO OTHER AREAS.

C. THE OWNERS AND THEIR SUCCESSORS FURTHER COVENANT THAT:

A. OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC SERVICES MAY BE LOCATED ALONG THE BOUNDARIES OF THE ADDITION. 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.



*Chick Hood*  
*Larry Spurlink*  
 Owners

The Oklahoma State Department of Health certifies that this plat is approved for the construction of sewage disposal systems.  
 (public or individual)  
 SIGNED: *Wagoner* R.P.S. Date 3/20/84  
 Wagoner County Health Department

NOTE:  
 LIMITS OF NO ACCESS ARE SHOWN AS: L.N.A.  
 CORNER MONUMENTS SHOWN AS: ●

B. EXCEPT TO BUILDINGS ON LOTS DESCRIBED IN PARAGRAPH (A) ABOVE, WHICH MAY BE SERVED FROM OVERHEAD ELECTRIC SERVICE LINES, UNDERGROUND SERVICE CABLES TO ALL BUILDINGS 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 BUILDINGS AS MAY BE LOCATED ON EACH SAID LOT; PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE TO A PARTICULAR BUILDING, 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 HOUSE.

C. THE SUPPLIER OF ELECTRIC SERVICE, THROUGH ITS PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS 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 ELECTRIC FACILITIES SO INSTALLED BY IT.

D. 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 OWNER OR HIS AGENTS OR CONTRACTORS.

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 HEREBY.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR NAMES TO BE AFFIXED, THIS 15 DAY OF March, 1984.

STATE FINANCIAL SERVICE CORPORATION  
 An Oklahoma Corporation

*J.P. Arwood*  
 J. P. ARWOOD, PRESIDENT

*Janice K. Gordon*  
 JANICE K. GORDON

ATTEST:  
*Phil Mitchell*  
 PHIL MITCHELL, SECRETARY

*David G. Gordon*  
 DAVID G. GORDON

STATE OF OKLAHOMA  
 COUNTY OF TULSA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE THIS 15 DAY OF March, 1984, PERSONALLY APPEARED J. P. ARWOOD TO BE 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 NOTARY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.  
 MY COMMISSION EXPIRES: August 13, 1984

*Indis Kay Edner*  
 NOTARY PUBLIC

STATE OF OKLAHOMA  
 COUNTY OF TULSA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY ON THIS 15 DAY OF March, 1984, PERSONALLY APPEARED JANICE K. GORDON AND DAVID G. GORDON, HUSBAND AND WIFE, TO ME KNOWN TO BE IDENTICAL PERSONS WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.  
 MY COMMISSION EXPIRES: May 3, 1984

*Sharon E. Turner*  
 NOTARY PUBLIC

OWNER-DEVELOPER: STATE FINANCIAL SERVICE CORPORATION, DAVID G. GORDON AND JANICE K. GORDON, 22201 EAST 71st STREET, BROKEN ARROW, OKLAHOMA 74102

FRANK PIERCE & ASSOCIATES, INC.  
 P O BOX 1193, EDMOND, OKLAHOMA 73034  
 EDMOND, OKLA PHONE AC 405-348-0550  
 TULSA, OKLA PHONE AC 918-599-8469

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