

CERTIFICATE OF DEDICATION

TIMBERBROOK VILLAGE

TIMBERBROOK VILLAGE, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE MERIDIAN, WAGONER COUNTY, OKLAHOMA.

A SUBDIVISION OF A PART OF THE SE 1/4 SE 1/4, SEC. 5, T18N, R15E, I.M. 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 VILLAGE LEGAL DESCRIPTION

A PART OF THE SE-1/4, OF THE SE-1/4, SECTION 5, T 18 N, R 15 E, OF THE INDIAN BASE MERIDIAN, TO WAGONER COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT THE NE CORNER OF SAID SE-1/4, SE-1/4, THENCE: N 00°19'22" W, ALONG THE EAST LINE OF SAID SE-1/4 SE-1/4, A DISTANCE OF 265.00' TO THE SE CORNER OF TIMBERBROOK IV, THENCE: N 90°00'00" W, ALONG THE SAID SOUTH LINE OF TIMBERBROOK IV, A DISTANCE OF 977.13' TO A POINT 200.00' EAST OF THE SW CORNER OF SAID TIMBERBROOK IV, THENCE: S 00°08'12" E, AND PARALLEL WITH THE WEST LINE OF SAID TIMBERBROOK IV, A DISTANCE OF 265.00' TO A POINT ON THE SOUTH LINE OF SAID SE-1/4 SE-1/4, THENCE: N 00°00'00" E, ALONG SAID SOUTH LINE, A DISTANCE OF 977.22' TO THE POINT OR PLACE OF BEGINNING.

SAID DESCRIBED TRACT CONTAINS 5.94 ACRES MORE OR LESS.

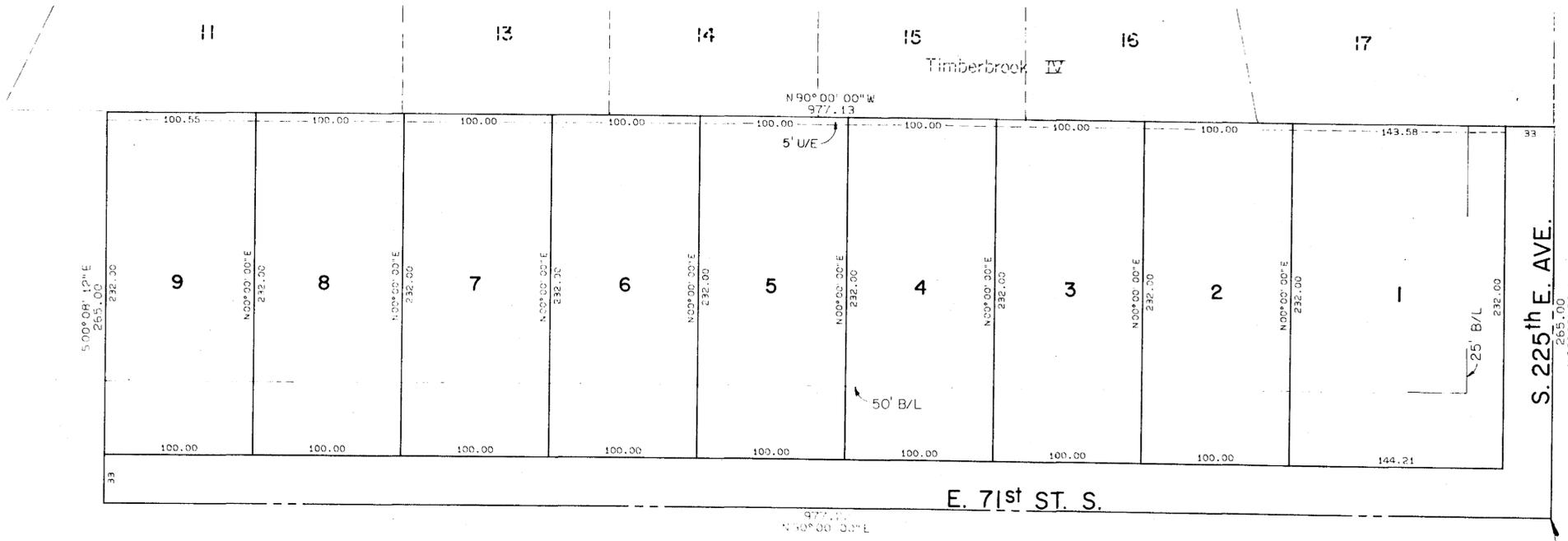
WHEREAS: STATE FINANCIAL SERVICE CORPORATION, AN OKLAHOMA CORPORATION, HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS AND STREETS, AND HAS DESIGNATED THE SAME AS TIMBERBROOK VILLAGE, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE-1/4) OF THE SOUTHEAST QUARTER (SE-1/4), SECTION 5, T 18 N, R 15 E, OF THE INDIAN BASE 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.

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 RELAYS 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 STRUCTURES 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 STRUCTURE AS MAY BE LOCATED UPON SAID LOT; PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE TO A PARTICULAR STRUCTURE, 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 STRUCTURE.



SCALE: 1" = 50'

STATE OF OKLAHOMA COUNTY OF WAGONER Filed for Record in the County Clerk's Office FEB 4 1980

3. THE SUPPLIER OF ELECTRIC SERVICE, THROUGH ITS PROPER AGENTS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTWAY 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 OR 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 31st DAY OF January, 1980 AND WHICH SAID INSTRUMENT CONSISTS OF 3 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 31st DAY OF January, 1980.

STATE FINANCIAL SERVICE CORP. AN OKLAHOMA CORPORATION (CORPORATE SEAL) ATTEST: J. P. Arwood PRESIDENT

Attest: Helen R. Smith SECRETARY

STATE OF OKLAHOMA ) SS. COUNTY OF TULSA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF January, 1980, BY J. P. ARWOOD, PRESIDENT OF STATE FINANCIAL SERVICE CORPORATION, AN OKLAHOMA CORPORATION.

MY COMMISSION EXPIRES: 3-23-81 JUDITH M. GATHMAN NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, FRANK P. PIERCE, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ANNEXED MAP OR PLAT OF TIMBERBROOK VILLAGE, PART OF THE SOUTHEAST QUARTER (SE 1/4) 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 THEREOF MADE UNDER MY SUPERVISION AND THAT THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

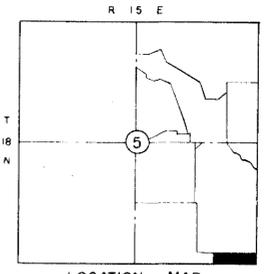
Frank P. Pierce REGISTERED LAND SURVEYOR

STATE OF OKLAHOMA ) ) SS. COUNTY OF WAGONER )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY ON THIS 31st DAY OF January, 1980, 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 Sharon E. Van... NOTARY PUBLIC



LOCATION MAP SCALE 1" = 2,000'

I, the undersigned, the duly qualified and acting County Treasurer, of Wagoner County, Wagoner, Oklahoma, hereby certify that according to the 1977 tax rolls the taxes on the above description are paid. Ruby H. Roberts, County Treasurer

DEPARTMENT OF HEALTH APPROVAL

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

SIGNED: Oscar Sparks RSP DATE: Feb. 4, 1980

WAGONER COUNTY HEALTH DEPARTMENT

MAPCO ENGINEERING CORPORATION 2501 S BROADWAY 348-0550 EDMOND, OKLAHOMA 73124