

AMENDED PLAT OF TIMBERBROOK III

ALL OF BLOCK 8, 9, 10, 11, 12
 A SUBDIVISION OF A PART OF THE E1/2 SEC 5, T18N, R10E1/2W,
 WAGONER COUNTY, OKLAHOMA

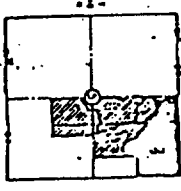
Filed
 9-28-73
 6-24

Curve No.	Station	Length	Radius	Chord	Angle
1	1+00.00	100.00	100.00	100.00	90.00
2	2+00.00	100.00	100.00	100.00	90.00
3	3+00.00	100.00	100.00	100.00	90.00
4	4+00.00	100.00	100.00	100.00	90.00
5	5+00.00	100.00	100.00	100.00	90.00
6	6+00.00	100.00	100.00	100.00	90.00
7	7+00.00	100.00	100.00	100.00	90.00
8	8+00.00	100.00	100.00	100.00	90.00
9	9+00.00	100.00	100.00	100.00	90.00
10	10+00.00	100.00	100.00	100.00	90.00
11	11+00.00	100.00	100.00	100.00	90.00
12	12+00.00	100.00	100.00	100.00	90.00
13	13+00.00	100.00	100.00	100.00	90.00
14	14+00.00	100.00	100.00	100.00	90.00
15	15+00.00	100.00	100.00	100.00	90.00
16	16+00.00	100.00	100.00	100.00	90.00
17	17+00.00	100.00	100.00	100.00	90.00
18	18+00.00	100.00	100.00	100.00	90.00
19	19+00.00	100.00	100.00	100.00	90.00
20	20+00.00	100.00	100.00	100.00	90.00
21	21+00.00	100.00	100.00	100.00	90.00
22	22+00.00	100.00	100.00	100.00	90.00
23	23+00.00	100.00	100.00	100.00	90.00
24	24+00.00	100.00	100.00	100.00	90.00
25	25+00.00	100.00	100.00	100.00	90.00
26	26+00.00	100.00	100.00	100.00	90.00
27	27+00.00	100.00	100.00	100.00	90.00
28	28+00.00	100.00	100.00	100.00	90.00
29	29+00.00	100.00	100.00	100.00	90.00
30	30+00.00	100.00	100.00	100.00	90.00
31	31+00.00	100.00	100.00	100.00	90.00
32	32+00.00	100.00	100.00	100.00	90.00
33	33+00.00	100.00	100.00	100.00	90.00
34	34+00.00	100.00	100.00	100.00	90.00
35	35+00.00	100.00	100.00	100.00	90.00
36	36+00.00	100.00	100.00	100.00	90.00
37	37+00.00	100.00	100.00	100.00	90.00
38	38+00.00	100.00	100.00	100.00	90.00
39	39+00.00	100.00	100.00	100.00	90.00
40	40+00.00	100.00	100.00	100.00	90.00
41	41+00.00	100.00	100.00	100.00	90.00
42	42+00.00	100.00	100.00	100.00	90.00
43	43+00.00	100.00	100.00	100.00	90.00
44	44+00.00	100.00	100.00	100.00	90.00
45	45+00.00	100.00	100.00	100.00	90.00

Subdividers Certificate

I, **James H. [Name]**, do hereby certify that the plat hereon is a true and correct copy of the original as shown to me by the owner thereof, and that the same is in accordance with the laws of the State of Oklahoma, and that the same is a true and correct copy of the original as shown to me by the owner thereof, and that the same is in accordance with the laws of the State of Oklahoma, and that the same is a true and correct copy of the original as shown to me by the owner thereof, and that the same is in accordance with the laws of the State of Oklahoma.

James H. [Name]
 Registered Professional Land Surveyor
 No. [Number] State of Oklahoma



LOCATION MAP
 Scale 1" = 1 mile

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

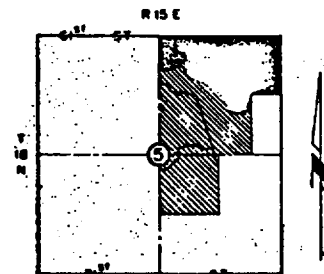
Plat Book 7 Pages 4 & 5
Records of County Clerk

Filed March 31, 1976
at 4:00 p.m.

AMENDED PLAT OF TIMBERBROOK III

ALL OF BLOCKS 8, 9, 10, 11, & 12
A SUBDIVISION OF A PART OF THE E 1/2 SEC. 5, T18N, R15E, I.M.
WAGONER COUNTY, OKLAHOMA

CERTIFICATE OF DEDICATION
FOR THE AMENDED PLAT OF
TIMBERBROOK III, A SUBDIVISION OF A PART OF THE
EAST HALF (E/2) OF SECTION 5, TOWNSHIP 18 NORTH
RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN
WAGONER COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS STATE FINANCIAL SERVICE CORPORATION, AN OKLAHOMA CORPORATION
AND LIBERTY HOMES INC. ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND IN
THE COUNTY OF WAGONER, STATE OF OKLAHOMA, TO-WIT:

TIMBERBROOK III LEGAL DESCRIPTION

A PART OF THE E 1/2 OF SECTION 5, T 18 N, R 15 E, I.M., WAGONER COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT THE NE CORNER OF SAID SECTION 5,
THENCE: S 0°09'22" E, A DISTANCE OF 1,330.20 TO THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 5,
THENCE: N 89°51'38" W ALONG THE SOUTH LINE OF SAID NE 1/4, NE 1/4, SECTION 5, A DISTANCE OF 660.44' TO THE SW CORNER OF THE E 1/2 OF THE NE 1/4, NE 1/4, SAID SECTION 5,
THENCE: S 0°08'47" E ALONG THE EAST LINE OF THE W 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 5, A DISTANCE OF 246.00' TO A POINT,
THENCE: S 38°56'11" W, A DISTANCE OF 142.25' TO A POINT,
THENCE: S 67°35'02" W, A DISTANCE OF 86.54' TO A POINT,
THENCE: N 79°59'31" W, A DISTANCE OF 207.15' TO A POINT,
THENCE: N 32°06'57" W, A DISTANCE OF 315.08' TO A POINT,
THENCE: N 44°51'33" W, A DISTANCE OF 472.79' TO A POINT,
THENCE: N 66°07'08" W, A DISTANCE OF 516.91' TO A POINT,
THENCE: N 37°42'17" W, A DISTANCE OF 60.00' TO A POINT,
THENCE: N 21°57'08" W, A DISTANCE OF 218.00' TO A POINT,
THENCE: S 47°01'06" W, A DISTANCE OF 205.25' TO A POINT,
THENCE: S 86°30'34" W, A DISTANCE OF 368.35' TO A POINT ON THE WEST LINE OF THE NE 1/4 OF SAID SECTION 5,
THENCE: N 0°07'02" W AND ALONG SAID WEST LINE NE 1/4, A DISTANCE OF 783.00' TO THE NW CORNER OF SAID NE 1/4, SECTION 5,

THENCE: N 89°59'08" E AND ALONG THE NORTH LINE OF SAID NE 1/4, SECTION 5, A DISTANCE OF 2,640.85' TO THE POINT OR PLACE OF BEGINNING.

SAID DESCRIBED TRACT CONTAINING 71.57 ACRES MORE OR LESS AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND STREETS, AND HAS DESIGNATED THE SAME AS THE AMENDED PLAT OF TIMBERBROOK III, A SUBDIVISION OF A PART OF THE EAST HALF (E/2) OF 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 AND LIBERTY HOMES INC. AND ITS SUCCESSORS IN TITLE TO THE SUBDIVISIONS OF SAID LAND (HEREAFTER REFERRED TO AS LOTS), STATE FINANCIAL AND LIBERTY HOMES INC. 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 AND LIBERTY HOMES INC. DO 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 AND LIBERTY HOMES INC. 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 LIBERTY HOMES INC. AND THEIR SUCCESSORS FURTHER COVENANT THAT:

- 1) OVERHEAD POLE LINES MAY BE INSTALLED ALONG THE WEST SIDE AND IN THE EXISTING 100 FOOT EASEMENT OF SAID ADDITION; ELSEWHERE, ALL SUPPLY OF ELECTRIC SERVICE SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS RESERVED FOR GENERAL UTILITY SERVICES, SHOWN ON THE ATTACHED PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY ALSO BE LOCATED IN SAID EASEMENT WAYS.

- 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 DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE 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 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 ELECTRICAL FACILITIES SO INSTALLED BY IT.
- 4) THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND 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.
- 5) THE FOREGOING COVENANTS SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC SERVICE AND THE OWNER OF EACH LOT AGREES TO BE BOUND THEREBY.

THE PROVISIONS OF SECTION I 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 29th DAY OF March 1976 AND WHICH SAID INSTRUMENT CONSISTS OF 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 March, 1976.

STATE FINANCIAL SERVICE CORPORATION
AN OKLAHOMA CORPORATION

(CORPORATE SEAL)


PRESIDENT

J. P. ARWOOD

ATTEST:


SECRETARY

PHIL MITCHELL

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
29th DAY OF March, 1976, BY J. P. ARWOOD, PRESI-
DENT OF STATE FINANCIAL SERVICE CORPORATION, AN OKLAHOMA COR-
PORATION.

Steven A. Collins
NOTARY PUBLIC

(deed)
MY COMMISSION EXPIRES: July 2, 1977

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 1976 AND ALL PRIOR YEARS ON THE LAND SHOWN ON
THE ANNEXED MAP OR PLAT OF AMENDED PLAT OF TIMBERBROOK III,
WAGONER COUNTY, OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY
HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER GUAR-
ANTEERING THE PAYMENT OF THE CURRENT YEARS TAXES.

IN WITNESS WHEREOF, SAID COUNTY TREASURER HAS CAUSED THIS IN-
STRUMENT TO BE EXECUTED AT Wagoner, OKLAHOMA, THIS
DAY OF 3-31- 1976.

Ruby W. 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 SYS-
TEM.

SIGNED: Ernest Allen RPS DATE, 3-25-76
(deed) ERNEST ALLEN
WAGONER COUNTY HEALTH DEPARTMENT

IN WITNESS WHEREOF, REPRESENTATIVES OF LIBERTY HOMES
INC. HAVE CAUSED THEIR NAMES TO BE AFFIXED, THIS 29th DAY
OF March, 1976.

LIBERTY HOMES INC.

Robert E. Phillips
PRESIDENT ROBERT E. PHILLIPS

(CORPORATE SEAL)

ATTEST:

Phil Mitchell
SECRETARY PHIL MITCHELL

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME THIS 29th DAY OF March, 1976, BY ROBERT E.
PHILLIPS, PRESIDENT OF LIBERTY HOMES INC.

Steven A. Collins
NOTARY PUBLIC

(deed)
MY COMMISSION EXPIRES: July 2, 1977