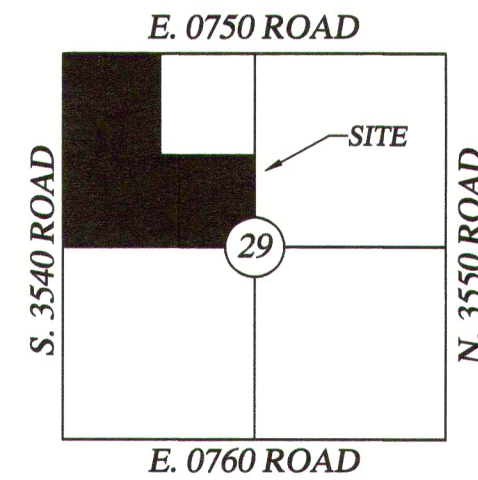


# OAKWOOD VALLEY

A PART OF THE NW/4 OF SECTION 29, T17N, R6E I.M.,  
LINCOLN COUNTY, OKLAHOMA



TOWNSHIP 17 NORTH, RANGE 6 EAST, I.M.  
LINCOLN COUNTY, OKLAHOMA

LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY (FROM TITLE COMMITMENT 3062408129,  
FIRSTTITLE AND ABSTRACT SERVICES, LLC, 126 S. MAIN, WAGONER, OK 74467):

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW4 NW4) AND THE SOUTH  
HALF OF THE NORTHWEST QUARTER (SW NW4) OF SECTION TWENTY-NINE (29), TOWNSHIP  
SEVENTEEN (17) NORTH, RANGE SIX (6) EAST OF THE INDIAN MERIDIAN, LINCOLN COUNTY,  
OKLAHOMA.

## OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT TIMBERLAND INVESTMENTS, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE  
OWNERS OF AND THE ONLY PERSONS, FIRMS, OR CORPORATION HAVING ANY RIGHT,  
TITLE, OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT OF OAKWOOD  
VALLEY, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND  
THAT THEY HEREBY DEDICATE THE ROADWAY AND UTILITY EASEMENTS SHOWN HEREON  
FOR THE USE OF STREETS AND UTILITIES FOR THEIR HEIRS, EXECUTORS,  
ADMINISTRATORS, SUCCESSORS AND ASSIGN FOREVER, AND HAVE CAUSED THE SAME TO  
BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS  
SHOWN IN THE ABSTRACTOR'S CERTIFICATE.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE  
EXECUTED THIS 30 DAY OF MARCH, 2025, COVENANTS RESERVATIONS,  
AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A DIFFERENT INSTRUMENT:

TIMBERLAND INVESTMENTS, LLC J. Key Manager

STATE OF OKLAHOMA }  
COUNTY OF Lincoln

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,  
ON THIS 30 DAY OF MARCH, 2025, PERSONALLY APPEARED SETH  
KOENIG, MANAGER OF TIMBERLAND INVESTMENTS, LLC, 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 AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID LLC FOR THE  
USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: 09/11/28

NOTARY PUBLIC: Dan Moore

## COUNTY TREASURER'S CERTIFICATE

I, Brenda Jackson, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED,  
QUALIFIED AND ACTING COUNTY TREASURER OF LINCOLN COUNTY, STATE OF  
OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR  
THE YEAR 2025, AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF  
OAKWOOD VALLEY, LINCOLN COUNTY, STATE OF OKLAHOMA, THAT THE REQUIRED  
STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER,  
GUARANTEEING PAYMENT OF THE CURRENT YEAR'S TAXES.

IN WITNESS WHEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE  
EXECUTED AT LINCOLN COUNTY, OKLAHOMA, THIS 10 DAY OF April,  
2025

COUNTY TREASURER: Brenda Jackson

## TITLE COMMITMENT PROVIDED BY:

FIRSTTITLE & ABSTRACTING, LLC  
126 S. MAIN  
WAGONER, OK 74467  
PHONE: 918-485-4343  
- FILE NUMBER 2897729-M002  
- EFFECTIVE DATE: JANUARY 8, 2025 AT 7:30 AM

## TITLE COMMITMENT SCHEDULE B - SECTION II ITEMS:

- RIGHT OF WAY GRANT IN FAVOR OF THE OZARK PIPE LINE CORPORATION RECORDED  
ON APRIL 7, 1927 IN BOOK 75 MISC., PAGE 301; ASSIGNMENT IN FAVOR OF WILCOX OIL  
COMPANY RECORDED ON DECEMBER 22, 1950 IN BOOK 173 MISC., PAGE 579; ASSIGNMENT  
IN FAVOR OF TENNICO OIL COMPANY RECORDED ON DECEMBER 21, 1966 IN BOOK 303,  
PAGE 181; ASSIGNMENT IN FAVOR OF BIGHEART PIPE LINE CORPORATION RECORDED ON  
MARCH 13, 1967 IN BOOK 322, PAGE 159.  
DOES AFFECT THE SUBJECT PROPERTY, IS NOT SHOWN HEREON AND IS BLANKET IN  
NATURE.
- QUIT CLAIM CONVEYANCE AND ASSIGNMENT AND DISCLAIMER OF INTEREST IN  
FAVOR OF KEYSTONE GAS CORPORATION RECORDED ON JANUARY 31, 2007, AS  
DOCUMENT NO. 01074, AND IN BOOK 1733, PAGE 95.  
DOES AFFECT THE SUBJECT PROPERTY, IS NOT SHOWN HEREON AND IS BLANKET IN  
NATURE.
- QUIT CLAIM CONVEYANCE AND ASSIGNMENT AND DISCLAIMER OF INTEREST IN  
FAVOR OF SCISSORTAIL ENERGY, LLC, RECORDED ON JANUARY 31, 2007 AS DOCUMENT  
NO. 01075, AND IN BOOK 1733, PAGE 150.  
DOES AFFECT THE SUBJECT PROPERTY, IS NOT SHOWN HEREON AND IS BLANKET IN  
NATURE.
- QUIT CLAIM CONVEYANCE AND ASSIGNMENT AND DISCLAIMER OF INTEREST IN  
FAVOR OF DCP MIDSTREAM, LP, FORMERLY KNOWN AS DUKE ENERGY FIELD SERVICES,  
LP, FORMERLY KNOWN AS DUKE ENERGY FIELD SERVICES ASSETS, LLC, RECORDED ON  
JANUARY 31, 2007 AS DOCUMENT NO. 01076, AND IN BOOK 1733, PAGE 174.  
DOES AFFECT THE SUBJECT PROPERTY, IS NOT SHOWN HEREON AND IS BLANKET IN  
NATURE.
- EASEMENT IN FAVOR OF OKLAHOMA GAS AND ELECTRIC COMPANY RECORDED ON  
APRIL 25, 2011 AS DOCUMENT NO. 02675, AND IN BOOK 1916, PAGE 218.  
DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

## STATE DEPARTMENT OF ENVIRONMENTAL QUALITY

I CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN FOR A PLAT  
OF RESIDENTIAL DEVELOPMENT, AND HEREBY APPROVE THIS PLAT FOR THE  
USE OF PRIVATE RES. WATER SYSTEMS AND PRIVATE SEWAGE  
SYSTEMS.

ONCE THE PLAT HAS BEEN APPROVED BY THE DEPARTMENT, NO SOIL  
MODIFICATION MAY OCCUR IN AN AREA DESIGNATED FOR THE SEWAGE  
DISPOSAL SYSTEM(S).

DATE: 4/8/2025

LINCOLN COUNTY D.E.Q. REPRESENTATIVE Mal Velazquez

## BOARD OF COUNTY COMMISSIONER'S APPROVAL

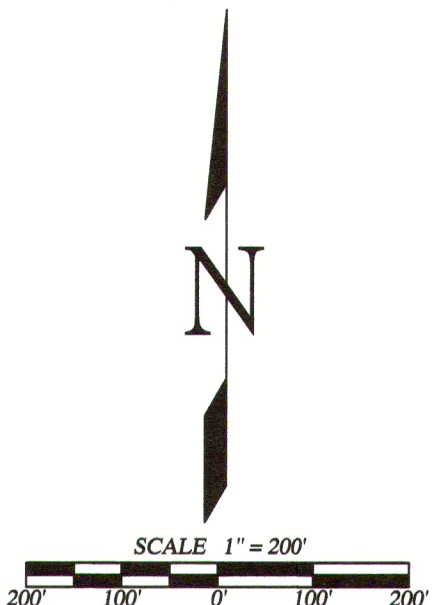
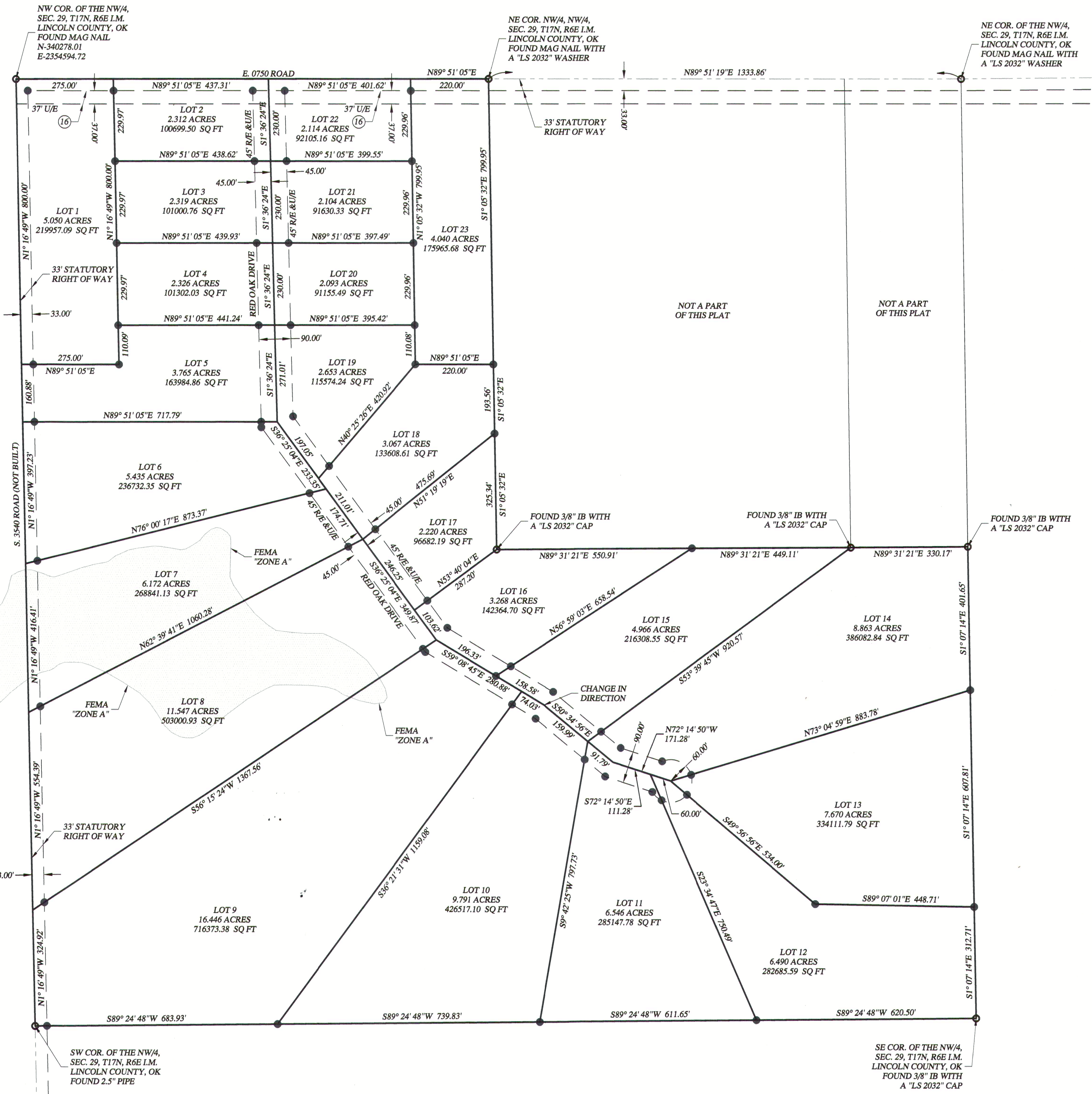
I, Lee Doolen, CHAIRMAN OF THE BOARD OF COUNTY  
COMMISSIONERS OF LINCOLN COUNTY, OKLAHOMA, HEREBY CERTIFY THAT  
THE SAID COUNTY COMMISSIONERS DULY APPROVED THIS PLAT OF  
OAKWOOD VALLEY, IN LINCOLN COUNTY, OKLAHOMA ON THE 28 DAY OF  
April, 2025.

CHAIRMAN Lee Doolen

\*\* THE ROADS SHOWN HEREON THAT ARE NOT SECTION LINE ROADS WILL BE  
PRIVATE ROADS AND ARE NOT MAINTAINED BY LINCOLN COUNTY. \*\*

## FEMA FLOOD ZONE INFORMATION -

- LOTS 1-6 AND LOTS 10-23 ARE LOCATED WITHIN "ZONE X" (AREAS DETERMINED  
TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), HOWEVER, A PORTION  
OF LOTS 7, 8, AND 9 ARE IN "ZONE A" (AREAS DETERMINED TO BE WITHIN THE  
1% ANNUAL CHANCE FLOODPLAIN).  
- FIRM PANEL NUMBER 40081 COI25D  
- EFFECTIVE DATE: 19 AUGUST 2010  
- THE FLOOD ZONE DETERMINATION FOR THIS PROPERTY WAS MADE BY GRAPHIC  
PLOTTING ONLY.



BASIS OF BEARINGS - BEARINGS ARE  
BASED ON STATIC GPS OBSERVATIONS,  
REDUCED USING NGS GPS.

DATUM - HORIZONTAL NAD 83, VERTICAL  
NAVD 88, OKLAHOMA STATE PLANE  
COORDINATES, NORTH ZONE (3501).

1-2025-002854 Book 2503 Pg 53  
04/26/2025 9:11am Pg 0003-0003  
Fee \$20.00 Doc 80.00  
Alicia Wagner - Lincoln County Clerk  
State of OK

LEGEND -	
SUBJECT PROPERTY	_____
ADJACENT PROPERTY	_____
SECTION LINE	_____
EASEMENT	_____
MONUMENT FOUND	●
MONUMENT SET (1/2" IB WITH A "LS 2032" CAP)	○

OKIE 811  
BEFORE DIGGING CALL  
811 OR 1-800-522-OKIE

## SURVEYOR'S CERTIFICATE

I, MICAH E. GUSTIN, A REGISTERED PROFESSIONAL LAND  
SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY  
THAT ON THE DATE SHOWN, A CAREFUL SURVEY OF THE  
DESCRIBED PROPERTY WAS FINISHED UNDER MY DIRECT  
SUPERVISION, AND THAT THIS PLAT MEETS THE MINIMUM  
TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING  
AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Micah E. Gustin  
MICAH E. GUSTIN, O.L.S. 1769  
DATE - 31 MARCH 2025  
OKLAHOMA C.A. #7698 (EXPIRES 30 JUN, 2026)

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID  
COUNTY AND STATE, ON THIS 31 DAY OF March,  
2025, PERSONALLY APPEARED MICAH E. GUSTIN, 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 HEREIN SET FORTH.

MY COMMISSION EXPIRES: 12/12/2025

NOTARY PUBLIC: Dan Moore

GLS

Gustin Land Surveying, LLC

1800 E. MEMORIAL ROAD, STE. 106  
OKLAHOMA CITY, OK 73131  
PH. 405-740-6748

JOB:	121-25 subdivision plat
DRAWN BY:	M. GUSTIN
DATE:	31 MARCH 2025
REVISED:	

