

OWNERS CERTIFICATE AND DEDICATION

I do hereby certify that I am the sole owner of the following described tract and do hereby certify that:

- I reserve and dedicate the normal Roadway easements to the public for the purposes of locating, constructing, widening, maintaining, conducting and performing any public roadway or utility purpose above or beneath the surface with the right of ingress and egress at any time.
- Said property is subject to certain conditions, covenants and restrictions which have been hereinafter filed in the Office of the County Clerk of LeFlore County.

NEW DESCRIPTION (638.22 ACRES)

Part of Section 33 and Section 34, all in T1N, R23E, LeFlore County, 19 M. Oklahoma, described as: Commencing at an original stone at the NW 1/4 of Section 33, thence N 01°48'21" W a distance of 235.84 feet to the POINT OF BEGINNING, thence continuing N 01°48'21" W a distance of 2385.24 feet to the NW 1/4 of Section 33, thence N 88°29'45" E a distance of 2633.87 feet to the NE 1/4 of Section 33, thence N 88°21'20" E a distance of 2633.09 feet to the NE 1/4 of Section 33, thence N 88°12'35" E a distance of 2644.82 feet to the NW 1/4 of Section 34, thence N 88°11'05" E a distance of 2645.84 feet to the NE 1/4 of Section 34, thence S 01°48'42" E a distance of 2610.17 feet to the NW 1/4 of Section 34, thence S 01°48'58" E along the East line of Section 34 a distance of 289.13 feet to the centerline of an existing road, thence along the centerline of a road these courses, thence S 84°54'47" W a distance of 487.54 feet, thence S 79°09'52" W a distance of 385.37 feet, thence S 80°30'11" W a distance of 125.27 feet, thence S 80°11'53" W a distance of 265.54 feet, thence N 88°03'36" W a distance of 324.44 feet, thence S 80°44'54" W a distance of 208.81 feet, thence S 85°17'24" W a distance of 236.47 feet, thence N 84°37'00" W a distance of 84.89 feet, thence N 78°47'04" W a distance of 215.74 feet, thence N 82°48'18" W a distance of 168.77 feet, thence N 73°52'59" W a distance of 285.72 feet, thence S 85°28'58" W a distance of 285.25 feet, thence S 86°37'09" W a distance of 121.37 feet, thence S 81°53'31" W a distance of 377.26 feet, thence S 83°24'03" W a distance of 567.34 feet, thence N 88°32'49" W a distance of 143.38 feet, thence S 73°50'07" W a distance of 23.87 feet, thence N 83°13'31" W a distance of 88°32'49" W a distance of 143.38 feet, thence N 74°02'06" W a distance of 41.63 feet, thence N 85°40'07" W a distance of 375.08 feet, thence N 69°47'58" W a distance of 40.89 feet, thence N 52°57'23" W a distance of 44.48 feet, thence N 70°38'47" W a distance of 183.51 feet, thence N 74°02'06" W a distance of 155.55 feet, thence N 70°17'28" W a distance of 281.03 feet, thence S 85°15'48" W a distance of 20.80 feet, thence N 74°39'10" W a distance of 202.04 feet, thence N 78°23'45" W a distance of 333.07 feet, thence N 87°48'17" W a distance of 235.11 feet, thence S 87°41'14" W a distance of 127.18 feet, thence N 77°38'10" W a distance of 29.20 feet, thence S 84°42'15" W a distance of 67.35 feet, thence N 88°50'11" W a distance of 538.73 feet, thence S 81°29'25" W a distance of 215.69 feet, thence S 74°18'47" W a distance of 280.24 feet, thence S 78°30'58" W a distance of 526.84 feet, thence N 83°38'05" W a distance of 145.26 feet, thence N 75°49'29" W a distance of 410.77 feet, thence N 88°58'54" W a distance of 483.05 feet, thence S 88°07'37" W a distance of 500.28 feet, thence S 81°20'05" W a distance of 175.81 feet, thence S 85°14'47" W a distance of 210.31 feet, thence N 88°25'38" W a distance of 207.88 feet to the POINT OF BEGINNING. Containing 638.22 acres.

Witness my hand on this _____ day of _____, 2022.
BLUE RIVER REALTY LLC
by _____ Managing Partner

STATE OF OKLAHOMA
COUNTY OF LEFLORE

Before me, the undersigned, a Notary Public in and for said County and State, on the _____ day of _____, 2022, personally appeared _____, to me known to be the identical person who signed the name of the maker thereof to the within foregoing instrument as its Issuing Owner, and acknowledged to me that they have executed the same on their free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires the _____ day of _____, 20____.

Notary Public
DEPARTMENT OF ENVIRONMENTAL QUALITY
The _____ Office of the Department of Environmental Quality has approved this plat for the use of Private water systems and individual On-Site sewer systems on the _____ day of _____, 2022.

Environmental Program Specialist
Department of Environmental Quality

COUNTY TREASURER CERTIFICATION

I do hereby certify that I am the elected and acting County Treasurer of LeFlore County, State of Oklahoma. I further certify that the tax records of said County show that all taxes are paid for the last year 2021 and prior years on the land shown on the plat of The Preserve at Boktuko Mountain Phase I and that required liability security has been deposited in the Office of County Treasurer guaranteeing payment of the current year's taxes.

Witness my hand on this _____ day of _____, 2022.

County Treasurer

SURVEYOR'S CERTIFICATION

I, Jason Lloyd, Licensed Professional Land Surveyor #1971 in the State of Oklahoma, certify that this survey of The Preserve at Boktuko Mountain Phase I is a true representation of a survey performed under my supervision between 01/11/2022 and 4/15/2022 and according to the Oklahoma Minimum Standards as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. All monuments shown hereon actually exist in the positions shown.

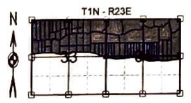
Jason Lloyd, OK RPLS#1971 Date _____

DATE: 4-19-22
PROJECT: 22-012 (wpd) - Phase I

LLOYD
MAPPING PLANNING
LAND SURVEYING.COM

22828 Grand View Dr.
Pawnee, OK 74053
OK CAP 8028
918-413-5324
918-612-2078
jloyd@lloydsurveying.com

Subject to 15' utility easement on all non-road lot lines



BASED ON BEARINGS & DISTANCES ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 33 FROM P.O.C. OR SOUTH CORNER, MONUMENT.
FLOOD STATEMENT: THIS PROPERTY IS NOT IN A FLOOD PLAIN, ACCORDING TO FIRM MAPS AND FLOODING AND 607/2008C AUGUST 18, 2017.



THE PRESERVE

AT BOKTUKLO MOUNTAIN

PHASE 1



