

**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 named Roadway easements to the public for the purposes of locating, constructing, erecting, 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 hereafter filed in the Office of the County Clerk of LeFlore County.

**NEW DESCRIPTION (566.32 ACRES)**

Part of the S/2 of Section 34 and part of the S/2 S/2 N/2 of Section 33 and that part of the S/2 of Section 33 lying North and East of Old State Highway #144, T1N, R23E, I.B.M., LeFlore County, Oklahoma, all more particularly described as follows: BEGINNING at a GLO Stone at the SW corner of the NW/4 of Section 33; thence N 01°48'21" W along the West line of said NW/4 a distance of 235.94 feet to the centerline of an existing road, thence along said centerline these courses: thence S 88°25'36" E a distance of 207.96 feet, thence N 85°43'44" E a distance of 210.51 feet, thence N 81°20'05" E a distance of 175.61 feet, thence N 86°07'37" E a distance of 500.26 feet, thence S 89°58'54" E a distance of 483.00 feet, thence S 75°49'39" E a distance of 410.77 feet, thence S 83°36'05" E a distance of 145.26 feet, thence N 79°30'59" E a distance of 529.94 feet, thence N 74°18'45" E a distance of 280.24 feet, thence N 81°22'25" E a distance of 215.69 feet, thence S 89°50'11" E a distance of 538.73 feet, thence N 84°42'15" E a distance of 67.35 feet, thence S 77°39'10" E a distance of 29.20 feet, thence N 83°49'14" E a distance of 127.18 feet, thence S 87°49'17" E a distance of 235.11 feet, thence S 79°25'45" E a distance of 333.07 feet, thence S 74°39'10" E a distance of 202.04 feet, thence N 88°15'46" E a distance of 20.60 feet, thence S 70°17'26" E a distance of 281.03 feet, thence S 74°02'28" E a distance of 165.65 feet, thence S 70°38'47" E a distance of 183.51 feet, thence S 52°57'23" E a distance of 44.46 feet, thence S 69°47'59" E a distance of 40.89 feet, thence S 85°40'20" E a distance of 375.08 feet, thence S 71°41'55" E a distance of 41.63 feet, thence S 83°31'31" E a distance of 207.10 feet, thence N 73°55'00" E a distance of 23.87 feet, thence S 88°32'49" E a distance of 143.38 feet, thence N 83°24'03" E a distance of 567.53 feet, thence N 81°53'31" E a distance of 377.26 feet, thence N 86°37'09" E a distance of 121.37 feet, thence S 89°28'38" E a distance of 285.25 feet, thence S 73°52'59" E a distance of 255.72 feet, thence S 82°48'18" E a distance of 189.77 feet, thence S 78°47'04" E a distance of 215.74 feet, thence S 84°37'00" E a distance of 84.89 feet, thence S 79°19'46" E a distance of 181.23 feet, thence S 85°12'23" E a distance of 192.15 feet, thence N 85°17'24" E a distance of 250.47 feet, thence N 80°44'54" E a distance of 206.91 feet, thence S 88°03'36" E a distance of 324.40 feet, thence N 89°11'53" E a distance of 265.54 feet, thence N 85°30'01" E a distance of 125.27 feet, thence N 79°09'53" E a distance of 385.37 feet, thence N 84°54'47" E a distance of 19.82 feet, thence S 01°50'35" E a distance of 2323.90 feet to a point on the South line of the SE/4 of Section 34; thence S 88°15'27" W a distance of 2173.77 feet to the SW corner of the SE/4 of Section 34; thence S 88°12'58" W a distance of 2840.64 feet to the SW corner of the SW/4 of Section 34; thence S 88°14'09" W along the South line of the SE/4 of Section 33 a distance of 2076.41 feet to a point on the Northeast Right-of-Way of Old State Highway #144; thence along said Right-of-Way these courses: thence N 77°15'59" W a distance of 633.84 feet, thence on a tangent curve to the right with a radius of 3825.00 (chd=N 75°02'15" W, 297.42') a distance of 297.50 feet, thence N 72°48'33" W a distance of 331.55 feet, thence on a tangent curve to the right with a radius of 17465.00 (chd=N 72°19'04" W, 299.69') a distance of 299.69 feet, thence N 71°49'33" W a distance of 823.34 feet, thence on a tangent curve to the right with a radius of 2165.00 (chd=N 69°53'43" W, 145.87') a distance of 145.90 feet, thence N 49°36'00" W a distance of 102.22 feet, thence N 58°51'48" W a distance of 149.78 feet, thence N 81°13'19" W a distance of 156.60 feet, thence N 63°57'52" W a distance of 502.38 feet to a point on the West line of the SW/4 of Section 33; thence N 01°41'18" W along said West line a distance of 1424.44 feet to the POINT OF BEGINNING. Containing 566.32 acres.

Witness my hand on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BLUE RIVER REALTY, LLC by: \_\_\_\_\_ Managing Partner

STATE OF OKLAHOMA )  
  ) ss  
COUNTY OF LEFLORE )

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared \_\_\_\_\_ to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Initiating Owner, and acknowledged to me that they have executed the same as its 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 \_\_\_\_\_, 2023.

Environmental Program Specialist  
Department of Environmental Quality

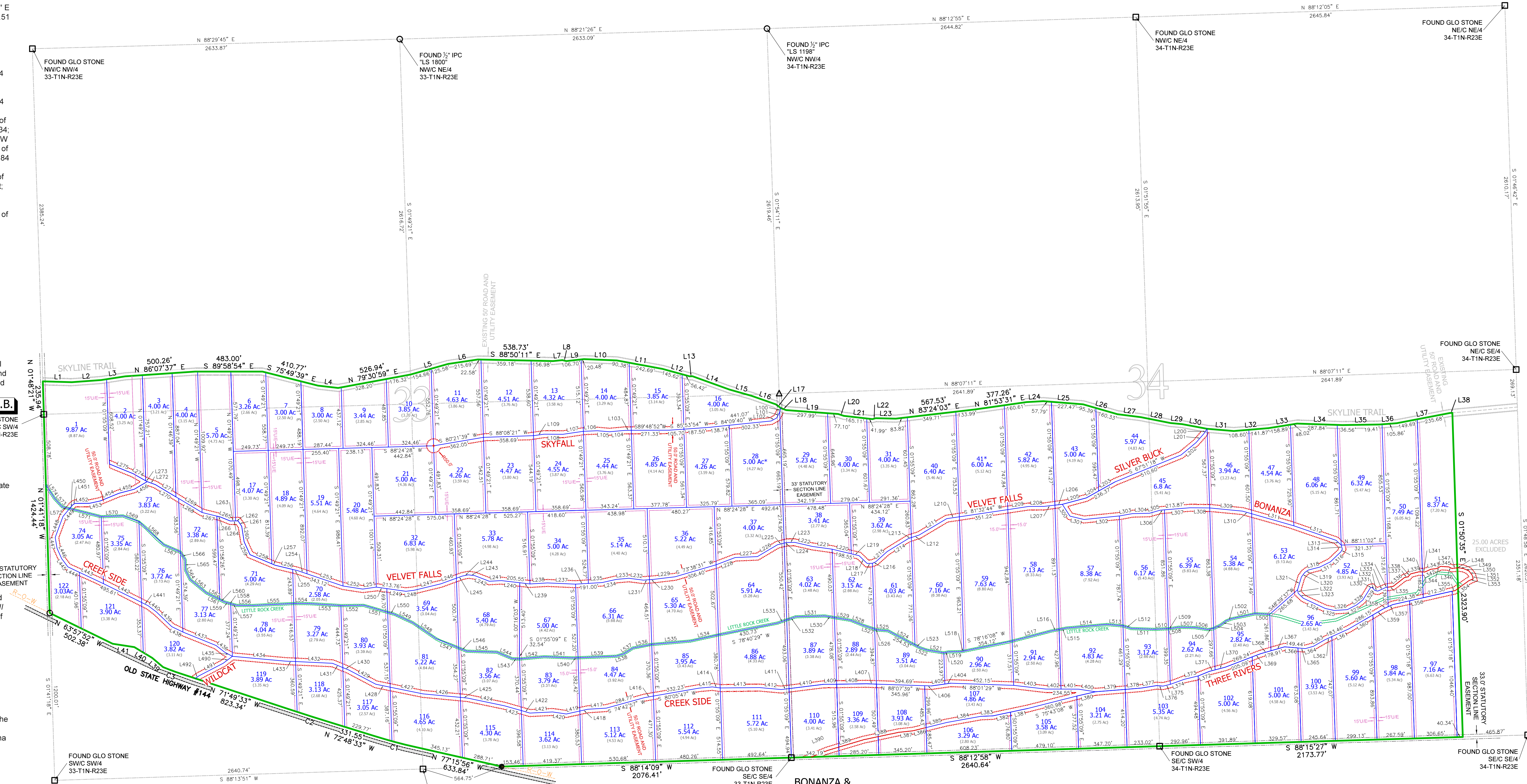
**COUNTY TREASURER CERTIFICATION**  
I, \_\_\_\_\_ do hereby certify that I am the elected and acting County treasurer of LeFlore County, State of Oklahoma. I further certify that the tax records of said County show that all taxes are paid for the tax year 2022 and prior years on the land shown on this plat of *The Preserve at Boktuklo Mountain Phase II* and that required statutory 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 \_\_\_\_\_, 2023.

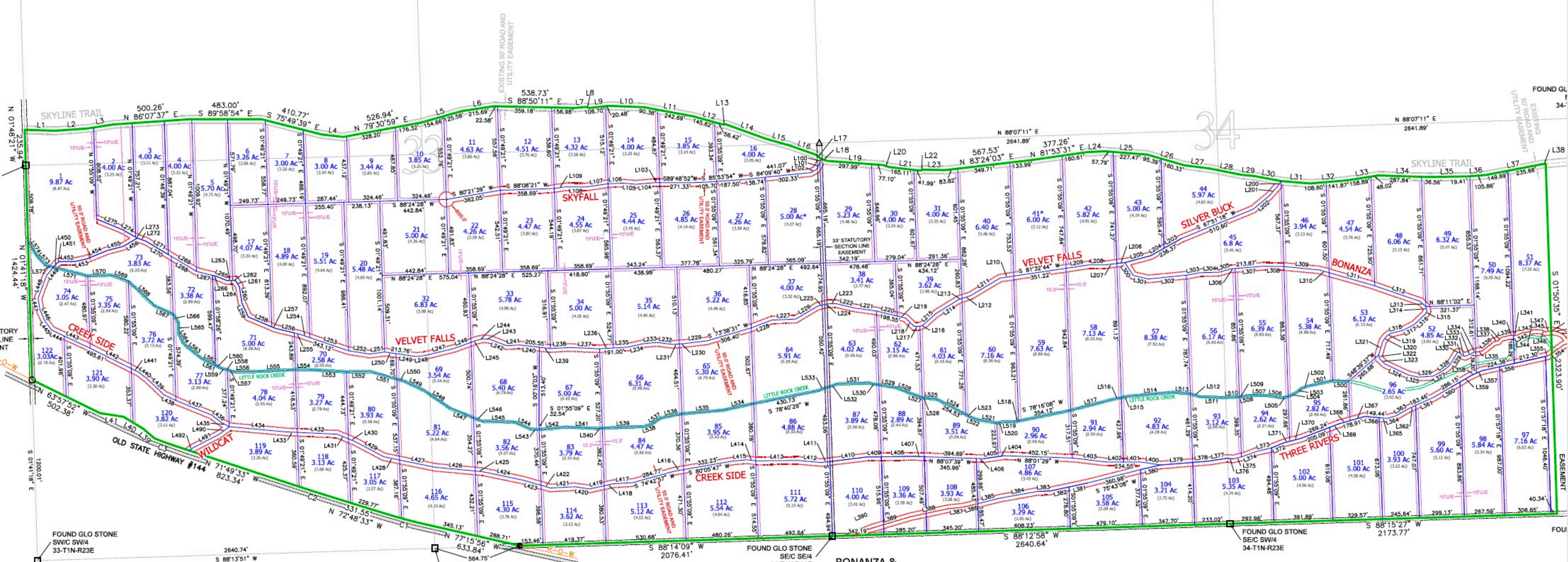
County Treasurer \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**  
I, Jason Lloyd, Licensed Professional Land Surveyor #1971 in the State of Oklahoma, certify that this survey of "The Preserve at Boktuklo Mountain Phase II" is a true representation of a survey performed under my supervision between 4/18/2023 and 6/12/2023 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 \_\_\_\_\_



BOUNDARY				SKYFALL				SILVER BUCK & VELVET FALLS				CREEK SIDE				LITTLE ROCK CREEK							
LINE	BEARING	DISTANCE	ACRES	LINE	BEARING	DISTANCE	ACRES	LINE	BEARING	DISTANCE	ACRES	LINE	BEARING	DISTANCE	ACRES	LINE	BEARING	DISTANCE	ACRES				
L1	N 88°25'36" E	207.96		L100	S 142°31'14" W	28.80		L1	S 72°45'24" E	101.14		L100	S 72°45'24" E	101.14		L1	N 81°16'24" W	123.09		L100	N 88°05'41" W	105.62	
L2	N 89°58'54" E	483.00		L101	S 141°34'47" W	88.84		L11	S 76°39'24" E	103.79		L101	S 76°39'24" E	103.79		L11	N 80°25'41" W	105.62		L101	S 77°49'24" W	105.62	
L3	N 75°49'39" E	410.77		L102	S 140°37'19" W	76.50		L12	S 76°20'05" E	101.38		L102	S 76°20'05" E	101.38		L12	N 79°20'25" W	105.62		L102	S 78°20'25" W	105.62	
L4	S 83°36'05" E	145.26		L103	S 139°40'52" W	64.24		L13	S 75°02'15" E	297.42		L103	S 75°02'15" E	297.42		L13	N 83°36'05" W	145.26		L103	S 79°20'25" W	105.62	
L5	N 79°30'59" E	529.94		L104	S 138°43'25" W	51.98		L14	S 74°18'45" E	280.24		L104	S 74°18'45" E	280.24		L14	N 81°22'25" W	215.69		L104	S 81°22'25" W	215.69	
L6	N 74°18'45" E	280.24		L105	S 137°46'00" W	39.82		L15	S 89°50'11" E	538.73		L105	S 89°50'11" E	538.73		L15	N 84°42'15" W	67.35		L105	S 84°42'15" W	67.35	
L7	N 81°22'25" E	215.69		L106	S 136°48'33" W	29.20		L16	S 87°49'17" E	235.11		L106	S 87°49'17" E	235.11		L16	N 83°49'14" W	127.18		L106	S 83°49'14" W	127.18	
L8	S 89°58'54" E	483.00		L107	S 135°51'06" W	19.82		L17	S 85°12'23" E	192.15		L107	S 85°12'23" E	192.15		L17	N 85°17'24" W	250.47		L107	S 85°17'24" W	250.47	
L9	S 75°49'39" E	410.77		L108	S 134°53'49" W	9.46		L18	N 80°44'54" E	206.91		L108	N 80°44'54" E	206.91		L18	N 80°44'54" E	206.91		L108	S 80°44'54" W	206.91	
L10	S 83°36'05" E	145.26		L109	S 133°56'24" W	0.00		L19	N 79°09'53" E	385.37		L109	N 79°09'53" E	385.37		L19	N 79°09'53" E	385.37		L109	S 79°09'53" W	385.37	
L11	N 79°30'59" E	529.94		L110	S 132°59'00" W	0.00		L20	N 84°54'47" E	19.82		L110	N 84°54'47" E	19.82		L20	N 84°54'47" E	19.82		L110	S 84°54'47" W	19.82	
L12	N 74°18'45" E	280.24		L111	S 132°01'36" W	0.00		L21	S 88°15'27" W	2173.77		L111	S 88°15'27" W	2173.77		L21	S 88°15'27" W	2173.77		L111	S 88°15'27" W	2173.77	
L13	N 81°22'25" E	215.69		L112	S 131°04'12" W	0.00		L22	S 88°12'58" W	2840.64		L112	S 88°12'58" W	2840.64		L22	S 88°12'58" W	2840.64		L112	S 88°12'58" W	2840.64	
L14	S 89°58'54" E	483.00		L113	S 130°06'48" W	0.00		L23	S 88°14'09" W	2076.41		L113	S 88°14'09" W	2076.41		L23	S 88°14'09" W	2076.41		L113	S 88°14'09" W	2076.41	
L15	N 75°49'39" E	410.77		L114	S 129°09'24" W	0.00		L24	S 88°15'59" W	633.84		L114	S 88°15'59" W	633.84		L24	S 88°15'59" W	633.84		L114	S 88°15'59" W	633.84	



**BOUNDARY**

LINE	BEARING	DISTANCE
L1	S 88°25'36" E	207.96'
L2	N 85°43'44" E	210.51'
L3	N 81°20'05" E	175.61'
L4	S 83°36'05" E	145.26'

**SKYFALL**

LINE	BEARING	DISTANCE
L100	S 88°07'11" E	2641.89'
L101	S 88°07'11" E	2641.89'
L102	S 88°07'11" E	2641.89'

**SILVER BUCK & BONANZA**

LINE	BEARING	DISTANCE
L103	S 88°07'11" E	2641.89'
L104	S 88°07'11" E	2641.89'
L105	S 88°07'11" E	2641.89'

**CREEK SIDE**

LINE	BEARING	DISTANCE
L106	S 88°07'11" E	2641.89'
L107	S 88°07'11" E	2641.89'
L108	S 88°07'11" E	2641.89'

**LITTLE ROCK CREEK**

LINE	BEARING	DISTANCE
L109	S 88°07'11" E	2641.89'
L110	S 88°07'11" E	2641.89'
L111	S 88°07'11" E	2641.89'

**BOUNDARY**

LINE	BEARING	DISTANCE
L112	S 88°07'11" E	2641.89'
L113	S 88°07'11" E	2641.89'
L114	S 88°07'11" E	2641.89'

**BOUNDARY**

LINE	BEARING	DISTANCE
L115	S 88°07'11" E	2641.89'
L116	S 88°07'11" E	2641.89'
L117	S 88°07'11" E	2641.89'

**BOUNDARY**

LINE	BEARING	DISTANCE
L118	S 88°07'11" E	2641.89'
L119	S 88°07'11" E	2641.89'
L120	S 88°07'11" E	2641.89'