

# RIVERVIEW RANCH

A PART OF THAT PART OF THE SE 1/4 OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 10 WEST, I.M.  
CANADIAN COUNTY, OKLAHOMA

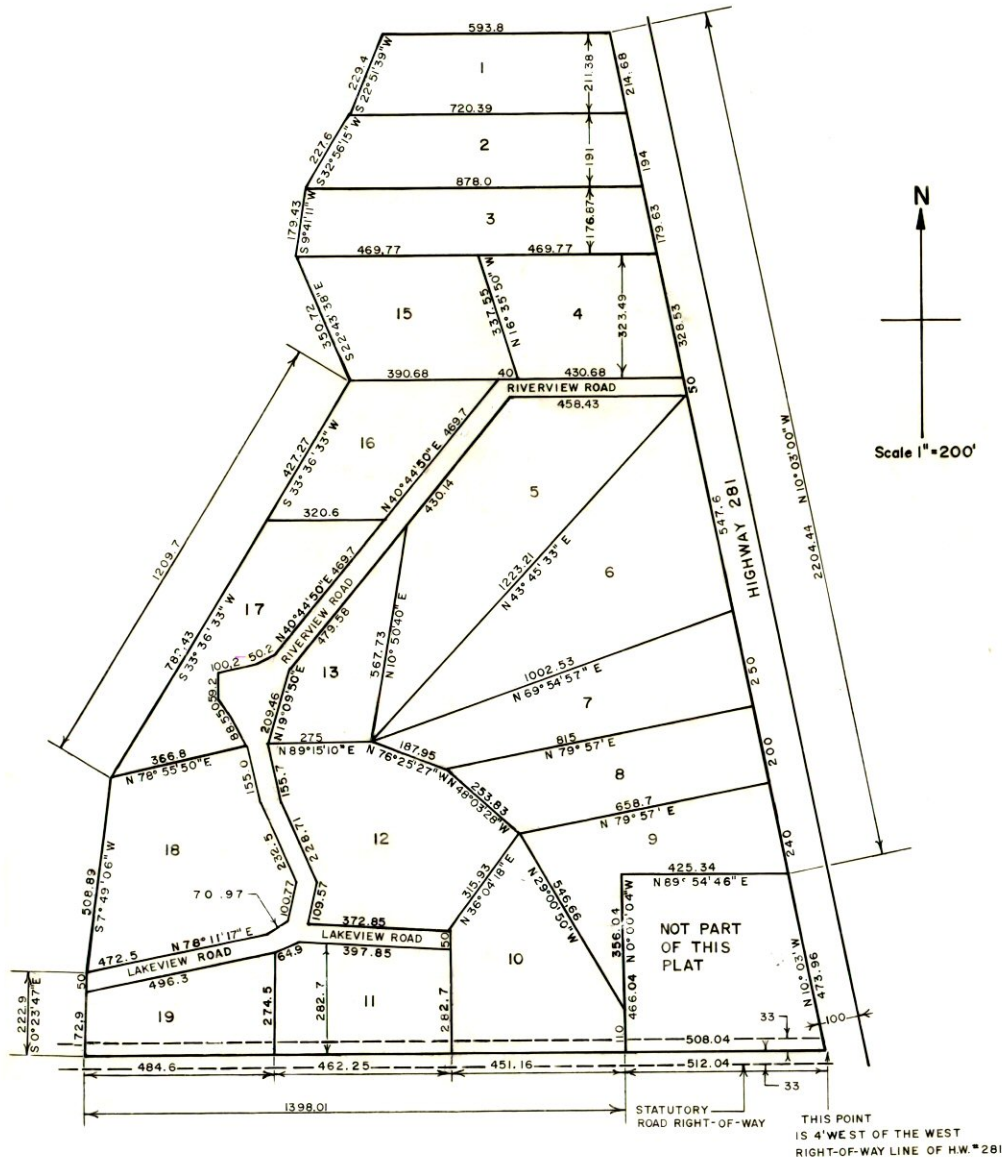
## OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That I Jeffrey E. Bode, a single person, being sole owner in fee simple in and to the following described real estate to-wit: A part of that part of the Southeast Quarter (SE 1/4) of Section nineteen (19), Township thirteen (13) North, Range ten (10) West of the Indian Meridian, lying West of the right-of-way of U.S. Highway No. 281 in Canadian County, Oklahoma, more particularly described as beginning at a point 4.0 feet West and 473.96 feet bearing N 10° 03' 00" W following the West right of way line of Highway No. 281, of the Southeast corner of said Section 19, Township 13 North, Range 10 West of Indian Meridian. Thence, 2204.44 feet bearing N 10° 03' 00" W following the West right of way line of Highway No. 281. Thence West 593.8 feet following the North Quarter Section line of said Southeast Quarter. Thence, following the meander of the center line of the Dry Creek Channel to a 3/8" rebar, which is 229.4 feet on a true line bearing S 22° 51' 39" W. Thence, following the meander of the center line of the Dry Creek Channel to a 3/8" rebar which is 227.6 feet on a true line bearing S 32° 56' 15" W. Thence, following the meander of the center line of the Dry Creek Channel to a 3/8" rebar, which is 179.43 feet on a true line bearing S 09° 41' 11" W. Thence, following the meander of the center line of the Dry Creek Channel to a 3/8" rebar which is 350.72 feet on a true line bearing S 22° 43' 38" E. Thence, following the meander of the center line of the Dry Creek Channel to a 3/8" rebar which is 1209.7 feet on a true line bearing S 33° 36' 33" W. Thence, 508.89 feet bearing S 7° 49' 06" W to a 3/8" rebar. Thence, 222.9 feet bearing S 00° 23' 47" E to a 3/8" rebar set on the South Section line. Thence, 1398.01 feet East following the South Section line, this point is 512.04 feet West of the Southeast corner of said Section 19. Thence, 466.04 feet bearing N 00° 00' 04" W to a 1/4" pipe. Thence, 425.34 feet bearing N 89° 54' 46" E to the point of beginning. This tract contains 70.59 acres more or less. The meander of the center line of a Dry Creek Channel is the lot boundary between Lots nine (9) and ten (10), Lots eight (8) and twelve (12), Lots seven (7) and twelve (12), Lots twelve (12) and thirteen (13), Lots seventeen (17) and eighteen (18), as well as the West lot boundary of Lots (1), two (2), three (3), fifteen (15), sixteen (16), and seventeen (17). I have caused this tract to be surveyed, staked and platted in lots and have caused the same to be named and designated as RIVERVIEW RANCH. That Said Property Covered by this Dedication is Subject to Certain Restrictions Contained in a Separate Instrument, But As A Part and Parcel Thereof, To Be Filed For Record in the Office of the County Clerk, Canadian County, Oklahoma, Subsequent to the Filing of said Plat or Map of This Dedication. Bearings shown hereon are assumed and have no known relation to magnetic or true North. Lot 14 was omitted.

IN WITNESS THEREOF, I have Set My Hand This 23rd Day of August, 1983

STATE OF OKLAHOMA) Jeffrey E. Bode  
COUNTY OF CANADIAN) Jeffrey E. Bode  
Before Me; The Undersigned; A Notary Public in and for the State and County; On this 23rd Day of August, 1983; Personally Appeared Jeffrey E. Bode, to Me Known to be the Identical Person Who Executed the Within and Forgoing 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 Official Seal the day and year last written above Kinda Chaulker  
My Commission Expires: 6-26-85 Notary Public



## SURVEYOR'S CERTIFICATE

STATE OF OKLAHOMA COUNTY OF CANADIAN, SS:  
I, Anthony J. Falder, Registered Land Surveyor No. 864, do hereby certify I have made a careful survey of the tract of land herein described, to me known as RIVERVIEW RANCH in the county of Canadian, State of Oklahoma, I also certify that the lines and dimensions are correctly shown on the plat, and that all lot and block corners have been staked with iron pins as shown.

Date: 4-11-83 Anthony J. Falder  
Registered Land Surveyor No. 864

STATE OF OKLAHOMA, CANADIAN COUNTY, SS:  
Before me, the undersigned, a Notary Public in and for said County and State on this 11th day of April, 1983, personally appeared Anthony J. Falder 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. Given under my hand and seal the day and year last written above.

My Commission Expires: 3-2-85 Notary Public John A. Brown

## BONDED ABSTRACTERS CERTIFICATE

STATE OF OKLAHOMA SS.  
COUNTY OF CANADIAN

The undersigned duly qualified abstractor in and for said County and State, hereby certifies that according to the records of said County, title to the land shown on the annexed plat of RIVERVIEW RANCH, a subdivision of a part Section 19, T-13-N, R-10-W, appears to be vested in Jeffrey E. Bode on this 3rd day of October, 1983, unencumbered by pending actions, judgements, liens, mortgages, taxes or other encumbrances. Except as shown of record Executed this 4th day of October, 1983 ATTEST: Chasney Hayes Vice President

STATE OF OKLAHOMA COUNTY OF CANADIAN Before me, the undersigned, A Notary Public in and for said County and State, this 23rd day of August, 1983, personally appeared CHARNEY HAYES, as Vice President for Canadian Valley Abstract Co. Canadian Valley Abstract Co.

This Plat of RIVERVIEW RANCH Has Been Approved by the OKLAHOMA STATE HEALTH DEPARTMENT for use of septic tanks, absorption fields, and public water supply. 9-25-86 Chasney Hayes Comm. Expires Notary Public

DATE August 30, 1983  
OKLAHOMA STATE HEALTH DEPT.  
ENVIRONMENTAL PROTECTION SERVICE  
Robert D. Campbell RPS

## TREASURERS ENDORSMENT

Now, on this 27 day of Sept, 1983, I Vernon Lawrence, County Treasure of Canadian County, Oklahoma, do hereby certify that I have made a careful check of the tax rolls, and there are no taxes due, delinquent or unpaid on the herein described real estate, and sufficient deposit has been made to pay taxes for the year 1983. Vernon Lawrence  
County Treasurer  
Canadian County, Oklahoma



City of Oklahoma  
Canadian County, Oklahoma  
Filed for record in  
47322 and recorded in  
Page 473  
Fee \$ 1.50  
LETTY EISENHORN  
Notary Public

