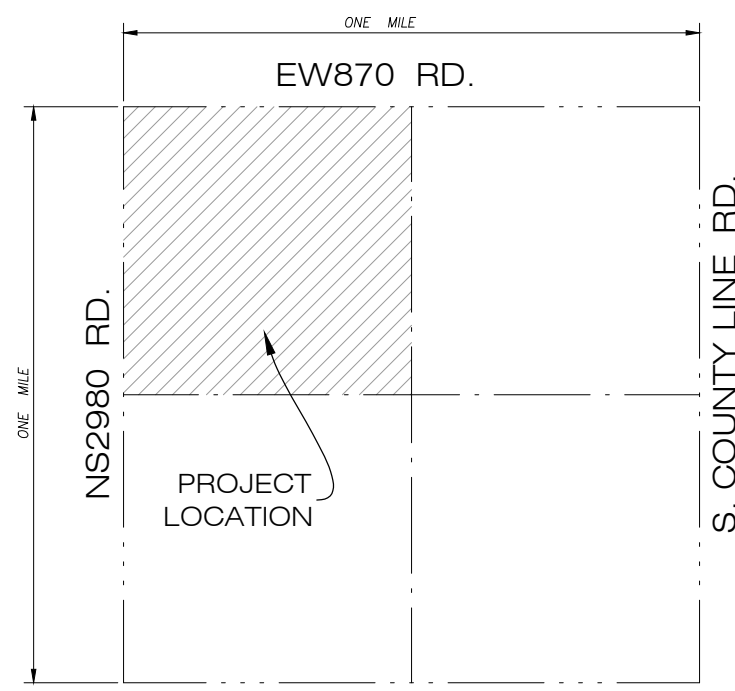


WOLF CREEK ESTATES

A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 15 NORTH, RANGE 5 WEST, INDIAN MERIDIAN,
KINGFISHER COUNTY, OKLAHOMA



VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, CASHION HOLDING, LLC DOES HEREBY CERTIFY THAT IT IS THE OWNER OF AND THE ONLY ENTITY OR PERSONS HAVING ANY RIGHT, TITLE, OR INTEREST IN THE HEREIN PLATTED PROPERTY DESCRIBED AS:

The Northwest Quarter of Section Twenty-five (25), Township Fifteen (15) North, Range Five (5) West of the Indian Meridian, Kingfisher County, Oklahoma, being also particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter said Section 25;

Thence east along the north line of said Northwest Quarter on a grid bearing of North 89 degrees 06 minutes 24 seconds East* a distance of 2662.38 feet to the Northeast Corner of said Northwest Quarter;

Thence South 00 degrees 07 minutes 19 seconds East along the east line of said Northwest Quarter a distance of 2634.70 feet to the Southeast Corner of said Northwest Quarter;

Thence South 89 degrees 19 minutes 37 seconds West along the south line of said Northwest Quarter a distance of 2647.42 feet to the Southwest Corner of said Northwest Quarter;

Thence North 00 degrees 26 minutes 45 seconds West along the west line of said Northwest Quarter a distance of 2624.36 feet to the Point of Beginning.

Above described parcel contains 160.25 Acres more or less.

*All bearings shown hereon are relative to the Oklahoma State Plane (NAD83, North Zone) grid bearing of North 89 degrees 06 minutes 24 seconds East along the north line of said Northwest Quarter.

THE ABOVE NAMED OWNER FURTHER CERTIFIES THAT IT HAS CAUSED SAID TRACT TO BE SURVEYED INTO LOTS AND EASEMENTS AND HAS CAUSED THE ACCOMPANYING PLAT TO BE MADE WHICH IT HEREBY ADOPTS AS WOLF CREEK ESTATES, KINGFISHER COUNTY, OKLAHOMA. IT HEREBY DEDICATES ALL EASEMENTS SHOWN WITHIN THE BOUNDARIES OF SAID PLAT FOR PUBLIC UTILITY ACCESS. THE STREETS OF RED WOLF, GRAY WOLF AND PRAIRIE WOLF DRIVE ARE PRIVATE STREETS AND SHALL BE MAINTAINED BY THE LOT OWNERS WITHIN WOLF CREEK ESTATES. IT GUARANTEES A CLEAR TITLE TO THE LAND SO DEDICATED FOR THE PURPOSES HEREIN SET FORTH, FROM ITSELF, ITS HEIRS AND ASSIGNS AND HAS CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR. IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____

CASHION HOLDING, LLC
ATTEST: _____

SECRETARY _____ BY: _____ PRESIDENT

STATE OF OKLAHOMA)
)SS
COUNTY OF KINGFISHER)

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ BY DEE A REPLOGLE, PRESIDENT, CASHION HOLDING, LLC

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMISSION NO. _____

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR KINGFISHER COUNTY AND THE STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT TITLE TO THE LAND SHOWN HEREON AND DESIGNATED AS WOLF CREEK ESTATES IS VESTED IN CASHION HOLDING, LLC AS OF THE _____ DAY OF _____ AND THAT THERE ARE NO ACTIONS PENDING OR JUDGEMENTS OF ANY NATURE IN ANY COURT ON FILE WITH THE CLERK OF ANY COURT IN SAID COUNTY AND SAID STATE AGAINST SAID LAND OR OWNERS THEREOF, THAT THE TAXES ARE PAID FOR THE YEAR _____ AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON, THAT THERE ARE NO LEINS OR OTHER ENCUMBRANCES OF ANY KIND AGAINST SAID LAND, EXCEPT MORTGAGES, RIGHT-OF-WAY, EASEMENTS, AND MINERAL CONVEYANCES OF RECORD.

IN WITNESS WHEREOF
THIS INSTRUMENT EXECUTED THIS _____ DAY OF _____

BONDED ABSTRACTOR _____ ATTEST _____

ABSTRACTOR'S NOTARY

STATE OF OKLAHOMA
COUNTY OF KINGFISHER:

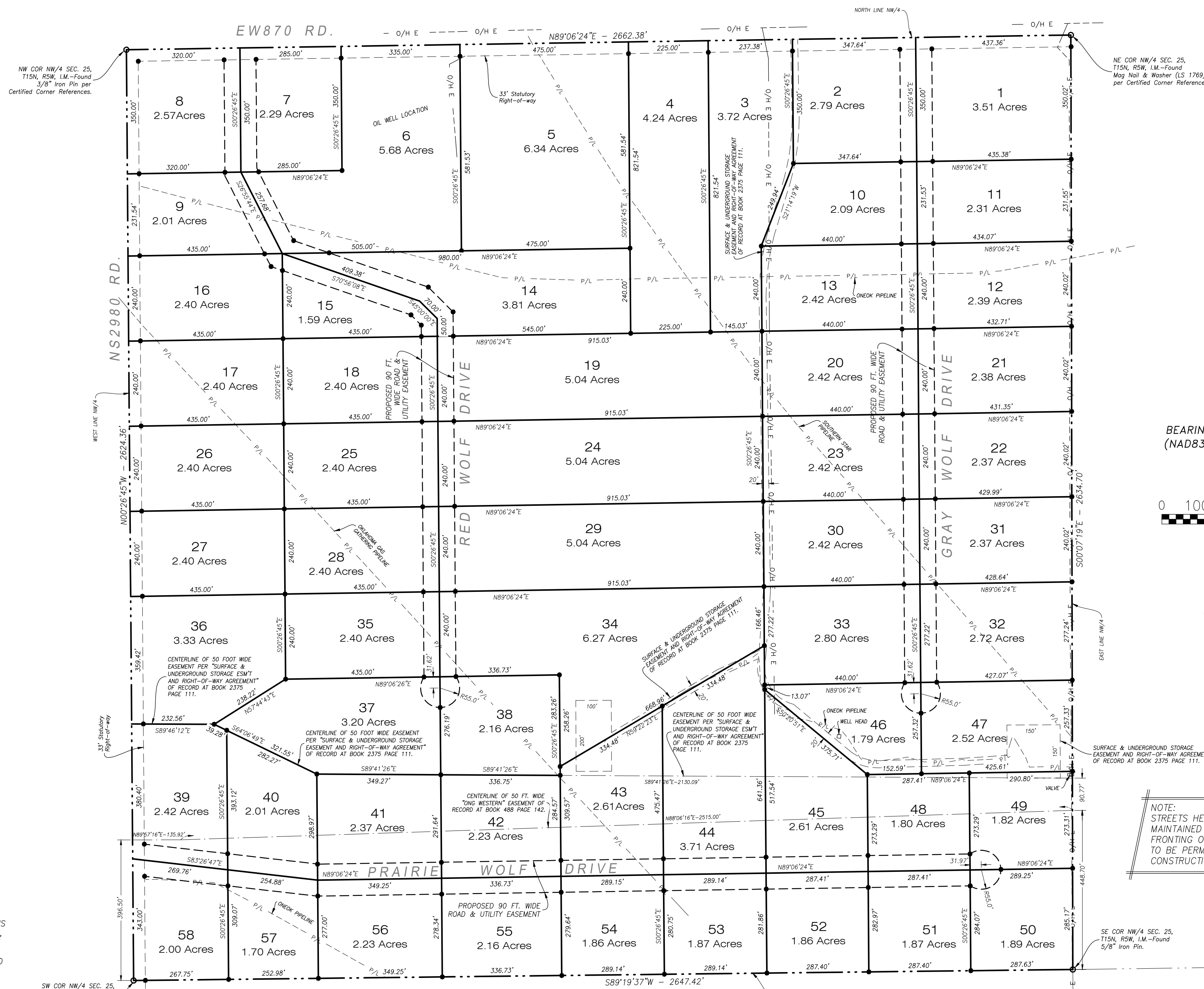
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE

THIS _____ DAY OF _____

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____ NOTARY PUBLIC



SW COR NW/4 SEC. 25,
T15N, R5W, LM-Found
1/2" Iron Pin with
Cap (CA 417) agreeing with
Certified Corner Reference.

NE COR NW/4 SEC. 25,
T15N, R5W, LM-Found
Mag Nail & Washer (LS 1789)
per Certified Corner Reference.

SURFACE & UNDERGROUND STORAGE
EASEMENT AND RIGHT-OF-WAY AGREEMENT
OF RECORD AT BOOK 2375 PAGE 111.

SE COR NW/4 SEC. 25,
T15N, R5W, LM-Found
3/8" Iron Pin.

GENERAL NOTES

The easements and rights-of-way hereon per Schedule B, Part II of Title Commitment No. 710102300465 issued by Chicago Title Oklahoma Co. dated February 24, 2023.

- The Right-of-way in favor of Phillips Petroleum recorded in Book 63 Page 535 covers the entire Northwest Quarter.
- The Right-of-way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 76 Page 95 covers the South Half of the Northwest Quarter and affects proposed Lots 27 through 58.
- The Order of Commissioners at Book 75 Page 552 permits the ONG pipeline authorized in Book 76 Page 95 to cross the west line of the Northwest Quarter of Sec. 25, T15N, R5W.
- The Right-of-way Contract in favor of Phillips Petroleum Company recorded in Book 77 Page 405 appears to affect the entire Northwest Quarter.
- The Right-of-way Agreement in favor of Oklahoma Natural Gas Company recorded in Book 196 Page 127 covers the Southwest Quarter of the Northwest Quarter and affects proposed Lots 27, 28, 29, 34 through 43 and 54 through 58.
- Each Gas Storage Agreement in favor of Oklahoma Natural Gas Company recorded at Book 203 Page 483, Book 198 Page 450, Book 203 Page 486, Book 198 Page 452, Book 199 Page 329, Book 199 Page 331, Book 202 Page 149, Book 202 Page 151, Book 202 Page 153, Book 202 Page 155, Book 203 Page 486, Book 205 Page 348 and Book 239 Page 381 cover the entire Northwest Quarter. These indicate they are lease, easement and rights to store and withdraw natural gas from the underlying strata.
- The Gas Storage Agreements in favor of Oklahoma Natural Gas Company at Book 198 Page 446 (1.67 Acres), Book 198 Page 454 (5.0 Acres), Book 199, Page 333 (10 Acres), Book 199 Page 273 (25 Acres), Book 235 Page 130 (5 Acres) are for various acre amounts within the Northwest Quarter. These indicate they are lease, easement and rights to store and withdraw natural gas from the underlying strata.
- The Right-of-way to Oklahoma Natural Gas Company recorded in Book 351 Page 37 covers the entire Northwest Quarter. It indicates that nothing is to be constructed within 10 feet of its pipeline. No sketch was provided to show which or where the pipeline is located.
- The easement in favor of Cities Service Gas Company recorded in Book 407 Page 290 covers the entire Northwest Quarter.
- The Resolution by County Commissioners recorded in Book 415 Page 324 allows the Cottonwood Creek Conservancy to inundate the North-South road along the west line of Section 25, T15N, R5W, Kingfisher Co.
- ONEOK Gas Transportation, L.L.C. operates and maintains two (2) pipelines and easements within the American Land Exchange Development. A 30" Natural Gas

Product Pipeline in a fifty (50) foot wide permanent easement, as shown on the face of the Plat and referenced by the Report of Commissioners Agreement recorded in the Public Records of the County Clerk's office of Kingfisher County, Oklahoma in Book 488, Page 142 and a 16" Natural Gas Product Pipeline in a blanket easement as shown on the face of the Plat and referenced by the Right of Way Agreement recorded in the Public Records of the County Clerk's office of Kingfisher County, Oklahoma in Book 351, Page 37. There can be no lakes, ponds, buildings, or other structures of a permanent nature upon or over said right of way or within 10 feet of the pipeline without written consent of ONEOK.

- ONEOK Gas Storage, L.L.C. operates and maintains three (3) pipelines and Surface Facilities within the American Land Exchange Development in exclusive easements, as defined on the face of the Plat and referenced by the Surface and Underground Storage Easement and Right of Way Agreement recorded in the Public Records of the County Clerk's office of Kingfisher County, Oklahoma in Book 2375, Page 111. ONEOK has been granted an exclusive easement and the owners shall not build, create, or construct, nor allow to be constructed any obstruction including but not limited to, impounded water, buildings, improvements, or other structures within the said Surface Easement and Right of Way, nor shall owners place nor allow to be placed, any debris on or within the Surface Easement and Right of Way, nor change the grade of the Surface of the ground within the Surface Easement and Right of Way, nor remove or interfere in any way with any of the Pipelines and Surface Facilities.

LEGEND

- ~ Denotes found existing monument as noted hereon.
- ~ Denotes 3/8" iron pin set with yellow plastic cap stamped CA 828, unless otherwise noted hereon.

NOTE: LOT DISTANCES HEREON REPRESENT THE DISTANCE BETWEEN LOT CORNERS AND NOT TO THE EASEMENT LINE.

PIPELINE LOCATIONS SHOWN HEREON ARE IN ACCORDANCE WITH MARKERS FOUND IN THE FIELD. NO ASSURANCE CAN BE MADE THAT ALL PIPELINES, EITHER IN SERVICE OR ABANDONED, HAVE BEEN SHOWN. LOT OWNERS SHOULD CONTACT ONE-811 TO HAVE LINES MARKED PRIOR TO ANY CONSTRUCTION. SEE GENERAL NOTES NUMBER 11 & 12.

COUNTY TREASURER'S CERTIFICATE

I, _____, COUNTY TREASURER OF KINGFISHER COUNTY, STATE OF OKLAHOMA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX ROLLS OF KINGFISHER COUNTY, STATE OF OKLAHOMA, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO DUE OR DELINQUENT TAXES ON THE ABOVE DESCRIBED PROPERTY.

COUNTY TREASURER

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC ON THIS _____ DAY OF _____, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WRITTEN AND FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____ NOTARY PUBLIC

COUNTY COMMISSIONER'S APPROVAL

APPROVED THIS _____ DAY OF _____ BY THE BOARD OF COUNTY COMMISSIONERS OF KINGFISHER COUNTY, OKLAHOMA.

ATTEST: _____ SECRETARY _____ CHAIRMAN

SURVEYOR'S CERTIFICATE

I, DANNY R. TURNER, A LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "WOLF CREEK ESTATES", CORRECTLY REPRESENTS A PRUDENT SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF NOVEMBER, 2023, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS ON NOVEMBER 1, 2020 AND THAT ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON HAVE BEEN PLACED. THE INTERIOR LOT CORNERS WILL BE SET WHEN REQUESTED BY THE CLIENT AND PRIOR TO THE CONVEYANCE OF INDIVIDUAL LOTS.

DANNY R. TURNER
LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF OKLAHOMA, NO. 1248

STATE OF OKLAHOMA
COUNTY OF GARFIELD:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE 28TH DAY OF NOVEMBER, 2023, PERSONALLY APPEARED DANNY R. TURNER 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____ NOTARY PUBLIC

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFICATE

THE KINGFISHER COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT OF "WOLF CREEK ESTATES" FOR THE USE OF INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL ON-SITE SEWER SYSTEMS ON THE _____ DAY OF _____

ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

SURVEYOR'S OPINION

To the best of my knowledge, information and belief, a prudent survey was made under my supervision of the land shown hereon, which meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveys adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors on Nov. 1, 2020.

FILE NAME: \20230140\Final Plat Wolf Creek DRWG. NO. 1664

PS PORTERFIELD SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
1306 N. Imo Rd., Enid, Oklahoma 73703
Ph. 580-233-0572, Fax 580-233-0583
E-mail "contact@porterfieldsurveying.com"
C.A. No. 828, Expiration Date: June 30, 2025

