

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, James C. Niles and Mary Kay Niles, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP CERTIFY THAT THEY ARE THE OWNER OF ALL THE LAND INCLUDED IN THE ANNEXED PLAT AND "LEGACY LAKES PHASE II" ARE THE ONLY ENTITIES HAVING ANY RIGHT, TITLE OR INTEREST TO THE LAND SHOWN AND KNOWN AS "LEGACY LAKES PHASE II", A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, (I.M.), YUKON, CANADIAN COUNTY, OKLAHOMA AND THAT THE PLAT OF "LEGACY LAKES PHASE II" REPRESENTS A SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH OUR CONSENT.

THE UNDERSIGNED DOES HEREBY FURTHER CERTIFY THAT IT IS THE OWNERS OF THE LAND AND THE ONLY COMPANIES, CORPORATION, PARTNERSHIPS, PERSONS OR ENTITIES HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND INCLUDED IN SAID ANNEXED PLAT, EXCEPT AS SET FORTH IN THE BONDED ABSTRACTOR'S CERTIFICATE, AND DOES HEREBY CREATE AS PRIVATE RIGHTS-OF-WAY FOR THE USE OF THE OWNERS OF LOTS IN "LEGACY LAKES PHASE II", THOSE AREAS DESIGNATED "PRIVATE STREET" ON THE FACE OF SAID PLAT.

THE UNDERSIGNED DOES HEREBY GRANT THE CITY OF YUKON AN EASEMENT OVER AND ACROSS SAID PRIVATE STREETS FOR THE PURPOSE OF A FIRE LANE AND USE BY THE CITY OF CITY NAME POLICE FOR POLICE PROTECTION PURPOSES, AND FOR CARBAGE SERVICES. THE UNDERSIGNED DOES HEREBY DEDICATE ALL UTILITY EASEMENTS OF "LEGACY LAKES PHASE II" SHOWN ON SAID PLAT TO THE PUBLIC FOR UTILITY PURPOSES AND IN THIS CONNECTION DOES AUTHORIZE ANY FRANCHISED UTILITY COMPANY, INCLUDING THE CITY OF YUKON, TO USE AS MUCH OF THE PRIVATE STREET AREA FOR UTILITY PURPOSES AS IS NEEDED TO INSTALL AND MAINTAIN PAVING, WATER, SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER UTILITY LINES. THE UNDERSIGNED HAS CAUSED TO PROVIDE STREETS AND ALL UTILITY EASEMENTS TO BE RELEASED FROM ANY AND ALL ENCUMBRANCES, SO THAT TITLE IS CLEAR TO SAID STREETS AND EASEMENTS.

WITNESSED BY OUR HAND(S) THIS 9 DAY OF Nov. 2006.

BY: James C. Niles, Mary Kay Niles, James C. Niles, Owner, Mary Kay Niles, Owner

STATE OF OKLAHOMA ) COUNTY OF OKLAHOMA ) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF Nov. 2006, PERSONALLY APPEARED JAMES C. NILES, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT 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,

[Notary Seal]

MY COMMISSION NUMBER IS, 03005138 NOTARY PUBLIC MY COMMISSION EXPIRES THE 28 DAY OF March, 2007

STATE OF OKLAHOMA ) COUNTY OF OKLAHOMA ) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF Nov. 2006, PERSONALLY APPEARED MARY KAY NILES, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT 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,

[Notary Seal]

MY COMMISSION NUMBER IS, 03005138 NOTARY PUBLIC MY COMMISSION EXPIRES THE 28 DAY OF March, 2007

CERTIFICATE OF COUNTY TREASURER

I, David T. Rodaliff, DO HEREBY CERTIFY THAT I AM DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF CANADIAN COUNTY, STATE OF OKLAHOMA; THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 2005 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF "LEGACY LAKES PHASE II", AN ADDITION TO THE CITY OF YUKON, CANADIAN 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 El Reno IN CANADIAN COUNTY, STATE OF OKLAHOMA, THIS 11th DAY OF December, 2006.

David T. Rodaliff, COUNTY TREASURER

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF YUKON, OKLAHOMA, THAT THE DEDICATIONS SHOWN OF THE ANNEXED PLAT OF "LEGACY LAKES PHASE II" ARE HEREBY APPROVED BY THE COUNCIL OF THE CITY OF YUKON, OKLAHOMA, THIS 19th DAY OF SEPTEMBER, 2006

ATTEST: Patricia G. Harris, Mayor, Bob Broadway, Mayor

CITY PLANNING COMMISSION APPROVAL

I, Joe Sewell, CHAIRMAN OF THE CITY OF YUKON PLANNING COMMISSION CERTIFY THAT THE COMMISSION DULY APPROVED THIS PLAT ON THE 14th DAY OF August, 2006.

Joe Sewell, CHAIRMAN

CERTIFICATE OF CITY CLERK

I, Patricia G. Harris, CITY CLERK OF THE CITY OF YUKON, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENTS PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF "LEGACY LAKES PHASE II", TO THE CITY OF YUKON, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 19 DAY OF Sept 2006. Patricia G. Harris, CITY CLERK

FINAL PLAT

LEGACY LAKES PHASE II

A PART OF THE NE 1/4 OF SECTION 28, T12N-R5W, I.M. CANADIAN COUNTY, YUKON, OKLAHOMA

Doc# P 2006 49 Bk&Pg: PL 9 156 Filed: 12-11-2006 03:34:17 PM Canadian County, OK

BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA ) COUNTY OF CANADIAN ) SS

THE UNDERSIGNED, DULY QUALIFIED ABSTRACTOR IN AND FOR THE SAID COUNTY AND STATE, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE TO THE LAND INCLUDED IN THE ANNEXED PLAT OF "LEGACY LAKES PHASE II" TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN JAMES C. NILES & MARY KAY NILES, AND THAT ON THE 11th DAY OF December 2006, ALL LANDS DESCRIBED AND REFERRED TO ARE UNENCUMBERED BY PENDING ACTIONS, JUDGMENTS, LIENS, MORTGAGES, TAXES OR OTHER ENCUMBRANCES, EXCEPT MORTGAGES OF RECORD, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON.

EXECUTED AT El Reno, COUNTY OF COUNTY, OKLAHOMA, ON THIS 11th DAY OF December 2006.

WARRANTY TITLE & ABSTRACT COMPANY, Inc.

BY: Jay A. Scheller, Vice President

SURVEYOR'S CERTIFICATE

I, JAMES J. REDDIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1510 IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS PLAT OF "LEGACY LAKES PHASE II", AN ADDITION TO THE CITY OF YUKON, COUNTY OF COUNTY, OKLAHOMA, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION, AND THAT THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11, SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

James J. Reddin, RPLS #1510

STATE OF OKLAHOMA ) COUNTY OF OKLAHOMA ) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF Dec. 2006, PERSONALLY APPEARED JAMES J. REDDIN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT 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,

[Notary Seal]

MY COMMISSION NUMBER IS, 03005138 NOTARY PUBLIC MY COMMISSION EXPIRES THE 28 DAY OF March, 2007

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN PART OF THE NE/4 OF SECTION 28, T12N-R5W, I.M., CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, T12N-R5W; THENCE N89°52'14"W ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 333.43 FEET; THENCE S01°13'28"W A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA LOT "A" IN THE RE-PLAT OF LEGACY LAKES PHASE I ADDITION AND A POINT ON THE SOUTH RIGHT OF WAY LINE OF VANDAM AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S01°13'28"W ALONG THE WEST LINE OF SAID COMMON AREA LOT "A" A DISTANCE OF 147.98 FEET; THENCE S18°27'15"E ALONG THE WEST LINE OF SAID COMMON AREA LOT "A" A DISTANCE OF 84.53 FEET; THENCE S01°13'28"W ALONG THE WEST LINE OF SAID COMMON AREA LOT "A" A DISTANCE OF 126.31 FEET; THENCE N89°46'32"W A DISTANCE OF 86.86 FEET; THENCE N75°40'20"W A DISTANCE OF 98.68 FEET; THENCE N38°09'53"W A DISTANCE OF 205.74 FEET; THENCE N27°54'22"W A DISTANCE OF 114.91 FEET; THENCE N07°46'E A DISTANCE OF 67.17 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF VANDAM AVENUE; THENCE S89°52'14"E ALONG SAID RIGHT OF WAY A DISTANCE OF 337.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.22 ACRES, MORE OR LESS.

NOTES:

MAINTENANCE OF THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

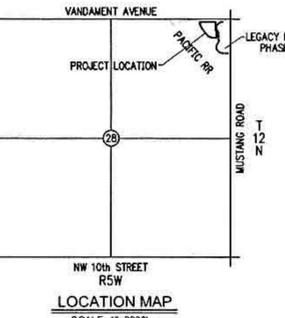
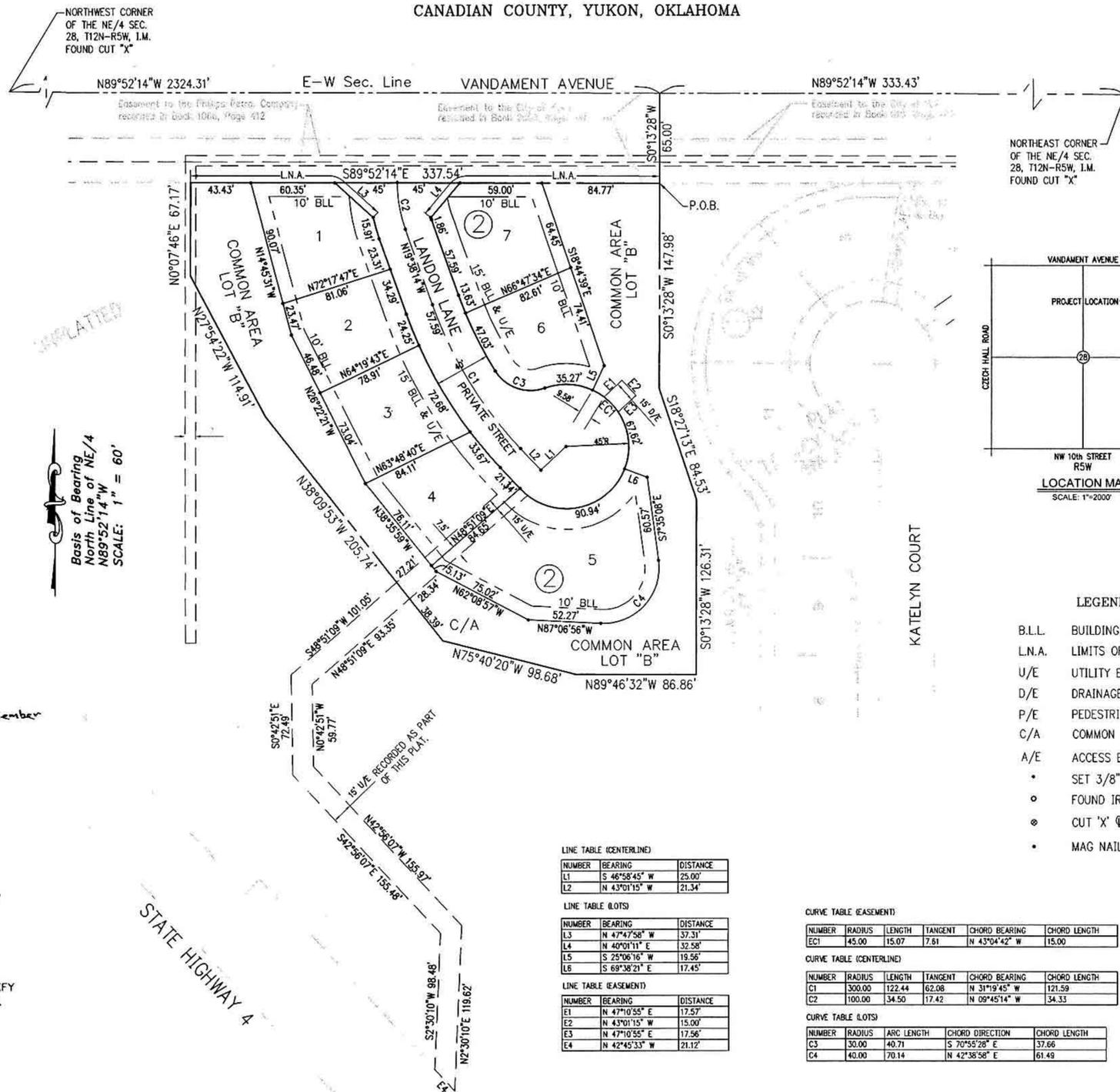
SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL INTERIOR STREETS AT THE BUILDING PERMIT STAGE WITH INSTALLATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

CLASS C OR BETTER ROOFING MATERIALS REQUIRED.

MAINTENANCE EASEMENTS OF 5- FEET SHALL BE PROVIDED ALONG ANY LOT LINE ADJACENT TO A ZERO-LOT-LINE SETBACK.

THE 20' SETBACK FOR THE GARAGE SHALL BE FROM THE FACE OF THE GARAGE TO ANY PROPERTY LINE TO WHICH IS IT ORIENTED, FRONT OR SIDE.

MAINTENANCE OF ANY PRIVATE STREET WILL THE BE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.



- LEGEND: B.L.L. BUILDING LIMIT LINE, L.N.A. LIMITS OF NO ACCESS, U/E UTILITY EASEMENT, D/E DRAINAGE EASEMENT, P/E PEDESTRIAN EASEMENT, C/A COMMON AREA, A/E ACCESS EASEMENT, SET 3/8" IRON PIN, FOUND IRON PIN, CUT 'X' @ CONCRETE, MAG NAIL @ ASPHALT

Tables for LINE TABLE (CENTERLINE), LINE TABLE (LOTS), and CURVE TABLE (EASEMENT) with columns for NUMBER, BEARING, DISTANCE, RADIUS, LENGTH, TANGENT, CHORD BEARING, and CHORD LENGTH.

Basis of Bearing North Line of NE/4 N89°52'14"W SCALE: 1" = 60'

DRAWING FILE NAME AND LOCATION: G:\06016\06ENG\DWG\PHASE 2\final.dwg, LAYOUT TAB: FINAL PLAT PAGE 2, LAST SAVED BY: CTT16, 11/9/2006 9:01:26 AM, PLOTTED BY: COREY TIMMONS (ONLY VALID ON HARD COPY), © 2006 Crafton, Tull & Associates, Inc.



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Table with columns: DRAWN: SH, DATE: 11/09/06, CHECKED: [blank], SHEET NO.: 1 of 1, PROJECT NO.: 036016-00, LEGACY LAKES PHASE II