FINAL PLAT
OF
RANCHWOOD BUSINESS CENTER

A RE-PLAT OF
LOT 1, BLOCK 1, OF THE TRIANGLE PROPERTY ADDITION,
AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.
AND
A PREVIOUSLY UNPLATTED PART OF THE SE/4 OF SEC. 21,
T12N-R5W I.M., CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.

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Canadian County, OK

COUNTY CLERK OFFICIAL SEAL CANADIAN COUNTY, OK

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, JOHN ALBERTS and JOHN R. LOEFFELHOLZ trustee and LAVERNA LOEFFELHOLZ trustee of the LAVERNA LOEFFELHOLZ TRUST certifies that they are the owner's of all the land included in the annexed plat and is the only entity having any right, title or interest to the land shown and known as "RANCHWOOD BUSINESS CENTER", a re-plat of the Triangle property addition and a previously unplatted tract, a subdivision of parts of the Southeast Quarter (SE) and Southwest Quarter of Section Twenty-One (21), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, (I.M.), Yukon, Canadian County, Oklahoma and that the plat of "RANCHWOOD BUSINESS CENTER", represents a survey of the above described property made with our consent, and that we hereby dedicate the rights-of-way and easements shown on the annexed plat for the installation and maintenance of the public streets and utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs and assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the Abstractor's Certificate. ~~Covenants, restrictions, and reservations of the addition are contained in a separate instrument and filed for record subsequently.~~

Witnessed by our hand(s) this 5 day of January 2006

BY: _____ MEMBER

BY: John Loeffelholz
JOHN LOEFFELHOLZ Trustee

BY: Laverna Loeffelholz
LAVERNA LOEFFELHOLZ Trustee

STATE OF OKLAHOMA)
COUNTY OF) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 5th day of January 2006 personally appeared JOHN ALBERTS, to me known to be the identical persons who executed as owner of part of the Ranchwood Business Center Addition, 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,

My Commission Number is, 04001980
My Commission Expires the 2 day of March, 2009

Notary Public

STATE OF OKLAHOMA)
COUNTY OF Canadian) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 6 day of January, 2006 personally appeared JOHN LOEFFELHOLZ, to me known to be the identical persons who executed as trustee of the Laverna Loeffelholz Trust, 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,

My Commission Number is, 05002682
My Commission Expires the 16 day of March, 2009

Lynn Huffman
Notary Public

STATE OF OKLAHOMA)
COUNTY OF) SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 6 day of January 2006 personally appeared LAVERNA LOEFFELHOLZ, to me known to be the identical persons who executed as trustee of the Laverna Loeffelholz Trust, the within and foregoing instrument executed the same as her 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 Number is, 05002682
My Commission Expires the 16 day of March, 2009

Lynn Huffman
Notary Public

CERTIFICATE OF COUNTY TREASURER

I, David T. Radcliff, 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 2006 and prior years on the land shown on the annexed plat of "RANCHWOOD BUSINESS CENTER a re-plat of the Triangle property addition and a previously unplatted tract, an addition to the City of Yukon in 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 in Canadian County, State of Oklahoma, this 21st day of February, 2006

David T. Radcliff
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 RANCHWOOD BUSINESS CENTER a re-plat of the Triangle property addition and a previously unplatted tract are hereby approved by the Council of the city of Yukon, Oklahoma, this 7th day of February 2006 accepted.

CITY OF YUKON, OKLAHOMA

Kristi Hort
ATTEST:
Attest City Clerk – Deputy

Bob Blackburn
Mayor –

CITY PLANNING COMMISSION APPROVAL

I, David Moore, Vice-Chairman of the City of Yukon Planning Commission Certify that the Commission duly approved this plat on the 12th day of Sept., 2005

David Moore
Vice-Chairman

CERTIFICATE OF CITY CLERK

I, Kristi Hort, Deputy 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 RANCHWOOD BUSINESS CENTER a re-plat of the Triangle property addition and a previously unplatted tract, to the City of Yukon, Oklahoma.

Signed by the City Clerk this 7 day of February 2006

Kristi Hort
City Clerk

BONDED ABSTRACTER'S CERTIFICATE

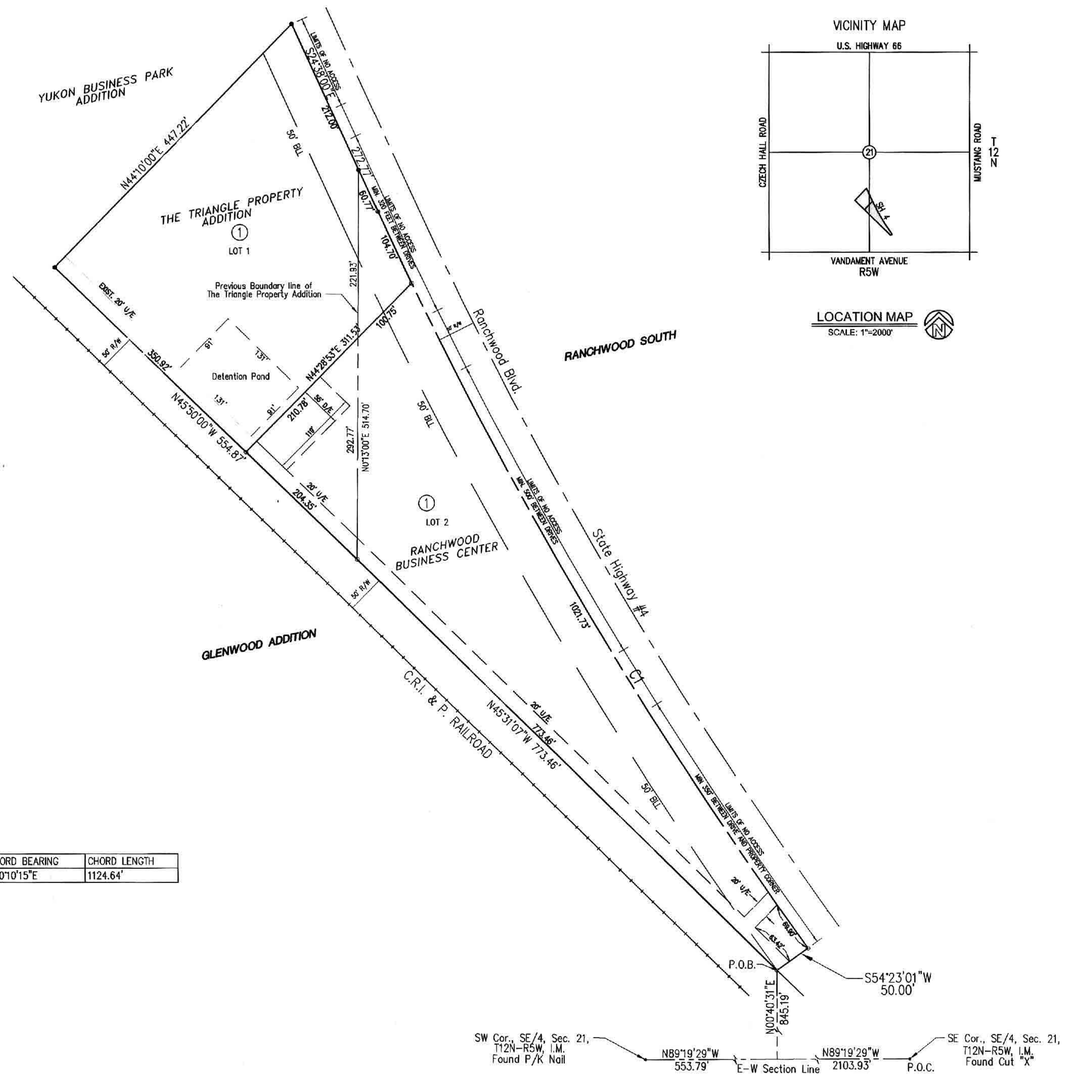
STATE OF OKLAHOMA)
COUNTY OF) SS

The Undersigned, duly qualified abstracter 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 "RANCHWOOD BUSINESS CENTER" to the City of Yukon Canadian County, Oklahoma, appears to be vested in John Alberts and John R Loeffelholz + Laverna Loeffelholz Trustees that on the 16 day of December 2005 all lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes or other encumbrances, except mortgage of record, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person.

EXECUTED at Edmond, Canadian County, Oklahoma, on this 28th day of Dec. 2005

AMERICAN GUARANTY & TITLE COMPANY

Lona R Strubel V.P.



CURVE TABLE

	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	5779.65'	1126.42'	565.00'	S30°10'15"E	1124.64'

VICINITY MAP

LOCATION MAP
SCALE: 1"=2000'

Legal Description

UNPLATTED PORTION DESCRIBED AS FOLLOWS;

A part of the SE/4 of Section 21, T12N-R5W of the Indian Meridian, Canadian County, Oklahoma, and being more particularly described as follows;

COMMENCING at the Southeast corner of the SE/4 of said Section 21; Thence N89°19'29"W along the South line of said SE/4 a distance of 2103.93 feet; Thence N0°40'31"E a distance of 845.19 feet to a point on the North Right of Way line of the C.R.I.&P. Railroad and the Point of Beginning; Thence N45°31'07"W along said North Right of Way Line a distance of 773.46 feet; Thence N0°13'00"E a distance of 514.70 feet to a point on the South Right of Way line of State Highway 4; Thence S24°38'00"E along said South Right of Way line a distance of 60.77 feet; Thence along a curve to the left along said South Right of Way having a radius of 5779.65 feet and a chord bearing of S30°10'15"E and a chord distance of 1124.64 feet for an arc length 1126.42 feet; Thence S54°23'01"W along said South Right of Way line a distance of 50.00 feet to the POINT OF BEGINNING.

AND

Lot 1, Block 1, in the Triangle Property Addition in the SW/4 of Section 21, T12N-R5W of the Indian Meridian, Canadian County, Oklahoma.

BOTH ABOVE TRACTS DESCRIBED AS FOLLOWS;

A part of the SE/4 and Lot 1, Block 1 in the Triangle Property Addition in the SW/4 of Section 21, T12N-R5W of the Indian Meridian, Canadian County, Oklahoma, and being more particularly described as follows;

COMMENCING at the Southeast corner of the SE/4 of said Section 21; Thence N89°19'29"W along the South line of said SE/4 a distance of 2103.93 feet; Thence N0°40'31"E a distance of 845.19 feet to a point on the North Right of Way line of the C.R.I.&P. Railroad and the Point of Beginning; Thence N45°31'07"W along said North Right of Way Line a distance of 773.46 feet; Thence N45°50'00"W along said North Right of Way line a distance of 554.87 feet Thence N44°10'00"E a distance of 447.22 feet to a point on the South Right of Way line of State Highway 4; Thence S24°38'00"E along said South Right of Way line a distance of 272.77 feet; Thence along a curve to the left along said South Right of Way having a radius of 5779.65 feet and a chord bearing of S30°10'15"E and a chord distance of 1124.64 feet for an arc length 1126.42 feet; Thence S54°23'01"W along said South Right of Way line a distance of 50.00 feet to the POINT OF BEGINNING; and containing 288232.85 SQ. FT. or 6.61 acres more or less.

NOTE:

1. MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE COMMON AREAS AND/OR DRAINAGE AREAS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.

2. ARTERIAL SIDEWALKS SHALL BE PROVIDED ALONG STATE HIGHWAY #4.

3. ALL EASEMENTS SHOWN OUTSIDE THE PLAT BOUNDARY ARE MADE A PART OF THIS PLAT UNLESS LABELED AS GIVEN BY SEPARATE INSTRUMENT.

4. ALL EXISTING AND PROPOSED EASEMENTS TIED TO LOT CORNERS ON FINAL PLATS.

LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
P/E = PEDESTRIAN EASEMENT
(NR) = NON RADIAL
(CA) = COMMON AREA
● = FOUND I.P.
○ = SET I.P.

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 RANCHWOOD BUSINESS CENTER, BEING A RE-PLAT OF LOT 1, BLOCK 1 OF THE TRIANGLE PROPOERTY ADDITION AND PREVIOUSLY UNPLATTED TRACT, an addition to the City of Yukon, Canadian 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 22 day of Dec., 2005 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 Public

My Commission Number is, 03005138
My Commission Expires the 28 day of March, 2007

Crafton, Tull & Associates, Inc.
235 N. Mac Arthur Suite 450 Oklahoma City, OK 73127
405.787.6270 Fax: 405.787.6276 www.craftull.com
CA 973 (PE/LS) EXPIRES 6/30/2005
Engineers & Surveyors

DRAWN:	DATE:	CHECKED:	SHEET NO.:	PROJECT NO.:
CRT	04/05/05			056006-00