FINAL PLAT
OF
FRISCO RIDGE
PHASE 3
A PART OF THE NW/4 AND SW/4 OF SECTION 19, T12N, R5W, I.M.
YUKON, CANADIAN COUNTY, OKLAHOMA

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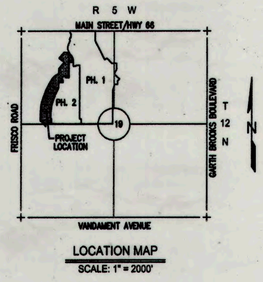

LOCATION MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That ODB INVESTORS LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign 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.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 16th day of April, 2019. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

ODB INVESTORS LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

JOHN RODDY BATES
MANAGER

STATE OF OKLAHOMA)
)SS:
COUNTY OF CANADIAN)

Before me, the undersigned Notary Public, in and for said County and State on this 16th day of April, 2019, personally appeared JOHN RODDY BATES, MANAGER of ODB INVESTORS LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
[redacted]
December 13, 2022

NOTARY PUBLIC
[redacted]
#02018688

LEGAL DESCRIPTION

A tract of land situate within the Northwest Quarter (NW/4) and Southwest Quarter (SW/4) of Section Nineteen (19), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian (I.M.) in Yukon, Canadian County, Oklahoma; being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 12, Block 6, FRISCO RIDGE, PHASE 2, according to the recorded plat thereof; thence

S89°56'53"W a distance of 150.37 feet to a point on a non-tangent curve to the right; thence 31.65 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 31.56 feet which bears S27°38'22"W; thence
S06°01'11"W a distance of 41.15 feet to a point on a non-tangent curve to the left, also being a point on the present Right-of-Way of Vandament Avenue; thence
215.97 feet along the arc of said curve and Right-of-Way, having a radius of 350.00 feet, subtended by a chord of 212.56 feet which bears N44°13'22"W; thence
N00°03'07"W a distance of 301.01 feet to a point of curvature to the right; thence
216.14 feet along the arc of said curve having a radius of 800.00 feet, subtended by a chord of 215.48 feet which bears N07°41'16"E to a point of curvature; thence
727.41 feet along the arc of said curve having a radius of 2500.00 feet, subtended by a chord of 724.85 feet which bears N23°45'48"E to a point of curvature; thence
227.62 feet along the arc of said curve having a radius of 350.00 feet, subtended by a chord of 223.63 feet which bears N50°43'48"E; thence
N28°01'23"E a distance of 48.00 feet; thence
N00°03'07"W a distance of 108.79 feet; thence
N39°09'01"E a distance of 227.39 feet; thence
N50°08'45"W a distance of 180.57 feet; thence
N39°51'23"E a distance of 219.20 feet; thence
S81°56'03"E a distance of 147.42 feet to a point on the exterior boundary line of FRISCO RIDGE, PHASE 1, according to the recorded plat thereof; thence along said boundary line the following Three (3) courses:

1. S40°33'51"E a distance of 116.25 feet to a point of curvature to the right; thence
2. 113.14 feet along the arc of said curve having a radius of 160.00 feet, subtended by a chord of 110.79 feet which bears S20°18'33"E; thence
3. S00°03'23"E a distance of 70.84 feet to a point on the exterior boundary line of FRISCO RIDGE PHASE 2, according to the recorded plat thereof; thence along said boundary line the following Eighteen (18) courses;

1. S89°56'53"W a distance of 120.01 feet; thence
2. S00°03'10"E a distance of 430.00 feet; thence
3. S89°56'53"W a distance of 90.00 feet; thence
4. N45°03'07"W a distance of 35.36 feet; thence
5. S89°56'53"W a distance of 50.00 feet; thence
6. S44°53'20"W a distance of 35.39 feet; thence
7. S00°03'07"E a distance of 50.01 feet; thence
8. S45°07'41"E a distance of 35.31 feet; thence
9. S00°03'07"E a distance of 62.72 feet; thence
10. S89°56'53"W a distance of 120.00 feet; thence
11. S00°03'07"E a distance of 133.00 feet; thence
12. S25°06'12"W a distance of 197.05 feet; thence
13. S22°41'42"W a distance of 147.32 feet; thence
14. S18°51'58"W a distance of 147.32 feet; thence
15. S12°15'19"W a distance of 162.90 feet; thence
16. S00°03'07"E a distance of 276.54 feet; thence
17. N89°56'53"E a distance of 22.50 feet; thence
18. S00°03'07"E a distance of 140.00 feet to the POINT OF BEGINNING.

Said tract contains 600,741 Sq Ft or 13.791 Acres, more or less.

LAND SURVEYOR'S CERTIFICATE

I, DENVER WINCHESTER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

DENVER WINCHESTER, PLS 1952

STATE OF OKLAHOMA)
)SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public, in and for said County and State personally appeared DENVER WINCHESTER, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this 15th day of April 2019

MY COMMISSION EXPIRES:
March 28, 2023

NOTARY PUBLIC
#03005138

CITY PLANNING COMMISSION APPROVAL

I, LARRY Taylor, Planning Director of the CITY of YUKON, OKLAHOMA, do certify that the YUKON Planning Commission duly approved this plat on the 13th day of May 2019

PLANNING DIRECTOR

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of CANADIAN, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in ODB INVESTORS LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, that on the 22 day of APRIL 2019 there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year 2018, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 30 day of APRIL, 2019.

FIRST AMERICAN TITLE INSURANCE COMPANY

AUTHORIZED SIGNER

STATE OF OKLAHOMA)
)SS:
COUNTY OF CANADIAN)

Before me, the undersigned Notary Public, in and for said County and State on this 30 day of APRIL, 2019, personally appeared JOE G. STANLEY, 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 and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:
2-23-2023

NOTARY PUBLIC
#03011482

COUNTY TREASURER'S CERTIFICATE

I, Carolyn M Lee, do hereby certify that I am the 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 2018, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of EL RENO, OKLAHOMA, this 22 day of May, 2019.

Carolyn M Lee by Kim Arnold
COUNTY TREASURER

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be It resolved by the Council of the CITY of YUKON, OKLAHOMA, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the CITY of YUKON, OKLAHOMA, this 21 day of MAY, 2019

ATTEST:

CITY CLERK

MAYOR

CERTIFICATE OF CITY CLERK

I, Doug Shivers, City Clerk of the CITY of YUKON, STATE of OKLAHOMA, hereby certify that I have examined the records of said city and fine that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 21 day of MAY, 2019

CITY CLERK

Owner's Notary Seal | County Treasurer's Seal | Bonded Abstracter's Notary Seal | City CORPORATE Seal | City Clerk Seal | Land Surveyor's Seal | Surveyor's Notary Seal

FINAL PLAT TO SERVE
FRISCO RIDGE PHASE 3

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION: CA 973 (PE/LS) EXPIRES 6/30/2020

SHEET NO.: 1 of 2
DATE: 04/15/19
PROJECT NO.: 18602800

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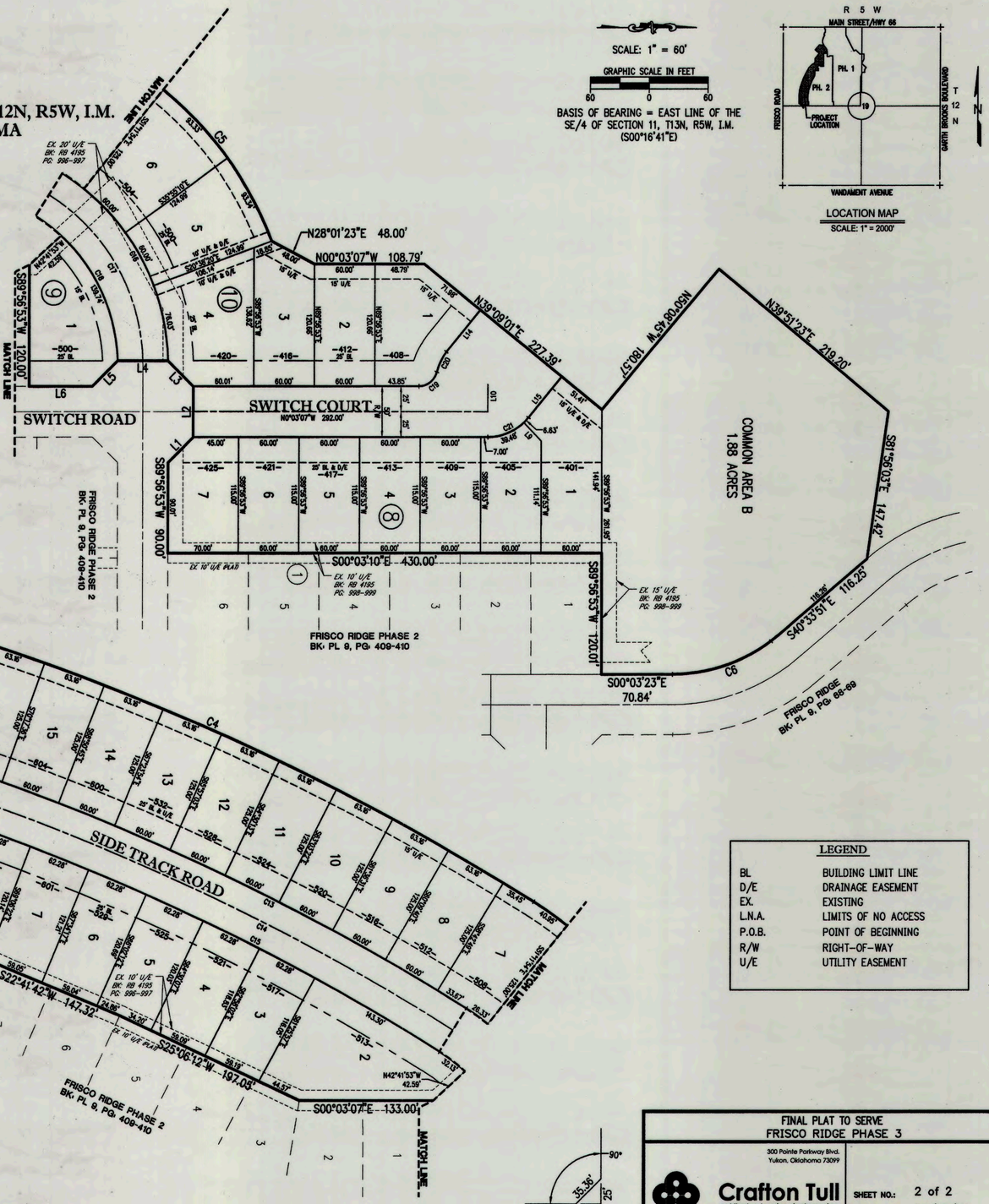
FINAL PLAT OF FRISCO RIDGE PHASE 3

A PART OF THE NW/4 AND SW/4 OF SECTION 19, T12N, R5W, I.M.
YUKON, CANADIAN COUNTY, OKLAHOMA

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.36'	N45° 03' 07"W
L2	50.00'	S89° 56' 53"W
L3	35.39'	S44° 53' 20"W
L4	50.01'	S00° 03' 07"E
L5	35.31'	S45° 07' 41"E
L6	62.72'	S00° 03' 07"E
L7	22.50'	N89° 56' 53"E
L8	41.15'	S06° 01' 11"W
L9	25.00'	S46° 27' 05"W
L10	27.00'	N89° 56' 53"E
L11	35.36'	S45° 03' 07"E
L12	35.36'	S44° 56' 53"W
L13	29.33'	N84° 52' 36"E
L14	52.00'	N50° 50' 59"W
L15	52.00'	S50° 50' 59"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.65'	125.00'	014°30'22"	S27° 38' 22"W	31.56'
C2	215.97'	350.00'	035°21'17"	N44° 13' 22"W	212.56'
C3	216.14'	800.00'	015°28'47"	N07° 41' 16"E	215.48'
C4	727.41'	2500.00'	016°40'16"	N23° 45' 48"E	724.85'
C5	227.62'	350.00'	037°15'45"	N50° 43' 48"E	223.63'
C6	113.14'	160.00'	040°30'52"	S20° 18' 33"E	110.79'
C7	91.27'	100.00'	052°17'34"	S26° 05' 40"W	88.13'
C8	44.59'	125.00'	020°26'18"	S10° 10' 02"W	44.35'
C9	27.82'	75.00'	021°15'16"	N10° 34' 31"E	27.66'
C10	168.86'	625.29'	015°28'21"	S07° 41' 23"W	168.34'
C11	175.61'	650.00'	015°28'47"	S07° 41' 16"W	175.08'
C12	182.37'	675.00'	015°28'47"	S07° 41' 16"W	181.81'
C13	691.04'	2375.00'	016°40'16"	S23° 45' 48"W	688.61'
C14	683.77'	2350.00'	016°40'16"	S23° 45' 48"W	681.36'
C15	676.49'	2325.00'	016°40'16"	S23° 45' 48"W	674.11'
C16	222.36'	225.00'	056°37'22"	S60° 24' 37"W	213.42'
C17	197.12'	200.00'	056°28'10"	S60° 20' 01"W	189.23'
C18	171.87'	175.00'	056°16'16"	S60° 14' 01"W	165.05'
C19	24.12'	18.00'	076°47'13"	N38° 26' 44"W	22.36'
C20	23.59'	52.00'	025°59'21"	N63° 50' 40"W	23.39'
C21	46.10'	52.00'	050°47'52"	S25° 27' 03"E	44.61'



LEGEND

BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX.	EXISTING
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

NOTES:

1. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE 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.

2. CENTERLINE OF RIGHT-OF-WAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973"

3. PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"

4. MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.

5. MAINTENANCE OF THE COMMON AREAS, ISLANDS AND MEDIANS IN THE STREET RIGHTS-OF-WAY IN ALL PHASES OF FRISCO RIDGE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED 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.

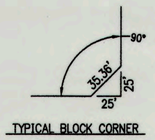
6. A SIDEWALK SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG STREETS AND ACROSS COMMON AREAS THAT ABUT THE STREETS. A SIDEWALK SHALL BE CONSTRUCTED BY THE BUILDER ON EACH LOT WHERE IT ABUTS A LOCAL AND/OR A COLLECTOR STREET. THE SIDEWALK IS REQUIRED AT THE BUILDING PERMIT STAGE AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY OF YUKON.

7. CLASS 'C' ROOFING MATERIALS ARE REQUIRED ON ALL STRUCTURES.

8. THE CITY OF YUKON'S LANDSCAPE ORDINANCE WILL BE ADHERED TO. EXISTING HEALTHY, MATURE TREES SHALL BE PROTECTED. CREDIT WILL BE GIVEN FOR ANY EXISTING TREES THAT ARE SAVED.

9. THE DEVELOPER OF THIS PLAT SHALL INCORPORATE HANDICAP RAMPS IN THE SIDEWALKS OF ALL CORNER LOTS.

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



TYPICAL BLOCK CORNER

FINAL PLAT TO SERVE
FRISCO RIDGE PHASE 3

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION: CA 973 (PE/LS) EXPIRES 6/30/2020

SHEET NO.: 2 of 2
DATE: 04/15/19
PROJECT NO.: 18602800

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XREFS: C:\CTA\CAD\CTA_LOGO_BLK.DWG