

FINAL PLAT

BRIDON BUSINESS PARK

A TRACT OF LAND BEING A REPLAT OF LOTS 4 & 5, BLOCK 1, WESTPORT COMMERCE PARK, AN ADDITION TO THE CITY OF YUKON, AND BEING A PART OF THE SOUTH HALF (S/2) OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

Doc# P 2020 20
Bk&Pg: PL 9 781-782
Filed: 05-21-2020
08:47:52 AM
Canadian County, OK



OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT BRIDON CAPITAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THEY ARE THE OWNER OF, AND THE ONLY PERSON, FIRM OR CORPORATION HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF BRIDON BUSINESS PARK, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA. IT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, AS SHOWN ON SAID FINAL PLAT, WHICH SAID FINAL PLAT REPRESENTS A CAREFUL SURVEY OF ALL PROPERTY INCLUDED THEREIN UNDER THE FINAL PLAT OF BRIDON BUSINESS PARK, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, BEING A PART OF THE SOUTH HALF (S/2) OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.

THEY FURTHER CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS OR CORPORATIONS WHO HAVE ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THE ABOVE MENTIONED FINAL PLAT, AND THEY DO HEREBY DEDICATE THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON SAID FINAL PLAT TO THE USE OF THE PUBLIC, FOR STREETS, DRAINAGE AND UTILITY PURPOSES FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES.

SIGNED BY THE OWNER THIS 5TH DAY OF May, 2020

BRIDON CAPITAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

Bryan Neeley
BRYAN NEELEY, MANAGER

STATE OF OKLAHOMA)
COUNTY OF CANADIAN) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 5TH DAY OF May, 2020, PERSONALLY APPEARED BRYAN NEELEY, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF THE FOREGOING INSTRUMENT AS ITS MANAGER, AND DULY 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 SUCH LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF May, 2020

MY COMMISSION EXPIRES: 12/1/21

MY COMMISSION NO.: 09009831

NOTARY PUBLIC

CERTIFICATION OF PLANNING COMMISSION:

I, William B Baker CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF YUKON, OKLAHOMA, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF BRIDON BUSINESS PARK, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA AT A MEETING THE 3RD DAY OF April, 2020.

William B Baker
CHAIRMAN

CERTIFICATE OF CITY CLERK:

I, DOUG SHIVERS 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 UN-MATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF BRIDON BUSINESS PARK, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 5TH DAY OF MAY, 2020

DOUG SHIVERS
CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YUKON THAT THE DEDICATIONS SHOWN ON THE FINAL PLAT OF BRIDON BUSINESS PARK, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ARE HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF YUKON THIS 5TH DAY OF MAY, 2020

DOUG SHIVERS
CITY CLERK

Kelli Seely
MAYOR

COUNTY TREASURER'S CERTIFICATE:

I, Candace M. Beck DO HEREBY CERTIFY THAT I AM THE DULY QUALIFIED COUNTY TREASURER OF CANADIAN COUNTY AND THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES FOR THE YEAR 2019 AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF BRIDON BUSINESS PARK, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICES OF THE COUNTY TREASURER GUARANTEEING THE CURRENT YEAR'S TAXES.

IN WITNESS THEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 21 DAY OF May, 2020

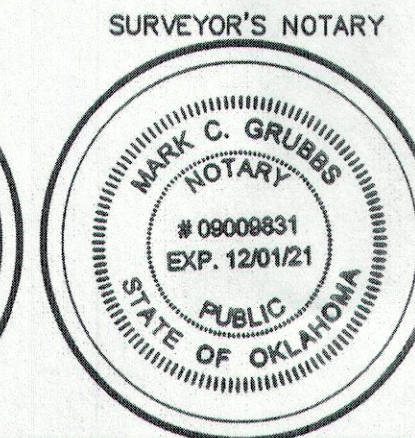
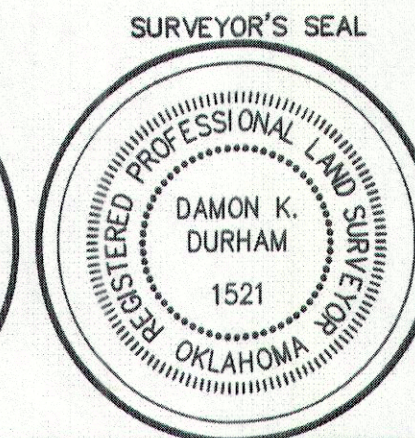
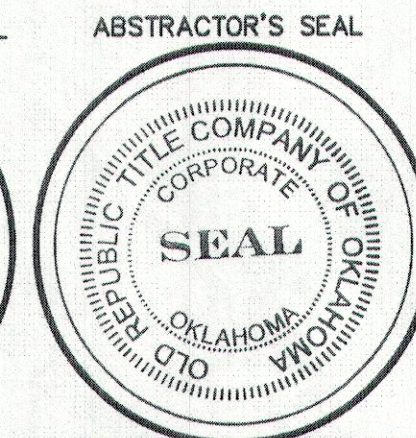
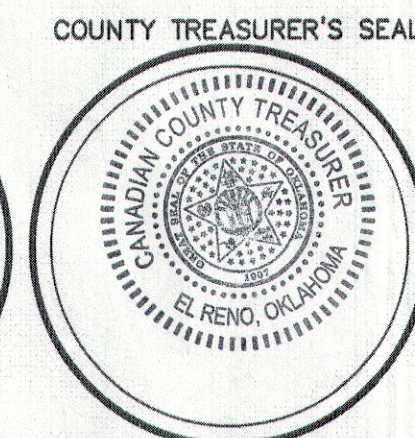
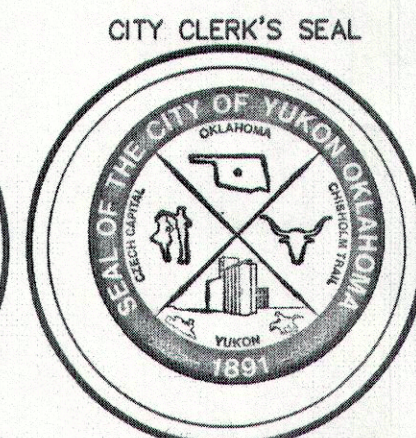
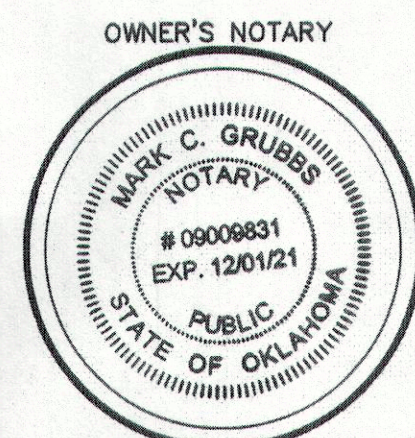
Candace M. Beck by Kim Arnold
COUNTY TREASURER

BONDED ABSTRACTOR'S CERTIFICATE:

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR CANADIAN COUNTY AND STATE OF OKLAHOMA, HEREBY CERTIFY THAT AS OF 05/21/20, 2020 THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF BRIDON BUSINESS PARK, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, IS VESTED IN BRIDON CAPITAL, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON. THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK THEREOF, THAT THE TAXES ARE PAID FOR THE YEAR 2019 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 LIENS, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE FINAL PLAT, EXCEPT MORTGAGES, RIGHTS-OF-WAY, EASEMENTS, WATER RIGHT CONVEYANCES, AND MINERAL CONVEYANCES OF RECORD.

IN WITNESS THEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 11TH DAY OF May, 2020

Lona R. Strubel, P.A.
BONDED ABSTRACTOR
Old Republic Title Company



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OKLAHOMA 73099

Ph: (405) 265-3404 Fax: (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2020

DATE OF PREPARATION: MAY 5, 2020

LEGAL DESCRIPTION:

LOTS FOUR (4) AND FIVE (5), IN BLOCK ONE (1) OF WESTPORT COMMERCIAL PARK, AN ADDITION TO YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRANSCRIBED BY DURHAM SURVEYING, INC., FROM THE WARRANTY DEED RECORDED AT BOOK 4934, PAGE 476, FILED IN THE OFFICES OF THE COUNTY CLERK OF CANADIAN COUNTY, OKLAHOMA.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, DAMON K. DURHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF BRIDON BUSINESS PARK, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, CONSISTING OF 2 SHEETS, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE 5TH DAY OF May, 2020 AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS.

I FURTHER CERTIFY THAT THIS PLAT OF 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.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF May, 2020

Damon K. Durham
DAMON K. DURHAM, P.L.S. NO. 1521
DURHAM SURVEYING, INC.

STATE OF OKLAHOMA)
COUNTY OF CANADIAN)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAMON K. DURHAM, 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.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF May, 2020

MY COMMISSION EXPIRES: 12/1/21

MY COMMISSION NO.: 09009831

NOTARY PUBLIC

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/20

BRIDON BUSINESS PARK SHEET 1 OF 2

FINAL PLAT

BRIDON BUSINESS PARK

A TRACT OF LAND BEING A REPLAT OF LOTS 4 & 5, BLOCK 1, WESTPORT COMMERCE PARK, AN ADDITION TO THE CITY OF YUKON; AND BEING A PART OF THE SOUTH HALF (S/2) OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

DEVELOPER:
BRIDON CAPITAL, LLC
P.O. BOX 498
MUSTANG, OKLAHOMA 73064
(405) 637-8195

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641
FAX: (405) 265-0649

SUBDIVISION CONTAINS:
SIX (6) LOTS IN
ONE (1) BLOCKS
GROSS SUBDIVISION AREA: ±149,998 SQ. FT.
OR ±3.44 ACRES

BK = BOOK
PG = PAGE
ESMT = EASEMENT
CA = COMMON AREA
B/L = BUILDING LINE
ROW = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
O = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
S = SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED
▲ = SET MAG NAIL W/ SHINER STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED

① = BLOCK NO.

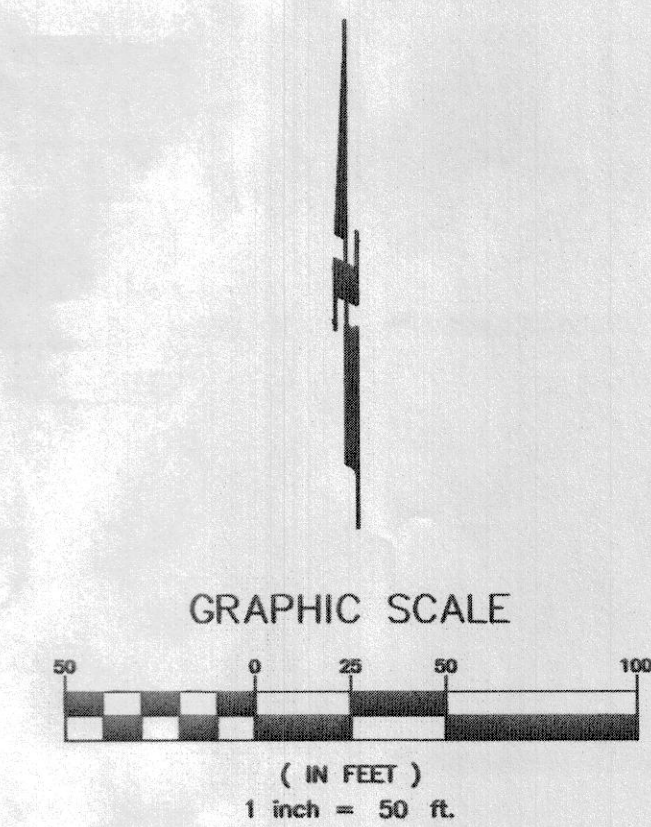
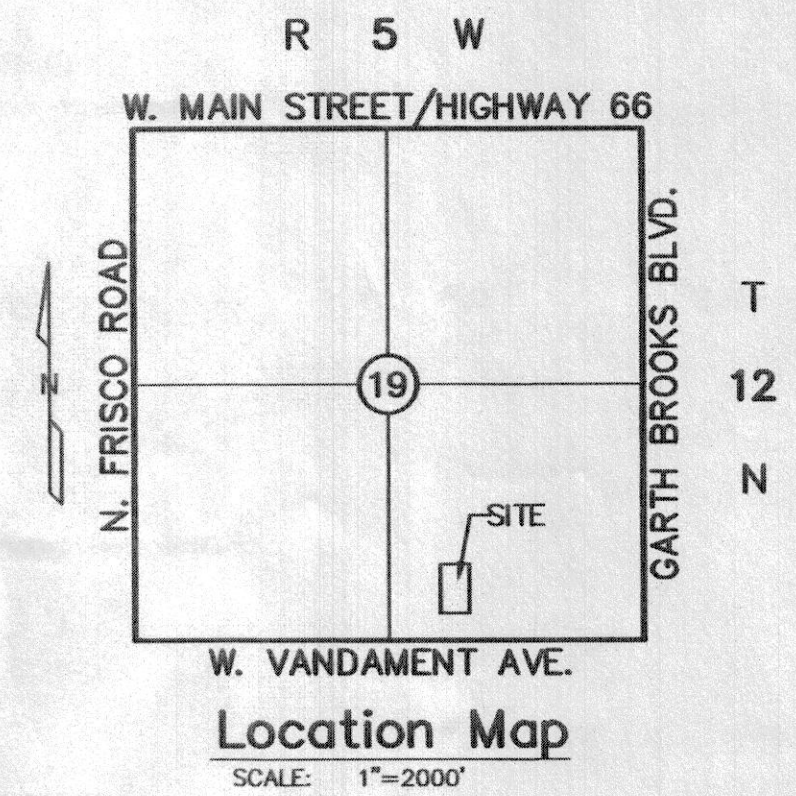
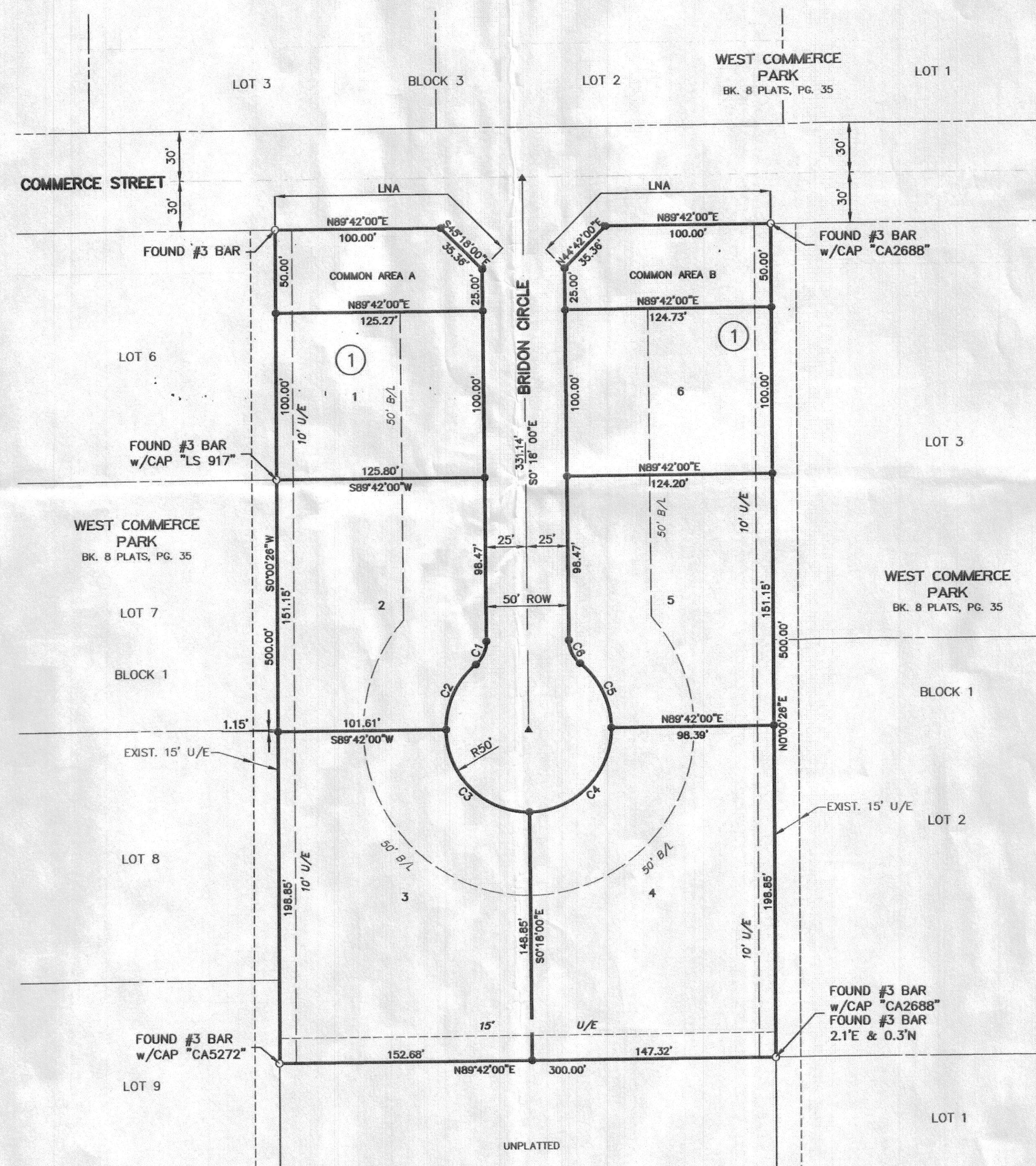
PLAT NOTES

- A SIDEWALK SHALL BE PROVIDED ALONG BOTH BRIDON CIRCLE & COMMERCE STREET. THE SIDEWALK SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE AFFECTED LOT. THE SIDEWALK ALONG COMMERCE STREET SHALL BE CONSTRUCTED WITH THE CONSTRUCTION OF BRIDON CIRCLE.
- TREES SHALL BE PLANTED WITHIN THE COMMON AREAS ADJACENT TO COMMERCE STREET.
- MAINTENANCE OF THE COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- THIS PLAT OF 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 41-106 OF THE OKLAHOMA STATE STATUTES.
- CENTERLINE OF RIGHT OF WAY MONUMENTS SHALL BE AS FOLLOWS:

MAGNETIC NAIL WITH SHINER STAMPED "DURHAM CA 5313" FOR ALL PAVED SURFACES OR #3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED FOR ALL UNPAVED SURFACES
- THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE AS FOLLOWS:

#3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED
- SIGHT-PROOF SCREENING SHALL BE PLACED ALONG THE SOUTH BOUNDARY OF LOTS 3 & 4, BLOCK 1 OF BRIDON BUSINESS PARK AND SHALL BE MAINTAINED BY THE OWNERS OF RECORD.
- ALL PRIMARY STRUCTURES SHALL HAVE A BRICK FACADE ON ALL SIDES.

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	18.00'	15.95'	50°46'34"	S25°05'17"W	15.43'
C2	50.00'	44.31'	50°46'34"	S25°05'17"W	42.87'
C3	50.00'	78.54'	90°00'00"	S45°18'00"E	70.71'
C4	50.00'	78.54'	90°00'00"	N44°42'00"E	70.71'
C5	50.00'	44.31'	50°46'34"	N25°41'17"W	42.87'
C6	18.00'	15.95'	50°46'34"	N25°41'17"W	15.43'



DURHAM SURVEYING, INC.
1800 SOUTH SARA ROAD, YUKON, OKLAHOMA 73099

Ph: (405) 265-3404 Fax: (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2020

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/20