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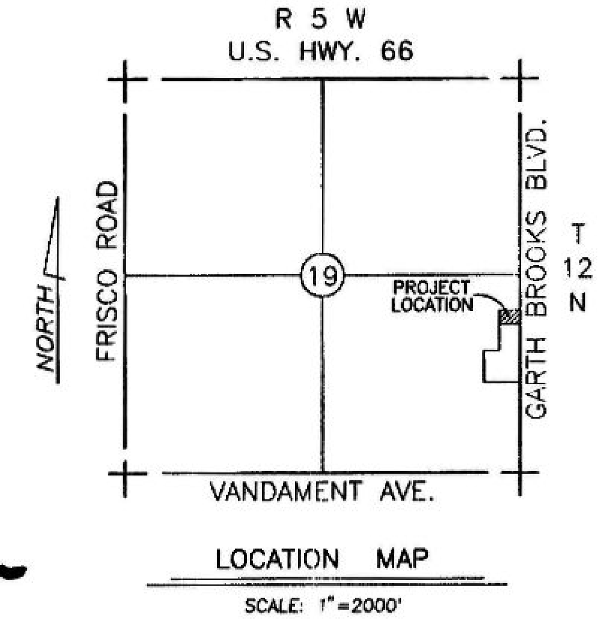
Canadian County, OK

FINAL PLAT

LOT 1, GARTH BROOKS COMMERCIAL PARK

A PART OF THE SE/4 SECTION 19, T-12-N, R-5-W, OF THE I.M.
YUKON, CANADIAN COUNTY, OKLAHOMA



LOCATION MAP

SCALE: 1"=2000'

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT, MILANCO, L.L.C., certifies that it is the owner of all the land included in the annexed plat and it is the only person or persons, corporation or corporations having any right, title or interest to the land shown and known as "LOT 1, GARTH BROOKS COMMERCIAL PARK", a part of the Southeast Quarter (SE/4) of Section 19, Township 12 North, Range 5 West of the Indian Meridian, Yukon, Canadian County, Oklahoma and that the plat represents a survey of the above described property made with our consent, and that we hereby dedicate to the public use of all the streets, shown on said annexed plat, that the easements shown on the annexed plat are created for the installation and maintenance of the public 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 Abstracter's Certificate.
Covenants, restrictions, and reservations for the addition are contained on a separate instrument and will be filed subsequently.

WITNESSED by our hands this 27th day of July 2005

BY: MILANCO, L.L.C.
Michael J. Milligan
MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State on 27 day of July, 2005 personally appeared Michael J. Milligan Manager of MILANCO, L.L.C., to me known to be the identical person who signed the name of the maker to the within and foregoing instrument, as President, 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 therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires. 9-30-08

Diane M. Neely
Notary Public

DIANE M. NEELY OKLAHOMA COUNTY Notary Public in and for the State of Oklahoma

BONDED ABSTRACTER'S CERTIFICATE

The undersigned duly qualified and lawfully bonded abstracter of titles in and for the County of Canadian County State of Oklahoma, hereby certifies that the records of said Canadian County, show the title to the land shown on the annexed plat of "LOT 1, GARTH BROOKS COMMERCIAL PARK", a part the Southeast Quarter (SE/4) of Section 19, Township 12 North, Range 5 West, of the Indian Meridian, Canadian County, Oklahoma is vested in ZAM, L.L.C. and that on the 1st day of September 2005 there are no actions pending or judgments of any nature in any court or on the records with clerk of any court in said County and State against said lands or of the owner thereof; that taxes are paid for the year 1998 and prior years, and that no tax sales certificates are against said land and no tax deeds are issued to any person or persons and that there are no liens, mortgages or encumbrances of any kind against the land described on the annexed plat; except oil and gas lease and except mineral rights previously reserved or conveyed, and mortgages of record if any.

IN WITNESS WHEREOF, said Bonded Abstracter has caused this instrument to be executed on this 7th day of September, 2005.

ATTEST:

[redacted]
Warranty Title & Abstract, Inc.

Estelle Cash
Assistant Secretary

Joy J. Scheller
Vice President

SURVEYOR'S CERTIFICATE

I William D. Brollier, do hereby state that I am a Professional Land Surveyor and that the annexed plat of "LOT 1, GARTH BROOKS COMMERCIAL PARK", part of the Southeast Quarter (SE/4) of Section 19, Township 12 North, Range 5 West of the Indian Meridian, Yukon, Canadian County, Oklahoma, represents a survey made under my supervision on the 9th day of September 2004.

By: [signature] 05/25/2005
FOR THE COMPANY

THE STATE OF OKLAHOMA)
) SS
COUNTY OF CANADIAN)

Before me, the undersigned, a notary public in and for said county and state on this 25th day of May, 2005, personally appeared William D. Brollier 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.

Given under my hand and seal the day and year last above written.

My commission expires: May 20, 2006

Tonya A. Alexander
Notary Public

RATIFICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS on or about the 27th day of July, 2005, Milanco, LLC. by Michael J. Milligan, its Manager, executed the Owner's Certificate and Dedication for the final plat of LOT 1, GARTH BROOKS COMMERCIAL PARK, an Addition to the City of Yukon, Canadian Co., Oklahoma, covering lands described hereon under "Legal Description"; AND WHEREAS said Milanco, LLC. was previously only a partial owner in the lands included in said plat and was under contractual obligation to see that said plat was recorded; AND WHEREAS Milanco, LLC. f/k/a Milanco, Ltd., an Oklahoma corporation; John M. Coffee and Marsha Coffey, husband and wife; and James H. Milligan, Trustee of the James H. Milligan 1987 Trust; the record owners of said above described lands as of 7:59 A.M. on October 21, 2004, gave Warranty deeds unto ZAM, LLC. which were filed Oct. 21, 2004 and recorded in Bk. 2987, Pg 175, Bk 2987, Pg 173 and Bk 2987, Pg 176, respectively; AND WHEREAS, said ZAM, LLC. is the current owner of the above described lands and wishes to ratify, confirm and impose the plat and dedications contained herein. NOW THEREFORE ZAM, LLC., does hereby and by these presents adopt, ratify and confirm the Owners Certificate and Dedication covering the Plat of LOT 1, GARTH BROOKS COMMERCIAL PARK, an Addition to the City of Yukon, Canadian Co., Oklahoma, to the extent and effect as if it had originally executed the same.

Dated this 6 day of SEPT, 2005.

ZAM, LLC, a limited liability company
BY: Fred D. Minter
Fred D. Minter, Manager/Member

~and~

DULANEY'S, INC., Member
BY: Don T. Zachritz
Don T. Zachritz, President

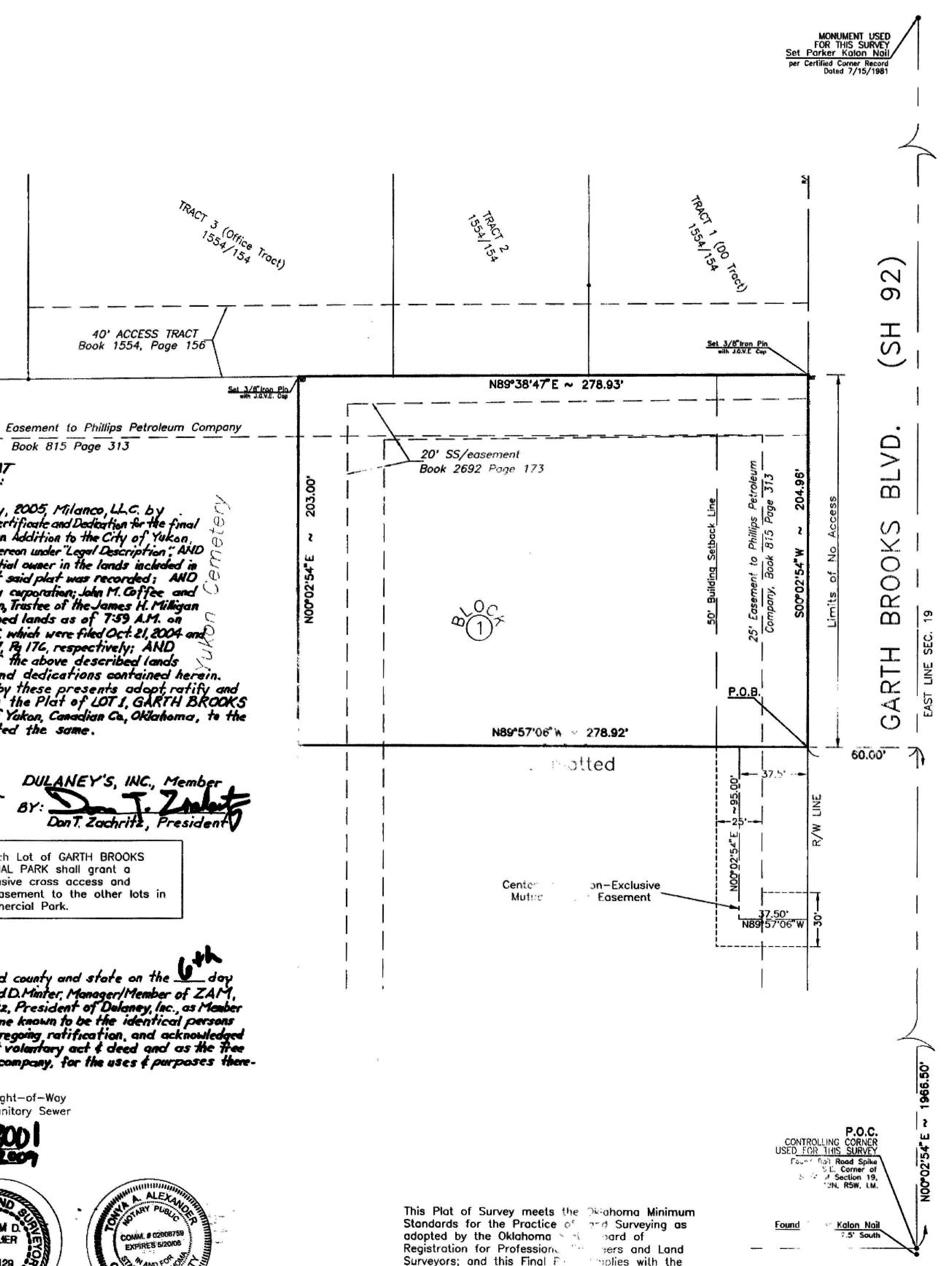
NOTE: Each Lot of GARTH BROOKS COMMERCIAL PARK shall grant a non-exclusive cross access and parking easement to the other lots in the Commercial Park.

State of Oklahoma
County of Oklahoma

Before me, the under signed, a Notary Public in and for said county and state on the 6th day of September, 2005, personally appeared Fred D. Minter, Manager/Member of ZAM, LLC., an Okla. limited liability company & Don T. Zachritz, President of Dulaney, Inc., as Member of ZAM, LLC., an Okla. limited liability company, to me known to be the identical persons who signed the name of the maker to the within & foregoing ratification, and acknowledged to me that they executed the same as their free & voluntary act & deed and as the free & voluntary act & deed of said limited liability company, for the uses & purposes therein set forth.
Given under my hand & seal the day & year last above written.

Notary Public
Commission No. 05003001
Expires March 25, 2009

R/W = Right-of-Way
SS/ = Sanitary Sewer



BASIS OF BEARINGS:
The East Line of SE/4, Sec.19 T12N, R5W is N00°02'54"E

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 this Final Plat complies with the requirements of Title 11 Sec. 41-108 of the Oklahoma State Statutes.

COUNTY TREASURER'S CERTIFICATE

I, David T. Radcliff, do hereby certify that I am the duly elected, qualified and acting county treasurer for Canadian County, State of Oklahoma, that the records show all taxes are paid for the year 2004 and prior years, on the land shown on the annexed plat of "LOT 1, GARTH BROOKS COMMERCIAL PARK" subdivision of a part of the Southeast Quarter (SE/4) of Section 19, Township 12 North, Range 5 West of the Indian Meridian, City of Yukon, Canadian County, Oklahoma and that 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 on this 9th day of September, 2005

David T. Radcliff
County Treasurer

CERTIFICATE OF CITY CLERK

I, Patricia G. Hargis, Clerk of the City of Yukon, State of Oklahoma, do hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land as shown on the annexed plat of "LOT 1, GARTH BROOKS COMMERCIAL PARK", City of Yukon, Canadian County, Oklahoma, on the 5 day of July, 2005.

Patricia G. Hargis
City Clerk

CITY PLANNING COMMISSION CERTIFICATE

I, Patrick Bumpas, chairman of the Planning Commission for the City of Yukon, State of Oklahoma, do hereby certify that the said Commission duly approved the plat of "LOT 1, GARTH BROOKS COMMERCIAL PARK", a subdivision of part of the Southeast Quarter (SE/4) of Section 19, Township 12 North, Range 5 West of the Indian Meridian, City of Yukon, Oklahoma, on the 13th day of June 2005

[signature]
Chairman

ACCEPTANCE OF DEDICATIONS BY CITY COUNCIL

BE IT RESOLVED by the City Council of the City of Yukon, that the dedications shown on the plat of "LOT 1, GARTH BROOKS COMMERCIAL PARK", a subdivision of part of the Southeast Quarter (SE/4) of Section 19, Township 12 North, Range 5 West of the Indian Meridian, City of Yukon, Canadian County, Oklahoma, are hereby accepted.

Adopted by the City Council of Oklahoma City on this 5 day of July, 2005

ATTEST:
Patricia G. Hargis
City Clerk

Bob Bradway
Mayor

LEGAL DESCRIPTION

A part of the Southeast Quarter (SE/4) of Section 19, Township 12 North, Range 5 West of Indian Meridian, Yukon, Canadian County, Oklahoma, described as follows:

Commencing at the Southeast Corner of said SE/4; Thence N00°02'54"E on the east line of SE/4 (the bearing on which this description is based) a distance of 1966.50 feet; Thence N89°57'06"W a distance of 60.00 feet to a point on the west right-of-way line of State Highway 92 (a.k.a. Garth Brooks Boulevard) to the POINT OF BEGINNING;

Thence N89°57'06"W a distance of 278.92 feet to a point on the east line of that called 18 acre tract of land sold to Yukon Cemetery;
Thence N00°02'54"E on the east line of said 18 acre tract and parallel with the east line of said SE/4 a distance of 203.00 feet;
Thence N89°38'47"E a distance of 278.93 feet to a point on said west right-of-way line;
Thence S00°02'54"W on said west right-of-way line and parallel with the east line of said SE/4 a distance of 204.96 feet to the POINT OF BEGINNING.

The above described tract contains 56,895 square feet or 1.306 acres, more or less.

TOGETHER WITH

A Non-Exclusive Mutual Access Easement which is described as shown hereon.

FINAL PLAT
LOT 1
GARTH BROOKS COMMERCIAL PARK
A PART OF THE SE/4 SEC. 19, T 12 N, R 5 W, I.M.
YUKON, CANADIAN CO., OKLAHOMA

JGVEngineering, Inc.
124 N.W. 10th STREET
OKLAHOMA CITY, OK 73103
(405) 236-8313
CA 234 EXP. DATE: 6/30/06

ENGINEERS
SURVEYORS
PLANNERS

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Date 09/2004 | Job

08/16/2005
9/21/2004