

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED, INDIVIDUALS & ENTITIES DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LEGAL TITLE AND THE ONLY PERSONS, FIRMS, CORPORATIONS OR TRUSTS HAVING ANY RIGHT, TITLE OR INTEREST, IN AND TO THE LAND SHOWN ON THE ANNEXED MAP OR PLAT AND DOES FURTHER CERTIFY:

1. THAT AS OWNERS OF THE TITLE TO SAID LAND WHICH IS SHOWN ON THE RE-PLAT OF PART OF LOT 1, BLOCK 2, YUKON PARKWAY WEST PHASE VI, TO THE CITY OF YUKON BEING A PART OF THE SE1/4 OF SECTION 30, T12N, R5W.I.M., CANADIAN COUNTY, OKLAHOMA, HEREBY DEDICATE THE STREETS, AVENUES AND DRIVES AS SHOWN ON SAID PLAT OR MAP, FOR THE USE OF THE PUBLIC AND ITS SUCCESSORS AND OR ASSIGNS AND GUARANTEES CLEAR TITLE TO THE LAND SO DEDICATED AND HAS CAUSED THE SAME TO BE RELEASED OF ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR EXCEPT AS SHOWN ON THE BONDED ABSTRACTOR'S CERTIFICATE
2. THAT THE AREAS INDICATED ON SAID PLAT OR MAP AS "UTILITY EASEMENTS" ARE HEREBY RESERVED FOR THE PURPOSE OF LOCATING, CONSTRUCTING, ERECTING, MAINTAINING, CONDUCTING AND PERFORMING ANY PUBLIC OR QUASI-PUBLIC UTILITY FUNCTION OR SERVICE, ABOVE OR BENEATH THE SURFACE OF THE GROUND, WITH RIGHTS OF INGRESS AND EGRESS AT ANY TIME FOR THE PURPOSE OF INSTALLATION, REPAIR, MAINTENANCE, OPERATION AND REMOVAL OF ANY PUBLIC OR QUASE-PUBLIC UTILITY.

WITNESS OUR HANDS ON THIS 8TH DAY OF OCTOBER 2018.

DEVELOPMENT 23, LLC

BY: 

DWIGHT DARIN MILLER, MANAGING PARTNER

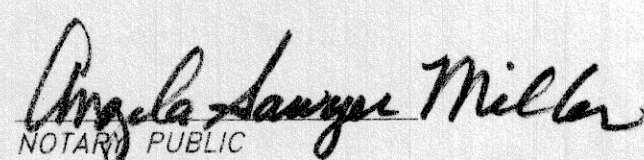
STATE OF OKLAHOMA }
COUNTY OF

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF 8TH OF OCTOBER, 2018, PERSONALLY APPEARED DWIGHT DARIN MILLER TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT EXECUTED THE SAME AS HIS OR 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 EXPIRES:

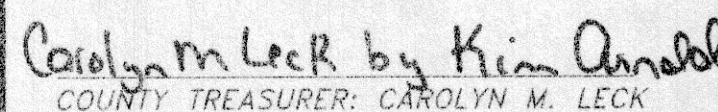
MY COMMISSION NUMBER:


NOTARY PUBLIC

CERTIFICATE OF COUNTY TREASURER

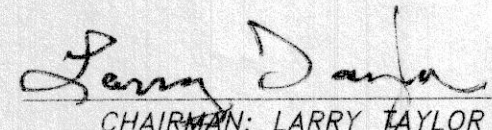
I, CAROLYN M. LECK, DO HEREBY CERTIFY THAT I AM DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF CANADIAN COUNTY, STATE OF OKLAHOMA; THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR 2017 AND PRIOR YEARS ON THE LAND SHOWN ON THE RE-PLAT OF PART OF LOT 1, BLOCK 2, YUKON PARKWAY WEST PHASE VI, TO THE CITY OF YUKON BEING A PART OF THE SE1/4 OF SECTION 30, T12N, R5W.I.M., 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 5 DAY OF November 2018.


COUNTY TREASURER: CAROLYN M. LECK

CITY PLANNING COMMISSION APPROVAL

I, LARRY TAYLOR, CHAIRMAN OF THE YUKON PLANNING COMMISSION CERTIFY THAT THE COMMISSION DULY APPROVED THIS PLAT ON THE 24TH DAY OF September 2018.


CHAIRMAN: LARRY TAYLOR

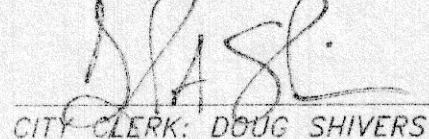
ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF YUKON, OKLAHOMA, THAT THE DEDICATIONS SHOWN ON THE ANNEXED PLAT ARE HEREBY ACCEPTED.

APPROVED BY THE COUNCIL OF THE CITY OF YUKON, OKLAHOMA, THIS 16 DAY OF OCTOBER, 2018.

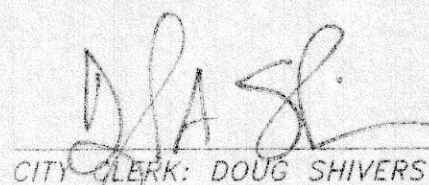
ATTEST:

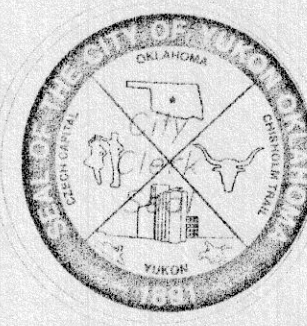
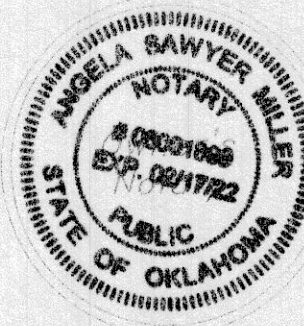
CITY OF YUKON, OKLAHOMA


CITY CLERK: DOUG SHIVERS

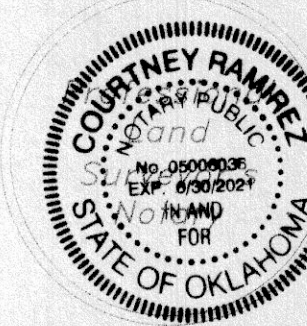
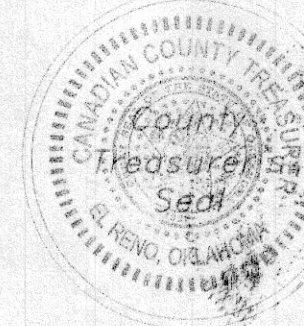
CERTIFICATE OF CITY CLERK

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 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 16 DAY OF OCTOBER, 2018.


CITY CLERK: DOUG SHIVERS



City Planning
Seal



JIVIDEN AND COMPANY, P.L.L.C.
PROFESSIONAL SURVEYING SERVICES

3405 E. Memorial Road

Edmond, Oklahoma 73013

C.A. 4151 - Expires June 30, 2019

Mob. (405) 478-0772

Office (405) 25U-RVEY

Fax (405) 478-3272

(405) 278-7839

<http://www.jacsurvey.com>

RE-PLAT
OF

PART OF LOT 1, BLOCK 2 YUKON PARKWAY WEST PHASE VI

TO THE CITY OF YUKON,
BEING A PART OF THE SE1/4, SEC. 30, T12N, R5W.I.M.,
CANADIAN COUNTY, OKLAHOMA

Doc#: P 2018 29
Bk4Pg: PL 9 666
Filed: 11-08-2018
11:10:59 AM
Canadian County, OK

TSM
PL



LEGEND

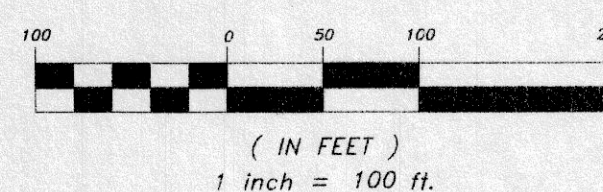
- MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED)
- MONUMENT FOUND
- SUBJECT PROPERTY
- PROPERTY LINE
- BUILDING LIMIT LINE
- EASEMENT LINE
- EXISTING CENTERLINE
- SECTION LINE

DATUM INFORMATION

BEARINGS ARE ON
OKLAHOMA STATE COORDINATE SYSTEM
OKLAHOMA NORTH ZONE DATUM
NAD 83, NAVD 88, U.S. FEET.

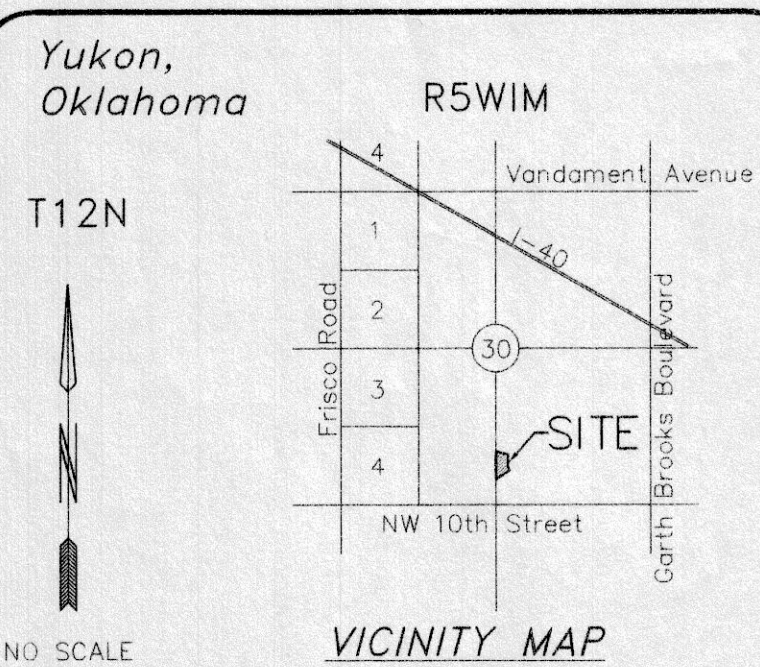
CONTROL MONUMENT DESIGNATION
WDS MAPPING PLANE
GRID NORTH IS (N 00°00'00" E).

GRAPHIC SCALE



Curve Table				
Curve #	Length	Radius	CHORD	Chord Length
C1	84.05'	275.00'	N 08°24'49" E	83.73'
C2	108.24'	175.00'	N 18°03'41" W	106.52'

Line Table		
Line #	Length	Direction
L1	67.31'	N 00°20'34" W
L2	3.85'	N 00°20'34" W

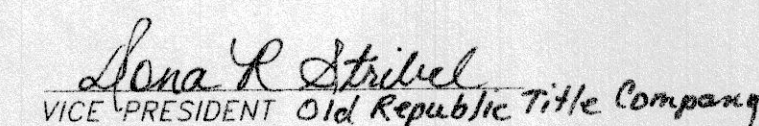


BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA }
COUNTY OF CANADIAN }

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFUL BONDED ABSTRACTOR IN AND FOR THE COUNTY OF CANADIAN, STATE OF OKLAHOMA, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE TO THE LAND INCLUDED IN THE RE-PLAT OF PART OF LOT 1, BLOCK 2, YUKON PARKWAY WEST PHASE VI TO THE CITY OF YUKON, BEING A PART OF THE SE1/4 OF SECTION 30, T12N, R5W.I.M., CANADIAN COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN DEVELOPMENT 23, LLC AND THAT ON THE 2ND DAY OF October, 2018, 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 2017, 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.

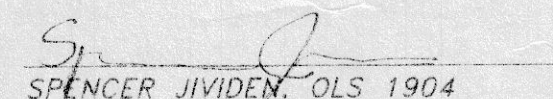
IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 9TH DAY OF October, 2018.


VICE-PRESIDENT Old Republic Title Company

SURVEYOR'S CERTIFICATE

I, SPENCER JIVIDEN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS RE-PLAT OF PART OF LOT 1, BLOCK 2, YUKON PARKWAY WEST PHASE VI, TO THE CITY OF YUKON, BEING A PART OF THE SE1/4 OF SECTION 30, T12N, R5W.I.M., CANADIAN COUNTY, OKLAHOMA, CONSISTING OF ONE (1) SHEET, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE 24TH DAY OF JULY, 2018, AND THAT MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, 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.

OCTOBER 8, 2018

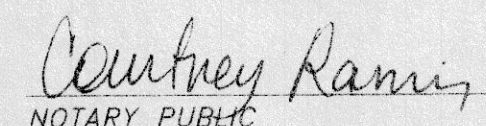

SPENCER JIVIDEN, OLS 1904

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 8TH DAY OF OCTOBER, 2018, PERSONALLY APPEARED SPENCER JIVIDEN 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 NOTARIES SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 6-30-2021
MY COMMISSION NUMBER: 05006036


NOTARY PUBLIC

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN LOT ONE (1), BLOCK TWO (2), YUKON PARKWAY WEST, PHASE VI, TO THE CITY OF YUKON, BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE NORTH (T12N), RANGE FIVE WEST OF THE INDIAN MERIDIAN (R5W.I.M.), CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 427.47 FEET NORTH (N 00°03'53" W) OF THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING 65.38 FEET NORTH (N 00°03'53" W) OF THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTHEAST (N 54°11'05" E) A DISTANCE OF 285.58 FEET, THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 108.24 A CHORD DIRECTION OF (N 18°03'41" W) AND A CHORD LENGTH OF 106.52 FEET, THENCE NORTH (N 00°20'34" W) A DISTANCE OF 71.17 FEET, THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AN ARC LENGTH OF 84.05 FEET A CHORD DIRECTION OF (N 08°24'49" E) AND A CHORD LENGTH OF 83.73 FEET SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF SAID YUKON PARKWAY WEST PHASE VI, THENCE NORTHWEST (N 73°01'12" W) A DISTANCE OF 220.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH (S 00°03'53" E) A DISTANCE OF 486.78 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 1.7971 ACRE.

OWNER INFORMATION

DEVELOPMENT 23, LLC
7017 NORTH ROBINSON AVE.
OKLAHOMA CITY, OKLAHOMA 73116

DATE
OCTOBER 8, 2018

RE-PLAT OF PART OF LOT 1, BLOCK 2, YUKON PARKWAY WEST PHASE VI,

TO THE CITY OF YUKON,
BEING A PART OF THE SE1/4, SEC. 30, T12N, R5W.I.M.,
CANADIAN COUNTY, OKLAHOMA