

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 LOT 1, BLOCK 1, 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 ABTRACTOR'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 12 DAY OF SEPTEMBER 2013.

DEVELOPMENT23, LLC

BY: Dwight Darin Miller
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 September 12, 2013, 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:

Amela J. Miller
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 2012 AND PRIOR YEARS ON THE LAND SHOWN ON THE RE-PLAT OF LOT 1, BLOCK 1, 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 12 DAY OF September 2013.

Carolyn M. Leck by Kim Arnold
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 9 DAY OF Sept, 2013.

Larry Taylor
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 1st DAY OF OCTOBER, 2013.

ATTEST:
CITY OF YUKON, OKLAHOMA

Doug Shivers
CITY CLERK: DOUG SHIVERS

John Roberts
MAYOR: JOHN ROBERTS
KEN SMITH

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 1st DAY OF OCTOBER, 2013.

Doug Shivers
CITY CLERK: DOUG SHIVERS



COMMON AREA NOTE:

1. MAINTENANCE OF THE COMMON AREAS AND/OR PRIVATE DRAINAGE EASEMENTS AND EMERGENCY ACCESS 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, THAT MAY CAUSE A BLOCKAGE OF FLOW OR AN ADVERSE EFFECT ON THE FUNCTIONING OF THE STORM WATER FACILITY, SHALL BE PLACED WITHIN THE COMMON AREAS INTENDED FOR THE USE OF CONVEYANCE OF STORM WATER, AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, GAZEBO, BENCHES, PIERS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.

SIDEWALK NOTE:

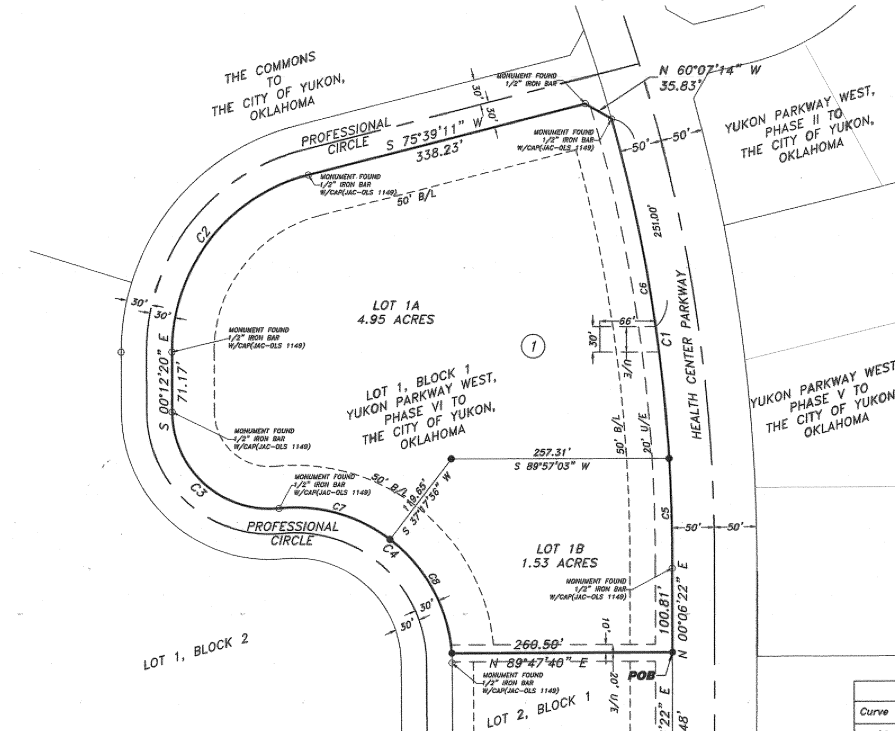
1. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF YUKON STANDARDS AND SPECIFICATIONS.

RESTRICTIVE COVENANTS, TOGETHER WITH AMENDMENTS, RECORDED IN BOOK 2092 PAGE 240; IN BOOK 2334, PAGE 835; IN BOOK 2657, PAGE 382; IN BOOK 3267, PAGE 759; IN BOOK 3267, PAGE 753 AND IN BOOK 3282, PAGE 92.

RE-PLAT OF

LOT 1, BLOCK 1 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 2013 23
Bk#Pg: PL 9 368
Filed: 10-21-2013
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Canadian County, OK

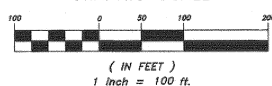
STATE OF OKLAHOMA
COUNTY OF CANADIAN
FILED FOR RECORD
Doc# P 2013 23
Book PL 9 Page 368
Date: 10-21-2013
Time: 02:56:34 PM
Shelley Dickerson, County Clerk
By: Tracy Jividen Deputy

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

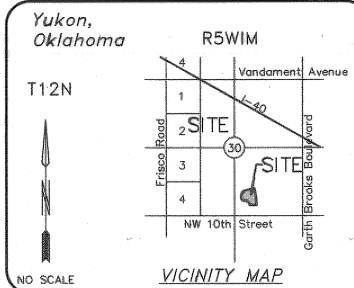
DATUM INFORMATION

BEARINGS ARE ON OKLAHOMA STATE COORDINATE SYSTEM OKLAHOMA NORTH ZONE DATUM NAD 83, NAVD 86, U.S. FEET.
CONTROL MONUMENT DESIGNATION OKLAHOMA CITY MONUMENTS
GRID NORTH IS (N 00°00'00"E).

GRAPHIC SCALE



Curve #	Length	Radius	Tangent	Chord Length	Chord Dir.
C1	536.81'	1932.28'	270.15'	535.09'	N 07°33'52" W
C2	284.66'	215.00'	167.55'	264.32'	S 37°43'26" W
C3	191.89'	115.00'	126.83'	170.39'	S 48°00'26" E
C4	297.28'	185.00'	191.81'	266.31'	S 49°46'26" E
C5	129.77'	1932.28'	64.91'	129.74'	N 01°30'10" W
C6	407.97'	1932.63'	204.74'	407.21'	N 09°28'30" W
C7	139.17'	185.00'	73.06'	135.91'	S 74°15'28" E
C8	158.11'	185.00'	84.25'	153.34'	S 28°13'23" E



BONDED ABTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA }
COUNTY OF CANADIAN }

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFUL BONDED ABTRACTOR 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 LOT 1, BLOCK 1, 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 DEVELOPMENT23, LLC AND THAT ON THE 1st DAY OF September, 2013, 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 2012, 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 ABTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 12 DAY OF September 2013.

TITLE COMPANY

Donna R. Strickland
VICE PRESIDENT Old Republic Title Company of Oklahoma

SURVEYOR'S CERTIFICATE

I, TRACY JIVIDEN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THIS RE-PLAT OF LOT 1, BLOCK 1, 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 12TH DAY OF AUGUST, 2013, 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.

SEPTEMBER 10, 2013

Tracy Jividen
TRACY JIVIDEN, OLS #149

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 10TH DAY OF SEPTEMBER, 2013, PERSONALLY APPEARED TRACY 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 NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 6-30-2017
MY COMMISSION NUMBER: 05006036

Courtney Ramirez
NOTARY PUBLIC

LEGAL DESCRIPTION

ALL OF LOT ONE (1), BLOCK ONE (1) OF 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, ACCORDING TO THE RECORDED PLAT THEREON. DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 OF SAID SECTION 30, THENCE EAST (N89°47'40"E) ALONG THE SOUTH BOUNDARY OF SAID SECTION 30 A DISTANCE OF 825.26 FEET, THENCE NORTH (N 00°12'20" W) A DISTANCE OF 33.00 FEET, (ALONG THE WEST RIGHT-OF-WAY OF HEALTH CENTER PARKWAY FOR THE NEXT FOUR CALLS) THENCE NORTHEASTERLY (N 44°12'55" E) A DISTANCE OF 35.02 FEET, THENCE NORTH (N 00°06'22" E) A DISTANCE OF 349.48 FEET TO THE POINT OF BEGINNING, THENCE NORTH (N 00°06'22" E) A DISTANCE OF 100.81 FEET, THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1932.28 FEET, A CHORD DIRECTION OF N 07°33'52" W, A CHORD LENGTH OF 535.09 AND AN ARC LENGTH 536.81 FEET, (ALONG THE SOUTH AND EAST RIGHT-OF-WAY OF HEALTH CENTER PARKWAY FOR THE NEXT SIX CALLS) THENCE NORTHWESTERLY (N 60°07'14" W) A DISTANCE OF 35.83 FEET, THENCE WEST (S 75°39'11" W) A DISTANCE OF 338.23 FEET, THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 215.00 FEET, A CHORD DIRECTION OF S 37°43'26" W, A CHORD LENGTH OF 264.32, AND AN ARC LENGTH OF 284.66 FEET, THENCE SOUTH (S 00°12'20" E) A DISTANCE OF 71.17 FEET, THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 115.00 FEET, A CHORD DIRECTION OF S 48°00'26" E, A CHORD LENGTH OF 170.39, AND AN ARC LENGTH OF 191.89 FEET, THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET, A CHORD DIRECTION OF S 49°46'26" E, A CHORD LENGTH OF 266.31 AND AN ARC LENGTH OF 297.28 FEET, THENCE EAST (N 89°47'40" E) A DISTANCE OF 260.50 FEET, TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 6.47 ACRES.

OWNER INFORMATION

DEVELOPMENT23, LLC
7017 NORTH BRINSON AVE.
OKLAHOMA CITY, OKLAHOMA 73116

DATE

AUGUST 13, 2013

RE-PLAT OF

LOT 1, BLOCK 1 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

JIVIDEN AND COMPANY, P.L.L.C.
PROFESSIONAL SURVEYING SERVICES
13501 Eastern Avenue
Oklahoma City, Oklahoma 73131
C.A. 4151 - Expires June 30, 2015
Mob. (405) 740-3226 Office (405) 25U-RVEY
Fax (405) 478-3272 (405) 278-7839

http://www.jacsurvey.com