

#### OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
The Undersigned, Stonegate Partner's, LLC do(es) 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:

- That as owners of the title to said land which is shown on the annexed plat of THE RE-PLAT OF STONEGATE OFFICE PARK, Lots 10 & 11, Block 1, being a part of the SE/4 of Section 30, T12N, R5W, I.M. City of Yukon, 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.
- 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 or egress at any time for the purpose of installation, repair, maintenance, operation and removal of any public or quasi-public utility.

Witness our hands on the 20<sup>th</sup> day of December 2018

Stonegate Partner's, LLC  
BY: Angela Sawyer Miller  
TITLE: Manager

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) SS:

Before me, the undersigned Notary Public, in and for said County and State on this 20<sup>th</sup> day of December 2018, personally appeared Angela Sawyer Miller, as Manager of Stonegate Partner's, LLC 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:  
2-17-2022 Angela Sawyer Miller  
DATE NOTARY PUBLIC  
#06001899

#### LEGAL DESCRIPTION

ALL of Lots Ten (10) and Eleven (11), inclusive of Block One (1) of STONEGATE OFFICE PARK, according to the recorded plat thereof.

Said Tract contains 170,744 Square Feet or 3.92 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 herein actually exist and their positions are correctly shown.

Denver Winchester  
DENVER WINCHESTER, PLS 1952

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA )

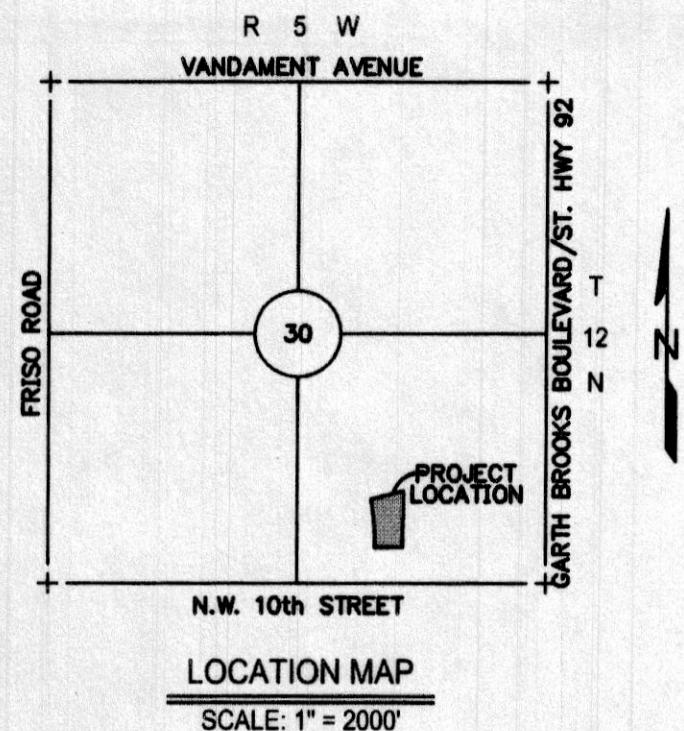
Before me, the undersigned, a Notary Public, in and for said County and State personally appeared DENVER WINCHESTER, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal this 28<sup>th</sup> day of December 2018.

MY COMMISSION EXPIRES:  
March 28, 2019  
Debra Mack  
NOTARY PUBLIC  
#03005138

#### CITY PLANNING COMMISSION APPROVAL

I, Larry Taylor, Planning Director of the City of Yukon, do certify that the Yukon Planning Commission duly approved this plat on the 10<sup>th</sup> day of December 2018.

Larry Taylor  
PLANNING DIRECTOR Chairman



## A RE-PLAT OF STONEGATE OFFICE PARK LOTS 10 & 11, BLOCK 1 A PART OF THE SE/4 OF SECTION 30, T12N, R5W, I.M. YUKON, CANADIAN COUNTY, OKLAHOMA

Doc# P 2019 2  
Bk&Pg: PL 9 683  
Filed: 01-11-2019  
11:18:28 AM  
Canadian County, OK  
PL

SCALE: 1" = 20'  
GRAPHIC SCALE IN FEET  
20 0 20

BASIS OF BEARING = WEST LINES OF LOTS  
10-11, BLOCK 1, STONEGATE OFFICE PARK  
(S00°08'07"W)



#### 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 Stonegate Partner's, LLC, that on the 17<sup>th</sup> day of December 2018, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land, or 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 28<sup>th</sup> day of December 2018.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA

Angela R. Strickel  
Vice-President

#### COUNTY TREASURER'S CERTIFICATE

I, Carolyn M. Leck, 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 12 day of January 2019.

Carolyn M. Leck  
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 30<sup>th</sup> day of January 2019.

ATTEST: D. Shivers, CITY CLERK Michael McCashen, MAYOR

#### CERTIFICATE OF CITY CLERK

I, Douglas A. Shivers, City Clerk of the CITY OF YUKON, STATE OF 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 30<sup>th</sup> day of January 2019.

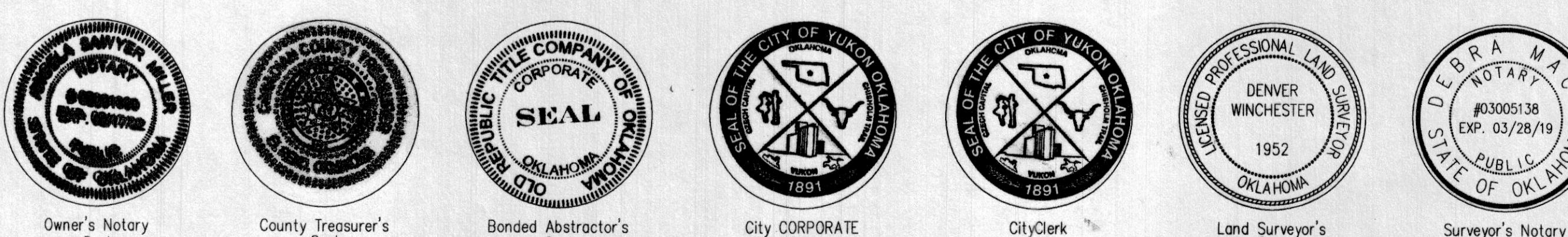
D. Shivers,  
CITY CLERK

#### 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
2. CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:  
MAGNETIC NAIL WITH WASHER FOR ALL PAVING
3. PROPERTY CORNER MONUMENTS SHALL BE:  
3/8" IRON ROD WITH A PLASTIC CAP
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF YUKON STANDARDS AND SPECIFICATIONS
5. A SEPARATE INSTRUMENT "RESTRICTIVE COVENANT" IS A PART OF THIS SUBDIVISION.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.00'	N44° 56' 27"E
L2	10.00'	N89° 51' 53"E

LEGEND		
EX.	EXISTING COMMON AREA	UTILITY EASEMENT
C/A		
U/E		



A RE-PLAT OF STONEGATE OFFICE PARK, LOTS 10 & 11, BLOCK 1	
 <b>Crafton Tull</b> architecture engineering surveying 405.787.6270   405.787.4271 <a href="http://www.craftontull.com">www.craftontull.com</a>	SHEET NO.: 1 OF 1 DATE: 11/09/18 PROJECT NO.: 11601800
CERTIFICATE OF AUTHORIZATION CA 973 (PPLS) EXPIRES 4/30/2020	