

FINAL PLAT
of
YUKON CROSSING PHASE II - COMMERCIAL

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF
SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST
OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA



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Filed 03-05-2019 DAB
04:10:52 PM PL
Canadian County, OK

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT USTORAGEOK.COM, 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 YUKON CROSSING PHASE II - COMMERCIAL, 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 YUKON CROSSING PHASE II - COMMERCIAL, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), 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 HAS ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THE ABOVE MENTIONED FINAL PLAT, AND THEY DO HEREBY DEDICATE ALL STREETS AND EASEMENTS AS SHOWN ON SAID FINAL PLAT TO THE USE OF THE PUBLIC, FOR STREETS, DRAINAGE AND UTILITY EASEMENTS 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 14TH DAY OF FEBRUARY, 20 19
USTORAGEOK.COM, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

John Gravitt
JOHN GRAVITT, MANAGER

STATE OF OKLAHOMA }
COUNTY OF CANADIAN } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 14TH DAY OF FEBRUARY, 20 19, PERSONALLY APPEARED JOHN GRAVITT, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO 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 14TH DAY OF FEBRUARY, 20 19.

MY COMMISSION EXPIRES: 12/1/21

MY COMMISSION NO.: 09009831 NOTARY PUBLIC

CERTIFICATION OF PLANNING COMMISSION:

I, Larry Taylor, DIRECTOR TO THE PLANNING DEPARTMENT OF THE CITY OF YUKON, OKLAHOMA, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF YUKON CROSSING PHASE II - COMMERCIAL, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA AT A MEETING THE 24TH DAY OF JANUARY, 20 19.

Larry Taylor
DIRECTOR

CERTIFICATE OF CITY CLERK:

I, Douglas A. Summers, 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 YUKON CROSSING PHASE II - COMMERCIAL, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 19TH DAY OF FEBRUARY, 20 19.

Douglas A. Summers
CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YUKON THAT THE DEDICATION SHOWN ON THE FINAL PLAT OF YUKON CROSSING PHASE II - COMMERCIAL, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, IS HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY THIS 19TH DAY OF FEBRUARY, 20 19.

Michael McEach
CITY CLERK MAYOR

COUNTY TREASURER'S CERTIFICATE:

I, Carolyn M. Leck, 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 20 19 AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF YUKON CROSSING PHASE II - COMMERCIAL, 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 5 DAY OF MARCH, 20 19.

Carolyn M. Leck 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 THE DAY OF FEBRUARY, 20 19 THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF YUKON CROSSING PHASE II - COMMERCIAL, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, IS VESTED IN USTORAGEOK.COM, 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 2018 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 RIGHTS AND MINERAL CONVEYANCES OF RECORD.

IN WITNESS THEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 1 DAY OF MARCH, 20 19.

FIRST AMERICAN TITLE INSURANCE COMPANY

John J. Gravitt
SIGNATURE

STATE OF OKLAHOMA }
COUNTY OF CANADIAN } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 1 DAY OF MARCH, 20 19, PERSONALLY APPEARED JOE J. STAPLE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS PRESIDENT 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 CORPORATION 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 1 DAY OF MARCH, 20 19.

MY COMMISSION EXPIRES: 2-23-2023

MY COMMISSION NO.: 03001482 NOTARY PUBLIC

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 YUKON CROSSING PHASE II - COMMERCIAL, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, CONSISTING OF 2 SHEETS, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE 14TH DAY OF FEBRUARY 2019, 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 14 DAY OF February, 20 19.

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

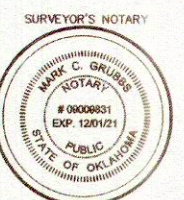
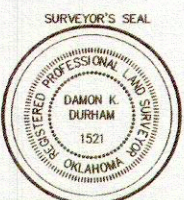
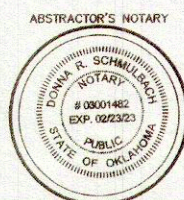
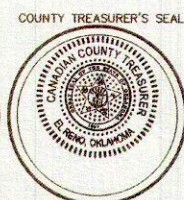
STATE OF OKLAHOMA }
COUNTY OF CANADIAN } SS:

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 14TH DAY OF FEBRUARY, 20 19.

MY COMMISSION EXPIRES: 12/1/21

MY COMMISSION NO.: 09009831 NOTARY PUBLIC

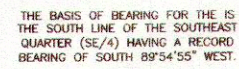


DURHAM SURVEYING, INC.
1819 SOUTH MORGAN ROAD, OKLAHOMA CITY, OKLAHOMA 73128

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

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1819 S. Morgan Road
Oklahoma City, OK 73128
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/20

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA



SUBDIVISION CONTAINS:
SIX (6) LOTS IN
TWO (2) BLOCKS
GROSS SUBDIVISION AREA:
±360,387 SQ. FT.
OR ±8.2733 ACRES

B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
PDE = PRIVATE DRAINAGE EASEMENT
R/W = RIGHT OF WAY
ESMT = EASEMENT
CA = COMMON AREA
LNA = LIMITS OF NO ACCESS
○ = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
● = SET #3 BAR W/ CAP STAMPED "DURHAM CA 5313"
UNLESS OTHERWISE NOTED
▲ = SET MAG NAIL W/ SHINER STAMPED "DURHAM CA
5313" UNLESS OTHERWISE NOTED

NOTES

1. ACCESS TO LOT 1, BLOCK 1 & LOTS 1, 2 AND 4, BLOCK 2 SHALL BE VIA A SHARED CROSS ACCESS EASEMENT CONNECTING WITH YUKON CROSSING AVE, MAIN STREET OR YUKON PARKWAY, ACCORDING TO THE EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED AT BOOK #432, PAGE 286, FILED IN THE OFFICES OF THE COUNTY CLERK OF CANADIAN COUNTY, OKLAHOMA.
2. DRIVEWAYS ONTO YUKON CROSSING AVENUE SHALL MAINTAIN A SEPARATION OF 60 FEET MEASURING CENTERLINE TO CENTERLINE.
3. THE BUILDING SETBACK LINE SHOWN HEREON FOR LOT 2, BLOCK 1 AND LOT 3, BLOCK 2, WERE APPROVED BY THE CITY OF YUKON AND DIFFER FROM CURRENT C-5 ZONING DISTRICT BUILDING SETBACK REGULATIONS.

SW COR., SE/4
SEC. 16, T12N, R5W
FOUND #3 BAR
FOUND #3 BAR w/ ALUMINUM CAP
STAMPED "JVIDEN OLS 1149" 4.4' WEST

DURHAM SURVEYING, INC.

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



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