

FINAL PLAT of A REPLAT OF LOT 1 IN BLOCK 1 OF YUKON ANGLE ADDITION

A Subdivision of the Southeast Quarter SE/4), Section Nineteen (19), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: Bill Reid hereby certify that they are the record owners of, and the only persons, firm or corporation having title or interest in and to the land shown on the annexed Plat of A REPLAT Of Lot 1 In Block 1 Of Yukon Angle Addition and that the Plat represents a correct survey of the above described property made with consent, and that we hereby dedicate to the Public use all the streets as shown on said annexed plat; that the easements as shown on the annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

Subscribed this 26 day of May, 2021.

STATE OF OK
COUNTY OF Canadian

Bill Reid
xxxxxx

Before me, the undersigned, a Notary Public in and for said County and State, on this 26 day of May, 2021, personally appeared Bill Reid to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their 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,

[Signature]
Notary Public

My Commission Number is, 15005750

My Commission Expires the 23 day of June, 2023

LEGAL DESCRIPTION

Being all of Lot One (1) of Block One (1) in Yukon Angle, an Addition to Yukon, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 1; Thence 500°05'15"E along the East line of said Lot 1 a distance of 147.06 feet, Thence S44°51'00"W along the Southeast line of said Lot 1 a distance of 35.45 feet; Thence S89°42'00"W along the South line of said Lot 1 a distance of 344.50 feet; Thence N45°14'15"W along the Southwest line of said Lot 1 a distance of 35.26 feet; Thence N00°05'15"W along the West line of said Lot 1 a distance of 146.60 feet; Thence N89°32'44"E along the North line of said Lot 1 a distance of 394.50 feet to the POINT OF BEGINNING.

Containing 67,195.92 Square Feet or 1.5425 Acres, more or less.

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 18 day of MAY, 2021.

ATTEST: [Signature] CITY CLERK
[Signature] MAYOR

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, 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 20 and prior years on the land shown on the annexed plat of A REPLAT Of Lot 1 In Block 1 Of Yukon Angle Addition, in Canadian County, Oklahoma and that the required statutory security has been deposited in the office of the Canadian County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed at Canadian County, Oklahoma, on this 26 day of May, 2021.

Caryn M Lock by Kim Arnold
County Treasurer
Canadian County, Oklahoma

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 certifies that the records of said county show that the Title to the land shown on the plat of A REPLAT Of Lot 1 In Block 1 Of Yukon Angle Addition, an addition to Canadian County, Oklahoma is vested in Bill Reid on the 18 day of May, 2021; 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 owners thereof, that the taxes are paid for the year of 2020 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 Plat of Canadian, except mortgages, rights of way, easements and mineral conveyances of record.

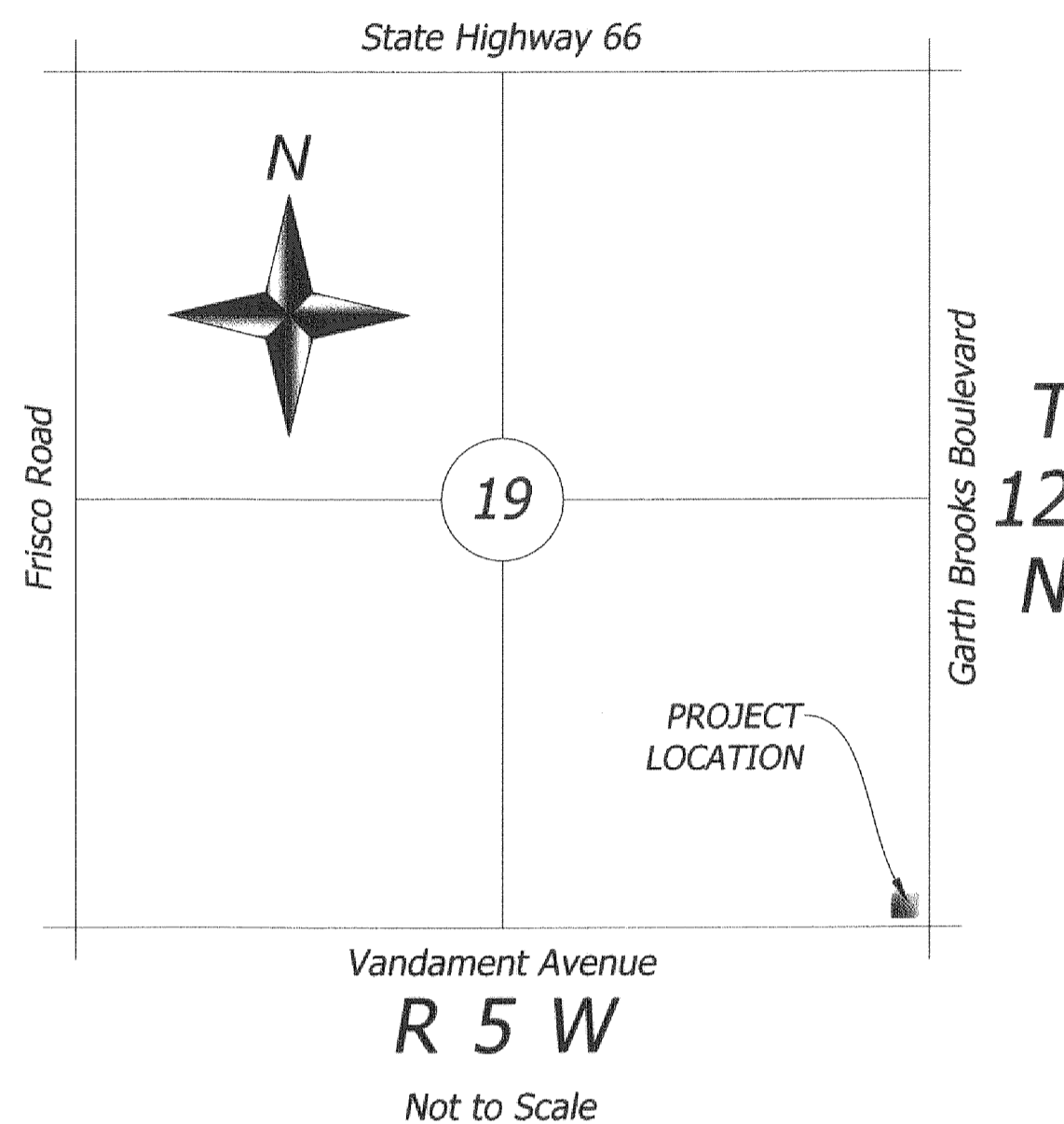
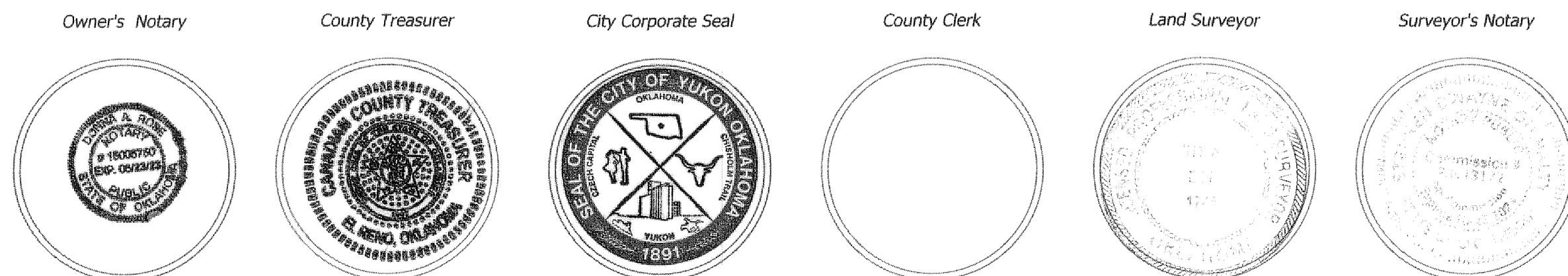
In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 18 day of May, 2021.

BY: [Signature]
Title

CITY PLANNING COMMISSION APPROVAL

I, William BAKER, Planning Director of the City of Yukon, do certify that the Yukon City Planning Commission duly approved this plat on 16 day of May, 2021.

[Signature]
Director



Doc#: P 2021 20
Bk&Pg: PL 9 856-857
Filed: 05-26-2021
10:01:55 AM
Canadian County, OK

SRB
FL

ACCEPTANCE OF DEDICATION CANADIAN COUNTY

Be it resolved by the Board of Commissioners, The County of Canadian, that the dedications shown on the attached plat of A REPLAT Of Lot 1 In Block 1 Of Yukon Angle Addition, are hereby approved.

Adopted by the Board of Commissioners, the County of Canadian, This _____ Day of _____, 20____.

Chairman _____ Member _____ Member _____

ATTEST:

County Clerk

SURVEYOR'S CERTIFICATE

I, Troy Dee, a Licensed Professional Land Surveyor No. 1745 do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of A REPLAT Of Lot 1 In Block 1 Of Yukon Angle Addition, an addition to Canadian County, Oklahoma, consisting of two sheets, represents a survey made under my supervision, and that the monuments shown thereon actually exist and their positions are correctly shown.

Troy Dee
Troy Dee
Licensed Professional Land Surveyor, Oklahoma No. 1745 7304 NW
164th St., Suite #5, Edmond, OK. 73013
(405) 802-7883

STATE OF OKLAHOMA)
JSS:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 17 day of May, 2021, personally appeared Troy Dee 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.

WITNESS my hand and notarial seal the day and year last above written,

My Commission Number is, 20013172.

My Commission Expires the 23 day of OCTOBER, 2024.

[Signature]
Notary Public

NOTES

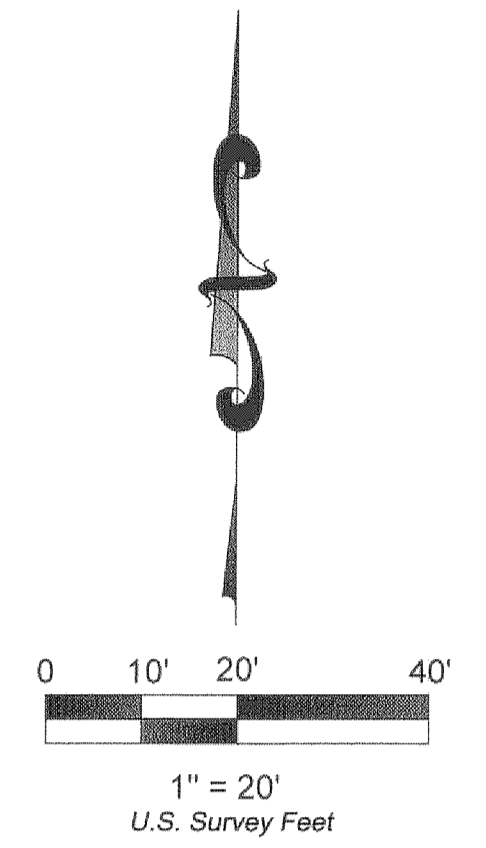
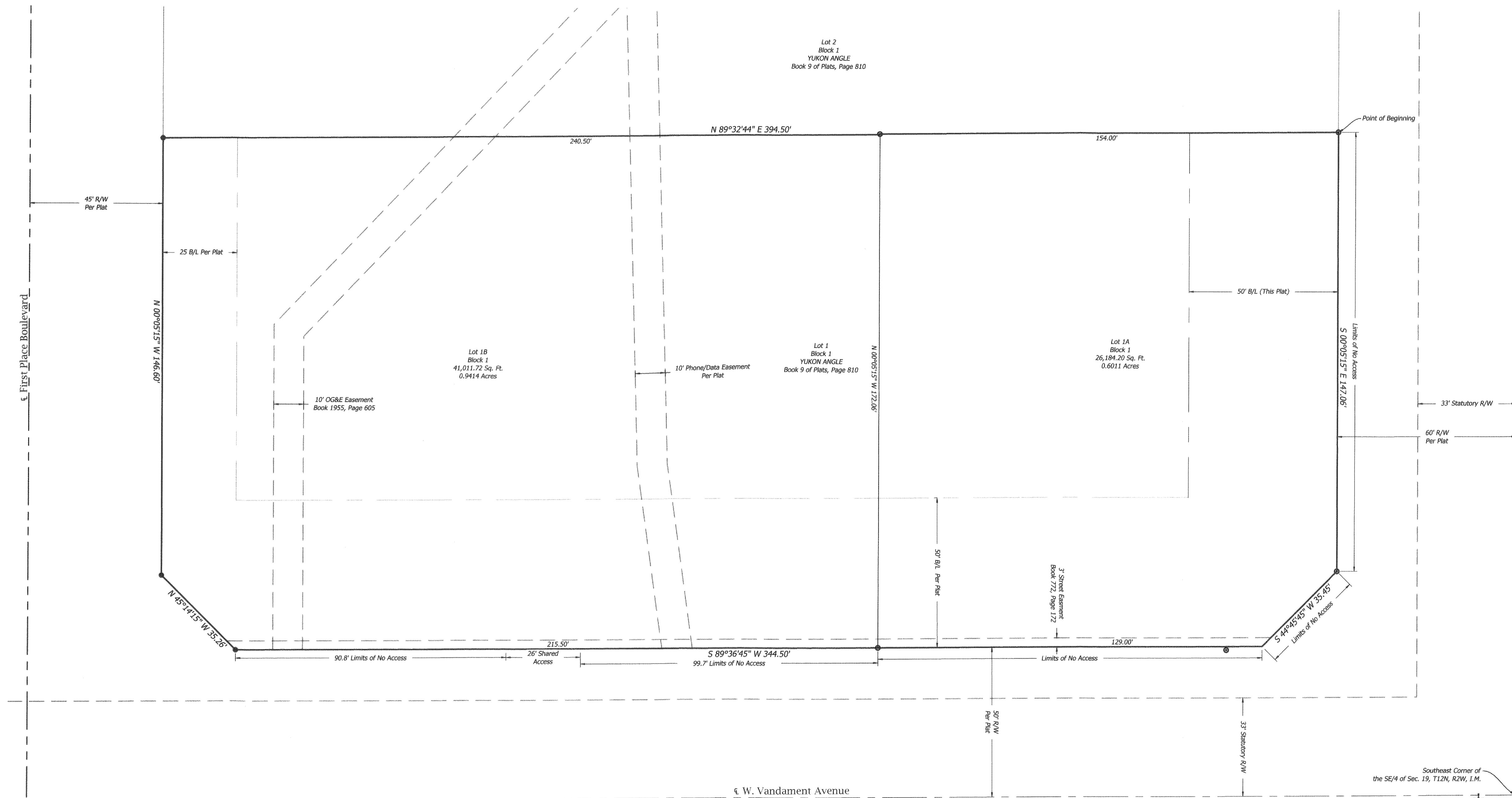
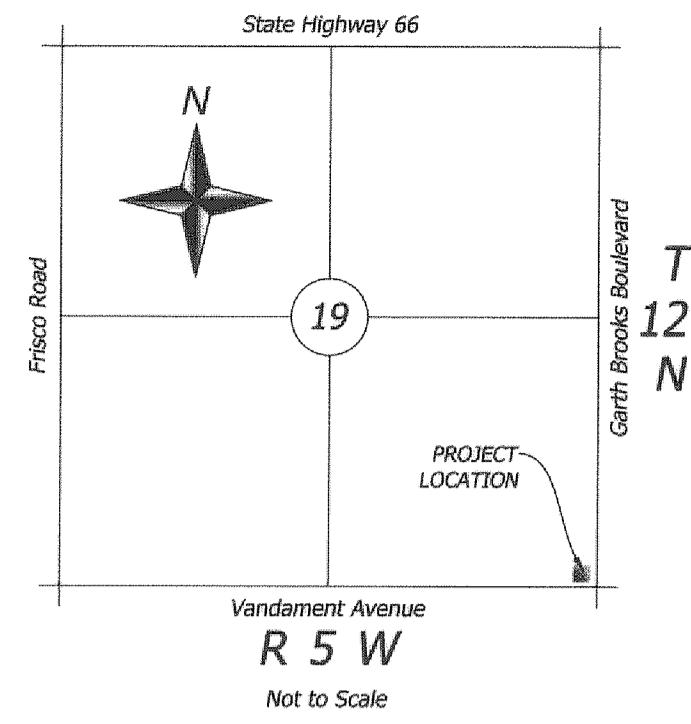
- This plat of survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.
- Monuments set for Lot Corners and the Road Center Line shall be as follows:
Paved surfaces - A Magnetic Nail with a Washer stamped "GOLDEN CA 7263"
Unpaved surfaces - A 1/2" Iron Rod with a Plastic Cap Stamped "GOLDEN CA 7263"

Prepared By
GOLDEN LAND SURVEYING
7304 NW 164th St., Suite #5, Edmond, Oklahoma 73013
C.A.# 7263 / Exp. Date =6/30/2022
Telephone: (405) 802-7883 Email: troy@goldens.com

FINAL PLAT
of
**A REPLAT OF LOT 1 IN BLOCK 1
OF YUKON ANGLE ADDITION**

LEGAL DESCRIPTION

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- LEGEND**
- + Section Corner
 - Quarter Corner
 - Set 1/2" Iron Rod
 - Set MAG Nail
 - Plat Boundary Line
 - Lot Line (This Plat)
 - Easement (This Plat)
 - Building Limit Line (This Plat)
 - Existing Lot Line
 - Existing Easement
 - Existing Building Limit Line
 - U/E - Utility Easement
 - B/L - Building Limit Line
 - R/W - Right of Way
- NOTE: ALL MONUMENTS SET ARE CAPPED 3/8" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263"

Prepared By
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 LAND SURVEYING**
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