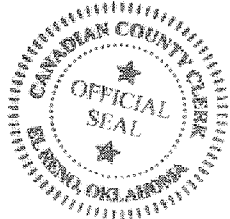


FINAL PLAT

THE COMMONS OF YUKON II

A TRACT OF LAND BEING A REPLAT OF LOTS 1, 4 & 5, BLOCK 1 AND LOT 1, BLOCK 2, THE COMMONS, AN ADDITION TO THE CITY OF YUKON, AND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

Doc#: P 2020 32
Bk&Pg: PL 9 805-806
Filed: 10-06-2020
02:41:54 PM
Canadian county, OK



OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT THE COMMONS OF YUKON LLC, A LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF, AND THE ONLY PERSON, FIRM OR CORPORATION HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF THE COMMONS OF YUKON II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA. THEY HAVE 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 THE COMMONS OF YUKON II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY (30), 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 HAVE ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THE ABOVE MENTIONED FINAL PLAT, AND THEY DO HEREBY DEDICATE THE RIGHTS-OF-WAY AND EASEMENTS SHOWN ON SAID FINAL PLAT TO THE USE OF THE PUBLIC, FOR STREETS, DRAINAGE AND UTILITY PURPOSES 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 30 DAY OF July, 2020

THE COMMONS OF YUKON LLC, A LIMITED LIABILITY COMPANY

Glenn C. Bodin
GLENN C. BODIN, MANAGER

STATE OF OKLAHOMA)
COUNTY OF) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 30 DAY OF July, 2020, PERSONALLY APPEARED GLENN C. BODIN, 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 30th DAY OF July, 2020

MY COMMISSION EXPIRES: 01/28/2023

MY COMMISSION NO.: 15000877

Notary Public

CERTIFICATION OF PLANNING COMMISSION:

I, William B. Baker, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF YUKON, OKLAHOMA, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF THE COMMONS OF YUKON II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA AT A MEETING THE 8th DAY OF June, 2020

William B. Baker
CHAIRMAN

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 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 THE COMMONS OF YUKON II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 4th DAY OF August, 2020

Doug Shivers
CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF YUKON THAT THE DEDICATIONS SHOWN ON THE FINAL PLAT OF THE COMMONS OF YUKON II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ARE HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF YUKON THIS 4th DAY OF August, 2020

Shelli Selby
CITY CLERK

Shelli Selby
MAYOR

COUNTY TREASURER'S CERTIFICATE:

I, Carolyn M. Lock 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 2019 AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF THE COMMONS OF YUKON II, 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 6 DAY OF October, 2020

Carolyn M. Lock by Kim Ornd
COUNTY TREASURER

BONDED ABTRACTOR'S CERTIFICATE:

THE UNDERSIGNED, A DULY QUALIFIED AND, LAWFULLY BONDED ABTRACTOR OF TITLES IN AND FOR CANADIAN COUNTY AND STATE OF OKLAHOMA, HEREBY CERTIFY THAT AS OF August 6, 2020 THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF THE COMMONS OF YUKON II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, IS VESTED IN THE COMMONS OF YUKON LLC, A 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 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 RIGHT CONVEYANCES, AND MINERAL CONVEYANCES OF RECORD.

IN WITNESS THEREOF, SAID BONDED ABTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 17th DAY OF August, 2020

OLD REPUBLIC TITLE COMPANY

Dana R. Strick
BONDED ABTRACTOR

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 THE COMMONS OF YUKON II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, CONSISTING OF 2 SHEETS, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE 7th DAY OF FEBRUARY, 2020, 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 30th DAY OF July, 2020.

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 30th DAY OF July, 2020.

MY COMMISSION EXPIRES: 01/28/2023

MY COMMISSION NO.: 15000877

Notary Public

LEGAL DESCRIPTION:

LOTS 1, 4 AND 5, BLOCK 1 AND LOT 1, BLOCK 2, OF THE COMMONS, ACCORDING TO THE PLAT RECORDED IN BOOK 9 OF PLATS, PAGE 141, FILED IN THE OFFICES OF THE COUNTY CLERK OF CANADIAN COUNTY, OKLAHOMA.

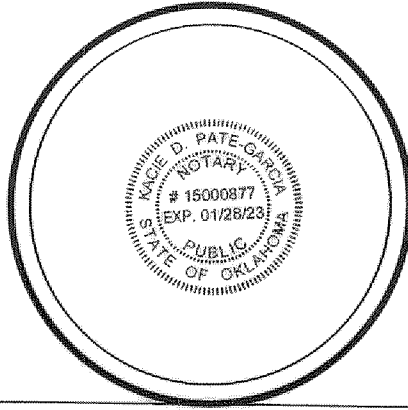
DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OKLAHOMA 73099

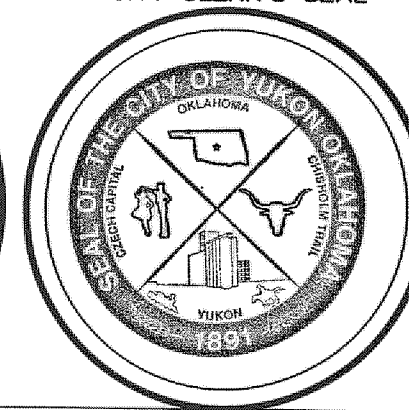
Ph: (405) 265-3404 Fax: (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2022

DATE OF PREPARATION: JULY 28, 2020

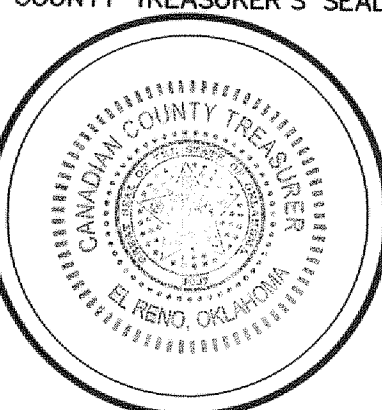
OWNER'S NOTARY



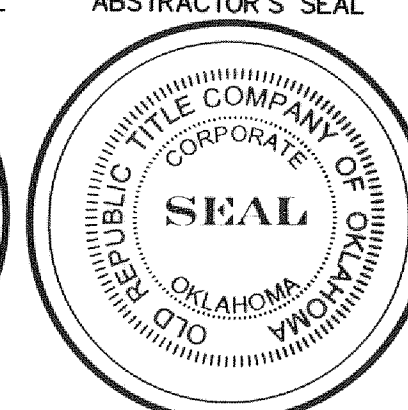
CITY CLERK'S SEAL



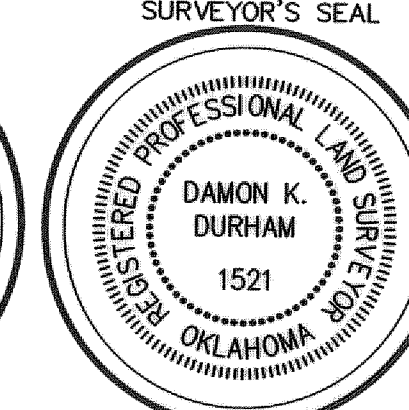
COUNTY TREASURER'S SEAL



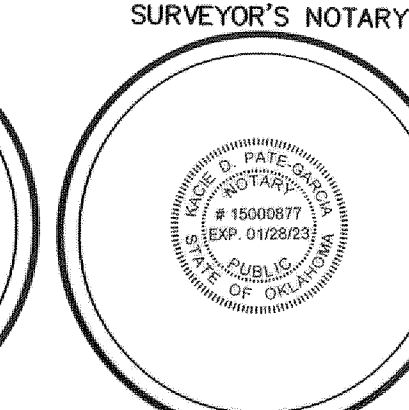
ABTRACTOR'S SEAL



SURVEYOR'S SEAL



SURVEYOR'S NOTARY



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/22

FINAL PLAT

THE COMMONS OF YUKON II

A TRACT OF LAND BEING A REPLAT OF LOTS 1, 4 & 5, BLOCK 1 AND LOT 1, BLOCK 2, THE COMMONS, AN ADDITION TO THE CITY OF YUKON; AND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

DEVELOPER:
THE COMMONS OF YUKON, LLC
PO BOX 851404
YUKON, OKLAHOMA 73085
(405) 323-0696

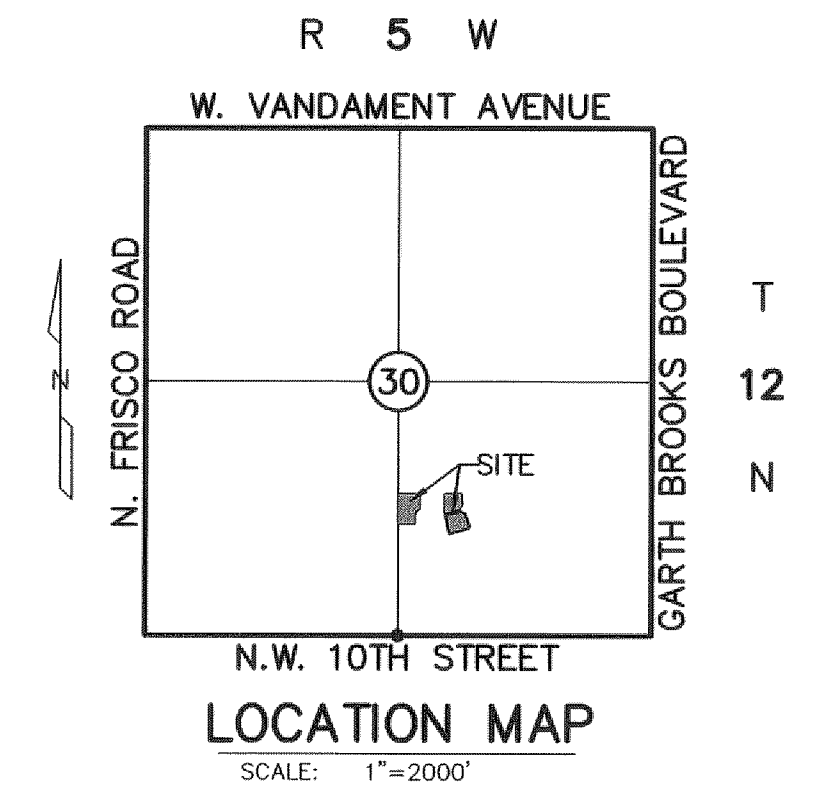
ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641
FAX: (405) 265-0649

SUBDIVISION CONTAINS:
TWELVE (12) LOTS IN
THREE (3) BLOCKS
GROSS SUBDIVISION AREA: ±129,686.78 SQ. FT.
OR ±2.98 ACRES

CA=COMMON AREA
PG=PAGE
BK=BOOK
ROW = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
D&U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
ESMT = EASEMENT

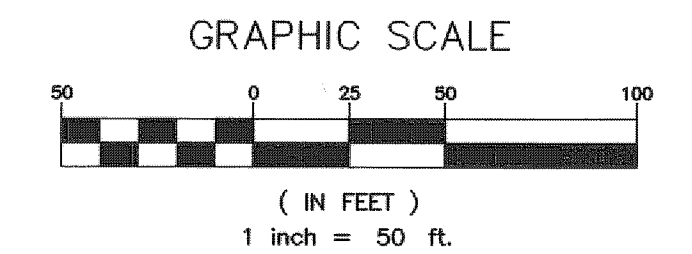
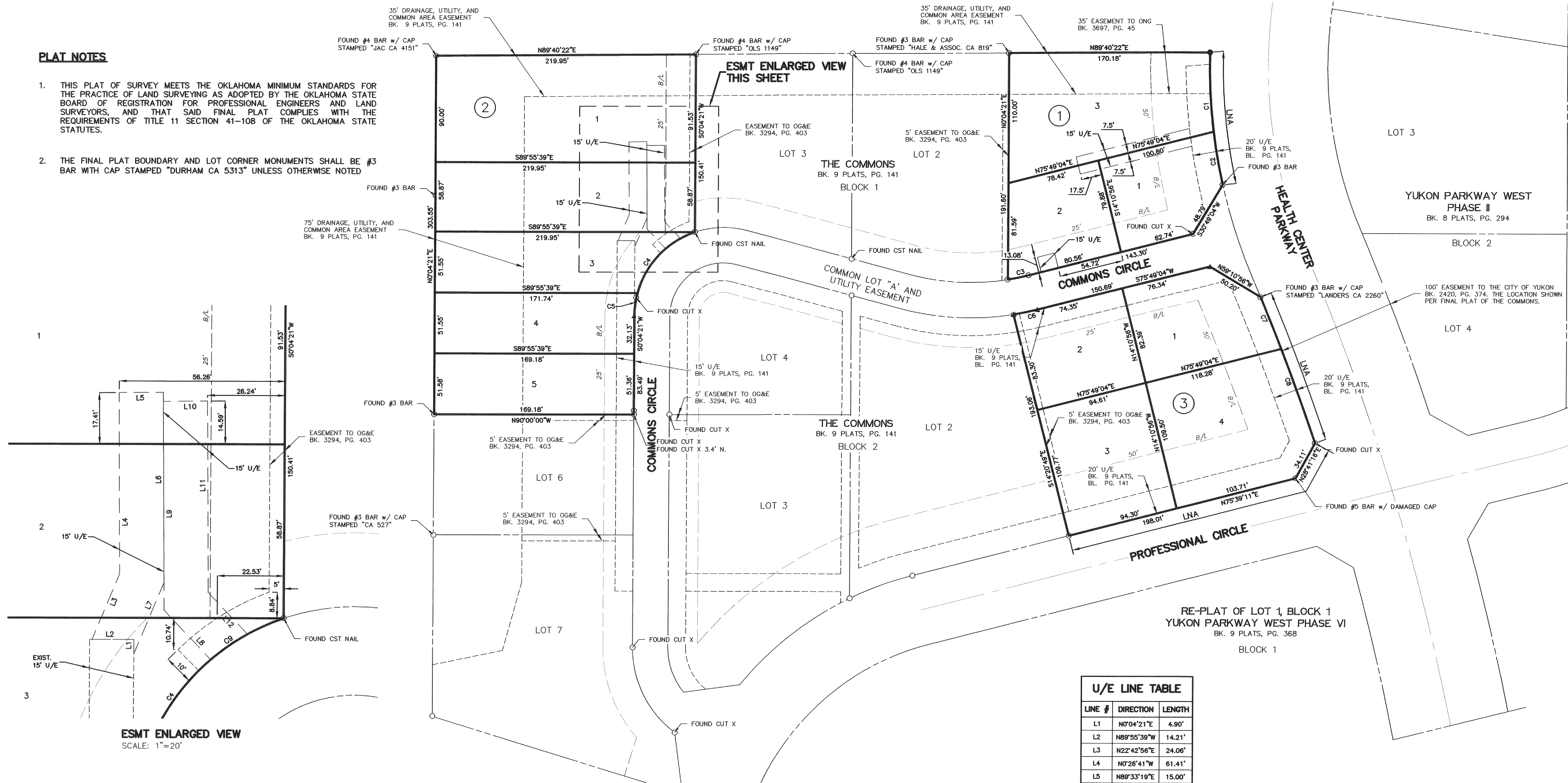
○ = FOUND MONUMENT w/ "HALE & ASSOC. CA 819" MARKER UNLESS OTHERWISE NOTED
● = SET #3 BAR w/ CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED
▲ = SET MAG NAIL w/ CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED

BLOCK NO. ①



PLAT 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.
- THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE #3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED



PROPERTY LINE CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	450.00'	67.26'	8°33'49"	S2°46'14"E	67.20'
C2	450.00'	45.52'	5°47'46"	S9°57'01"E	45.50'
C3	202.00'	17.97'	5°05'52"	S78°22'00"W	17.97'
C4	75.00'	73.48'	56°08'18"	S43°08'58"W	70.58'
C5	75.00'	19.65'	15°00'30"	S7°34'48"W	18.59'
C6	232.00'	20.54'	5°04'18"	S78°21'13"W	20.53'
C7	1932.28'	47.33'	1°24'13"	N21°59'57"W	47.33'
C8	1932.28'	84.65'	2°30'36"	N20°02'32"W	84.64'

U/E LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N0°04'21"E	4.90'
L2	N89°55'39"W	14.21'
L3	N22°42'56"E	24.08'
L4	N0°28'41"W	61.41'
L5	N89°33'19"E	15.00'
L6	S0°28'41"E	64.48'
L7	S22°42'56"W	26.19'
L8	N43°30'46"W	23.10'
L9	N0°28'41"W	70.71'
L10	N89°33'19"E	15.00'
L11	S0°28'41"E	64.79'
L12	S43°30'48"E	19.48'

U/E CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C9	75.00'	15.20'	11°36'44"	S55°10'58"W	15.17'

DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OKLAHOMA 73099

Ph: (405) 265-3404 Fax: (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2022

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