

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that LEGACY LAKES DEVELOPMENT, an Oklahoma Corporation, hereby certifies that it is the owner of the legal title and the only person, firm, or corporation having any legal right, title, or interest in and to the land shown on the annexed map or replat of the replat of LEGACY LAKES II, an addition to the City of Yukon, being a subdivision of part of the Northeast Quarter Section 28, T12N, R5W, I.M., Canadian County, Oklahoma and do further certify.

THAT as the owner of the title to said land which is shown and described on the annexed replat of the replat LEGACY LAKES II, does hereby dedicate the streets shown on said replat of the replat for the uses of the public, and their successors and assigns, and guarantees a clear title to said land and have caused the same to be released of all encumbrances so that the title is clear, except as shown in the Bonded Abstractor's Certificate hereon.

THAT the areas indicated on said replat of the replat as drainage and 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, operation and/or removal of any such public or quasi-public utility.

THAT the property platted herewith is subject to and a part of a Property Owners Association comprised of all lot owners within the LEGACY LAKES II development and that all Common Areas are to be owned and maintained by said Property Owners Association. The Property Owners Association is charged with the responsibility of maintaining all private drainage facilities located in the Common Areas as may be required by the City of Yukon. All property owners within the LEGACY LAKES II replat of the replat shall be members of the LEGACY LAKES II Property Owners Association.

SAID property covered by this replat of the replat and this dedication are subject to certain restrictions and covenants contained in a separate instrument which may be filed subsequent to the filing of the replat of the replat.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed at Yukon, Oklahoma, this 11th day of 15 2021

LEGACY LAKES DEVELOPMENT, L.L.C. By T. Hall, President

STATE OF OKLAHOMA } SS COUNTY OF OKLAHOMA }

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of 15 2021, personally appeared David C. Phillips, President of LEGACY LAKES DEVELOPMENT to me known to be the identical person who subscribed the name of the maker thereof to the above and foregoing Owner's Certificate and Dedication as its President 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 therein set forth.

Given under my hand and seal the day and year last above written.

Notary Public My Commission Expires: 10/25/22 Commission No.: 02017996

SURVEYOR'S CERTIFICATE

I, David C. Phillips, a Licensed Professional Land Surveyor in the State of Oklahoma, do hereby certify that the annexed replat of the replat of LEGACY LAKES II, an addition to the City of Yukon, is a part of the Northeast Quarter of Section 28, T12N, R5W, I.M., Canadian County, Oklahoma, and that the monuments noted thereon actually exist and are correctly shown on this date.

David C. Phillips, P.L.S. #1277

STATE OF OKLAHOMA } ss COUNTY OF OKLAHOMA }

Before me, the undersigned, a Notary Public in and for said County and State, on this 10/25/22 day of 10 2022, personally appeared David C. Phillips, President of LEGACY LAKES II, an addition to the City of Yukon, being a subdivision of part of the Northeast Quarter of Section 28, T12N, R5W, I.M., Canadian County, Oklahoma, and 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 SEAL the day and year last above written.

Notary Public My Commission Expires: 10/25/22 Commission No.: 02017996

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned duly qualified and lawfully 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 said land shown on the annexed replat of the replat of LEGACY LAKES II, a part of the Northeast Quarter of Section 28, T12N, R5W, I.M., Canadian County, Oklahoma is vested in LEGACY LAKES DEVELOPMENT, an Oklahoma Corporation, and that on the 11th day of 15 2021, there were no actions pending, or judgments of any nature in any Court, or on file with any Clerk or Court in said County and State against said land or owner thereof, and that the taxes are paid for 2021 and prior years, and that there are no outstanding tax sale certificates, tax deeds outside the chain of title relied on and that there are no liens, mortgages, easements, rights of way, oil and gas lease and mineral conveyances except those of record.

By: American Title Insurance Company Authorized Signer

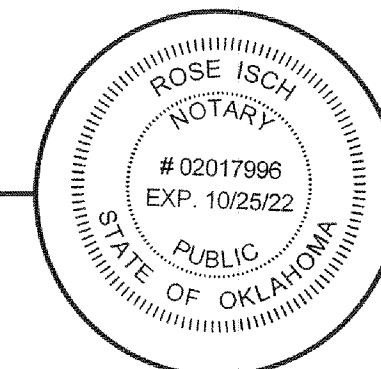
COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified County Treasurer of Canadian County, State of Oklahoma, and that the tax records of said County show all taxes are paid for the year 2021 and prior years, on the land shown on the annexed replat of the replat of LEGACY LAKES II, a subdivision of part of Northeast Quarter of Section 28, T12N, R5W, I.M., Canadian County, Oklahoma and 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 in El Reno, Oklahoma, on this 5 day of March 2021

Kimmond

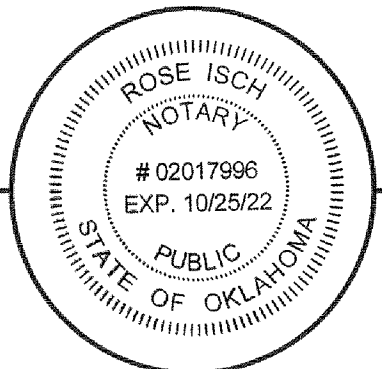
OWNER'S NOTARY



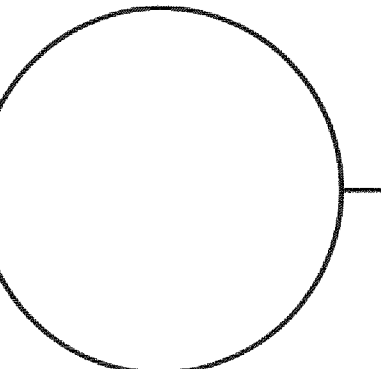
SURVEYOR



SURVEYOR'S NOTARY



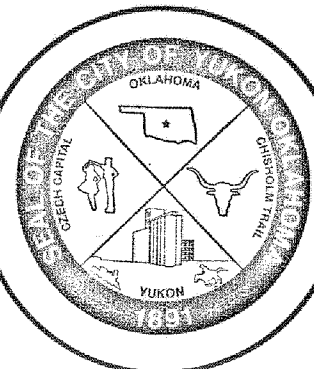
ABSTRACTOR



COUNTY



CITY



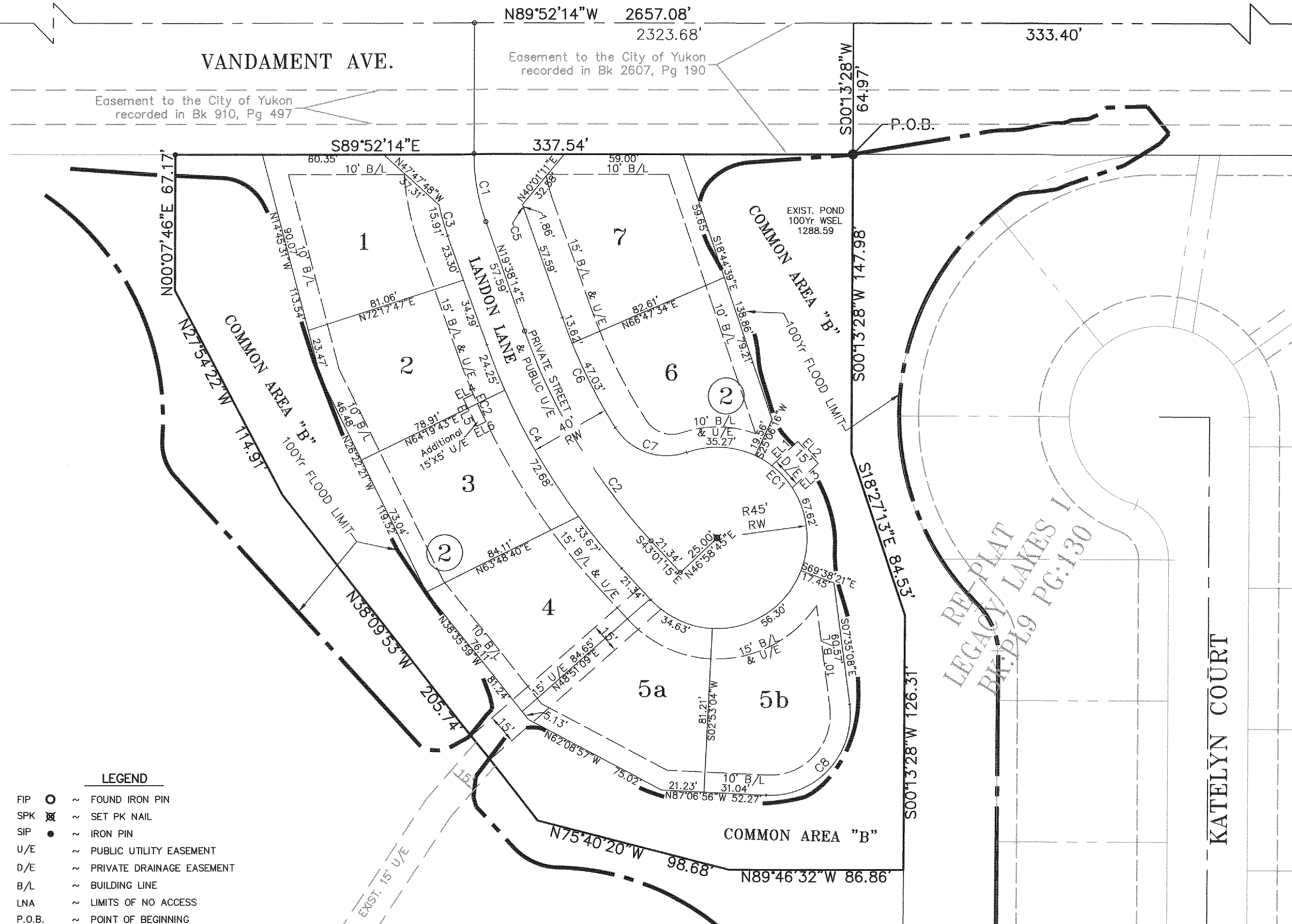
2.22 acres 8 Lots

REPLAT of REPLAT LEGACY LAKES II

A Subdivision of Part of the NE 1/4, Sec. 28, T12N, R5W, I.M., An Addition to the City of Yukon, Canadian County, Oklahoma

NW Corner of the NE/4, Section 28, T12N, R5W, I.M. Canadian County, Oklahoma

P.O.C. NE Corner of the NE/4, Section 28, T12N, R5W, I.M. Canadian County, Oklahoma

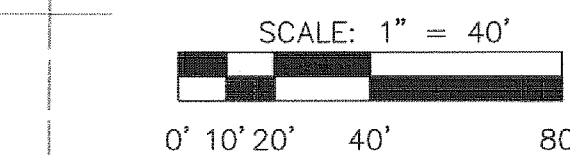


LEGEND table with symbols for Found Iron Pin, Set PK Nail, Iron Pin, Public Utility Easement, Private Drainage Easement, Building Line, Limits of No Access, Point of Beginning.

EASEMENT LINE TABLE with columns: LINE, DISTANCE, BEARING. Includes lines EL1 through EL6.

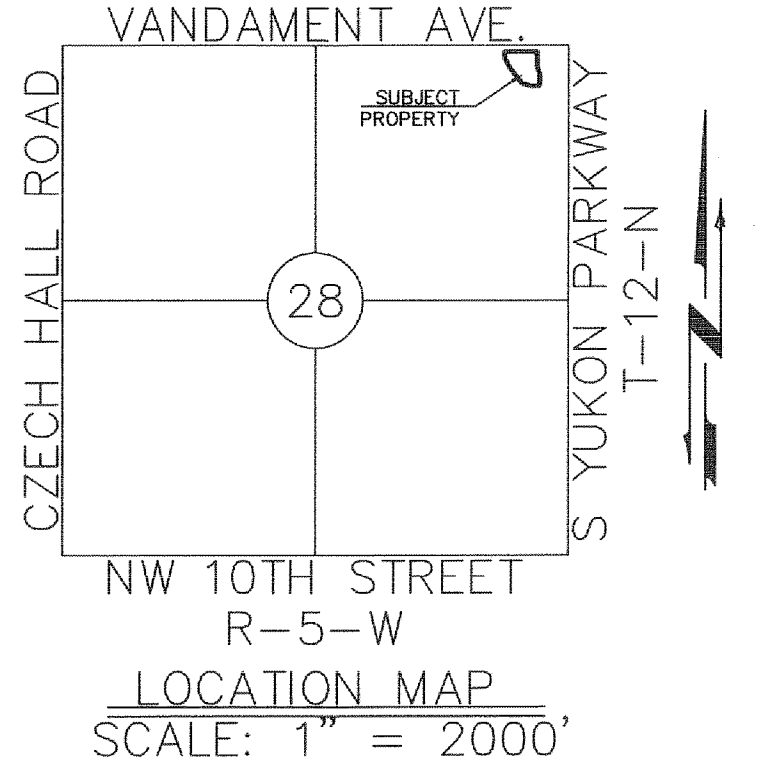
CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, BEARING. Includes curves C1 through C8.

EASEMENT CURVE TABLE with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, BEARING. Includes curves EC1 and EC2.



NOTES:

- 1. The property owners within this replat of the replat and/or the property owners association of LEGACY LAKES II Addition shall share in the responsibility of maintenance of islands/medians within street rights-of-way, landscaping along Wilshire Boulevard, and the common areas platted and/or developed in all phases of the LEGACY LAKES II Additions. No Structures, storage of material, grading, fill or other obstructions, either temporary or permanent, shall be placed within drainage related common areas and/or drainage easements. Certain amenities such as, but not limited to, walks, benches, piers and docks shall be permitted if installed in a manner to meet the requirements specified above.
2. A sidewalk shall be required on each lot where it abuts a local and/or collector street. The sidewalk is required at the building permit stage and must be installed prior to the issuance of a certificate of occupancy for the applicable lot.
3. Either one 3-inch caliper deciduous tree or two 1 1/2-inch caliper deciduous trees shall be planted in the front yard of all lots where the garage extends beyond the front wall of a residence, towards the street right-of-way.
4. Lots adjacent to the one hundred year (100yr) flood limit should have an elevation two foot above the one hundred year flood elevation.



CITY CLERK'S CERTIFICATE

I, the undersigned, City Clerk of the City of Yukon, Oklahoma, do hereby certify that I have examined the records of said City and find all deferred payments or unmaturing installments on special assessments have been paid in full and there is no special assessment procedure now pending against the land shown on the annexed replat of the replat of LEGACY LAKES II, an addition to the City of Yukon, Canadian County, Oklahoma on the 11th day of 15 2021.

CITY CLERK

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 attached replat of the replat of LEGACY LAKES II are hereby accepted. ADOPTED by the City Council of the City of Yukon, Oklahoma this 5th day of JANUARY, 2021.

Attest: Mayor

CITY PLANNING COMMISSION APPROVAL

I, the undersigned, Planning Director of the City of Yukon, Oklahoma, do hereby certify that said Planning Commission duly approved the replat of the replat LEGACY LAKES II, an addition to the City of Yukon being a subdivision of part of the Northeast Quarter of Section 28, T12N, R5W, I.M., Canadian County, Oklahoma, on the 14th day of December, 2020.

PLANNING DIRECTOR

LEGAL DESCRIPTION

A tract of land lying in the NE 1/4 of the Sec. 28, T12N, R5W, I.M., Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING At the NE corner of said Section 28; THENCE N89°52'14"W along the North line of said NE 1/4 a distance of 333.40 ft.; THENCE S00°13'28"W a distance of 64.97 ft. to the POINT OR PLACE OF BEGINNING; THENCE Continuing S00°13'28"W a distance of 147.98 ft.; THENCE S18°27'13"E a distance of 84.53 ft.; THENCE S00°13'28"W a distance of 126.31 ft.; THENCE N89°46'32"W a distance of 86.86 ft.; THENCE N75°40'20"W a distance of 98.68 ft.; THENCE N38°09'53"W a distance of 205.74 ft.; THENCE N27°34'22"W a distance of 114.91 ft.; THENCE N00°07'46"E a distance of 67.17 ft.; THENCE S89°52'14"E a distance of 337.54 ft. to the POINT OR PLACE OF BEGINNING;

The above described tract contains 2.22 acres (ac), more or less, and is subject to all Easements and Right-of-Way records

REPLAT of REPLAT LEGACY LAKES II

A SUBDIVISION OF PART OF THE NE 1/4, SECTION 28, T12N, R5W, I.M., AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

Contact information for Sandstone Surveying LLC and ISCH & ASSOCIATES, INC. including address, phone, and fax numbers.

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