

FINAL PLAT
WEST END POINTE ADDITION, PHASE II, SECTION 6
A REPLAT OF LOT 1, BLOCK 1 OF
WEST END POINTE ADDITION, PHASE II, SECTION 4
A PART OF THE S.W. QUARTER, SECTION 29, T. 12 N., R. 5 W., I.M.
CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA

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Canadian County, OK

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OWNER'S CERTIFICATE AND DEDICATION

Know All Men By These Presents:

That the undersigned, KG Holdings, L.C., an Oklahoma limited company and W.E.P. Land Holdings, LLC, an Oklahoma limited liability company hereby certify that they are the owners of, and the only persons, firms or corporations or entities having any ownership, rights, title or interest in, and to the land shown on the Final Plat of WEST END POINTE ADDITION, PHASE II, SECTION 6, an Addition to the City of Yukon, Canadian County, Oklahoma.

The above listed owners, hereby dedicate all rights-of-way, alleys and easements, as shown on said Final Plat to the public for streets, fire protection, utility and drainage easements, for themselves, their successors and assigns forever and have caused the same to be released from all rights, easements, and encumbrances except as may be shown on the Bonded Abstractor's certificate.

In witness whereof the undersigned having caused this instrument to be executed this 17th day of January, 2020.

KG Holdings, L.C., an Oklahoma limited company

Ken R. McGee
Ken R. McGee, Manager

STATE OF Oklahoma :SS
COUNTY OF Canadian

Before me, the undersigned, a notary public in and for said county and state on the 17th day of January, 2020, personally appeared Ken R. McGee, Manager, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, 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 and year last above written.

My Commission Expires: 9-7-23
My Commission Number: 99014863
Susan Loveland
Notary Public

W.E.P. Land Holdings, LLC, an Oklahoma limited liability company

Ken R. McGee
Ken R. McGee, Manager

STATE OF Oklahoma :SS
COUNTY OF Canadian

Before me, the undersigned, a notary public in and for said county and state on the 17th day of January, 2020, personally appeared Ken R. McGee, Manager, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, 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 and year last above written.

My Commission Expires: 9-7-23
My Commission Number: 99014863
Susan Loveland
Notary Public

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 unmatured installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of WEST END POINTE ADDITION, PHASE II, SECTION 6, an Addition to the City of Yukon, Canadian County, Oklahoma.

Signed by the City Clerk this 21st day of JANUARY, 2020.

Doug Shivers
City Clerk

CERTIFICATE OF PLANNING COMMISSION

I, Larry Taylor, Chair of the City Planning Commission, of the City of Yukon, Oklahoma, hereby certify that the said Planning Commission duly approved the Final Plat of WEST END POINTE ADDITION, PHASE II, SECTION 6, an Addition to the City of Yukon, Canadian County, Oklahoma, at a meeting the 13th day of January, 2020.

Larry Taylor
Chairman

COUNTY TREASURER'S CERTIFICATE

I, Carolyn M Leek, hereby certify that I am the duly qualified and acting County Treasurer of Canadian County, Oklahoma, 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 WEST END POINTE ADDITION, PHASE II, SECTION 6, 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 whereof, said County Treasurer has caused this instrument to be executed this 23 day of January, 2020.

Carolyn M Leek by Kim Ornd
County Treasurer

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

Be it resolved by the Council of the City of Yukon, Oklahoma, that the dedications shown on the Final Plat of WEST END POINTE ADDITION, PHASE II, SECTION 6, an Addition to the City of Yukon, Canadian County, Oklahoma, are hereby accepted.

Adopted by the Council of the City of Yukon, this 21st day of JANUARY 2020.

Doug Shivers Michael McCracken
City Clerk Mayor

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 the records of said county show that the Title to the land shown on the Final Plat of WEST END POINTE ADDITION, PHASE II, SECTION 6, an Addition to the City of Yukon, Canadian County, Oklahoma, is vested in KG Holdings, L.C., an Oklahoma limited company and W.E.P. Land Holdings, LLC, an Oklahoma limited liability company, on the 14th day of January, 2020, and 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 owners thereof, and that the taxes are paid for the year of 2019 and prior years, and that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, and there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except, mortgages, rights-of-way, easements, restrictions, reservations of water rights, restrictive covenants and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 23rd day of January, 2020.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Donna R. Schmuck
Joe J. Struckie, Area Manager
Donna R. Schmuck

STATE OF Oklahoma :SS
COUNTY OF Canadian

Before me, the undersigned, a notary public in and for said county and state on the 23rd day of January, 2020, personally appeared Joe J. Struckie, Area Manager, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument 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 and year last above written.

My Commission Expires: 10/15/2021
My Commission Number: 01016442
Debi J. Dirckson
Notary Public

LICENSED PROFESSIONAL SURVEYOR'S CERTIFICATE

I, Christopher L. Tripp, hereby certify that I am a Licensed Professional Land Surveyor in the State of Oklahoma, and the Final Plat of WEST END POINTE ADDITION, PHASE II, SECTION 6, an Addition to the City of Yukon, Canadian County, Oklahoma, consisting of two (2) sheets, represents a survey made under my supervision on the 16th day of JANUARY, 2020, and the monuments shown thereon exist and their positions are correctly shown, and this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Licensure 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.

Christopher L. Tripp
Christopher L. Tripp, PLS 1885

STATE OF Oklahoma :SS
COUNTY OF Oklahoma

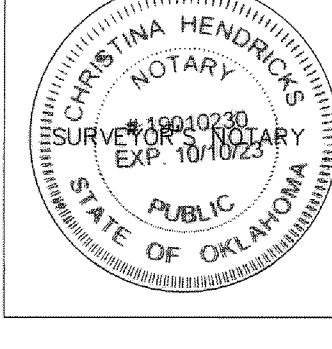
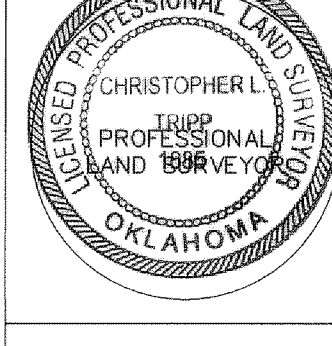
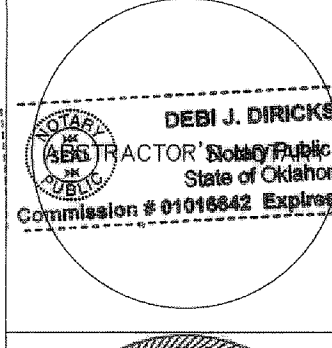
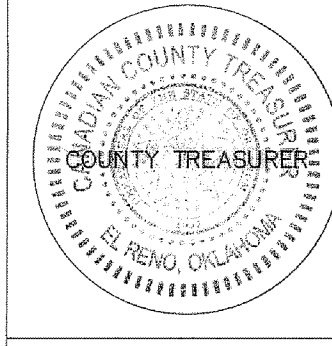
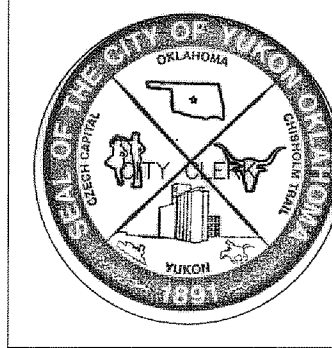
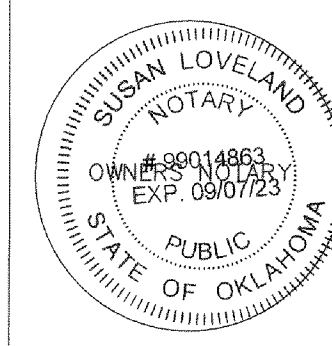
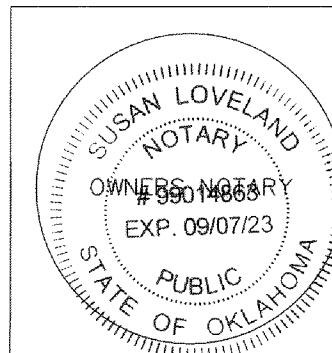
Before me, the undersigned, a notary public in and for said county and state on the 16th day of January, 2020, personally appeared Christopher L. Tripp, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed the same as his free and voluntary act for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

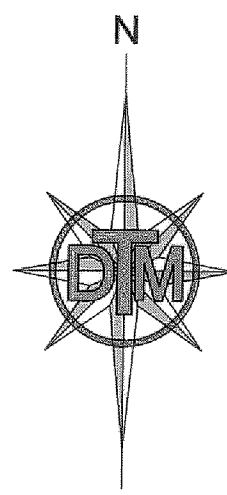
My Commission Expires: 10-10-2023
My Commission Number: 19010230
Christina Hendricks
Notary Public

LEGAL DESCRIPTION

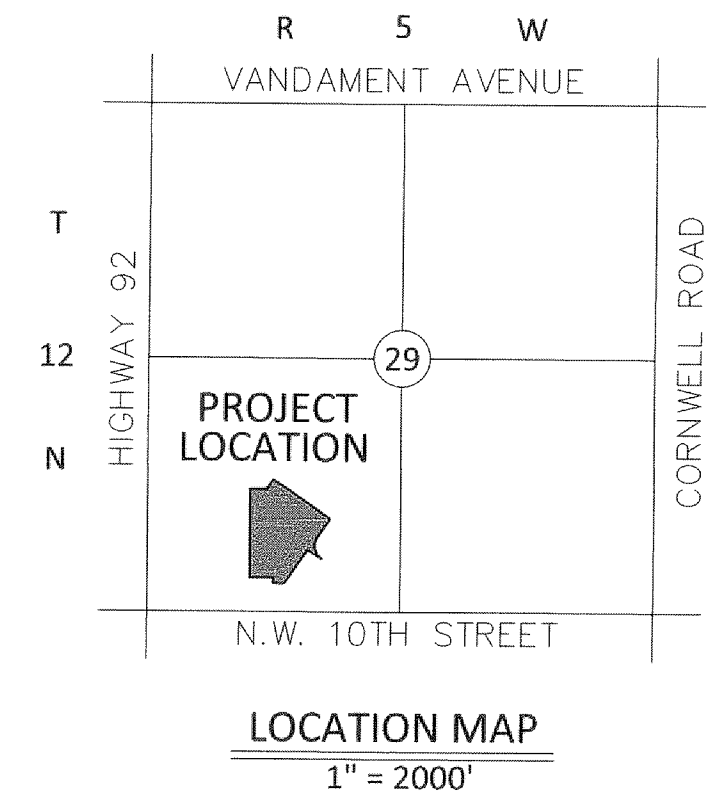
All Lot One (1), Block One (1), WEST END POINTE ADDITION, PHASE II, SECTION 4, an Addition to the City of Yukon, Canadian County, Oklahoma, according to the recorded plat thereof in Book 9 of Plats, Page 661, being a part of the Southwest Quarter (SW4) of Section 29, Township 12 North, Range 5 West of the Indian Meridian.

Said described tract of land contains an area of 417,136 square feet or 9.5761 acres, more or less.





FINAL PLAT
WEST END POINTE ADDITION, PHASE II, SECTION 6
A REPLAT OF LOT 1, BLOCK 1 OF
WEST END POINTE ADDITION, PHASE II, SECTION 4
A PART OF THE S.W. QUARTER, SECTION 29, T. 12 N., R. 5 W., I.M.
CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA



NOTES

- Easements shown hereon by specific recording information are shown for information purposes only and are not dedicated as a part of this plat.
- Unless otherwise stated monuments are set 1/2" iron pins with CA6391 caps or mag nails with CA6391 tags.
- References the plat of West End Pointe Addition, Phase II, Section 3 recorded in Book 9 of Plats, Page 532.
- References the plat of West End Pointe Addition, Phase II, Section 4 recorded in Book 9 of Plats, Page 660.
- References the plat of West End Pointe Addition, Phase II, Section 2 recorded in Book 9 of Plats, Page 151.
- References the plat of West End Pointe Addition, Phase II, Section 1 recorded in Book 9 of Plats, Page 95.
- SIDEWALKS SHALL BE REQUIRED, AND INSTALLED PER CITY OF YUKON STANDARDS AND SPECIFICATIONS ALONG WEST END POINTE DRIVE AS PART OF DEVELOPMENT OF LOT 1A.
- Street trees will be required at 30' O.C. along West End Pointe Drive and southeast boundary of Lot 1A to soften views of site parking and rear of future building. Street trees will be required as part of development of Lot 1A.

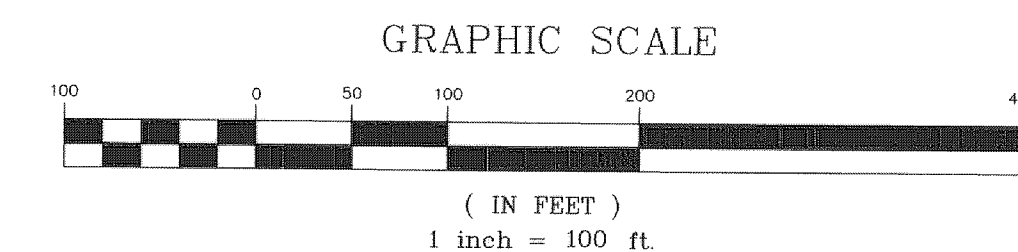
P.O.C. FND, MAG NAIL
S.W. CORNER, S.W. QUARTER,
SECTION 29, T. 12 N., R. 5 W., I.M.
PER OCC BY RANDY L. MARDIARD, PLS 1432
DATED: JULY 17, 2007

BASIS OF BEARINGS

The bearing of North 00°15'13" West as shown on the west line of Lot 1, Block 1 (the east right of way line of West End Pointe Drive) of the plat of West End Pointe Addition, Phase II, Section 1 and as shown on the west line of the subject property, was used as the basis of bearings for this plat.

Line Table		
Line #	Direction	Length
L1	N 00°15'13" W	70.44
L2	N 19°00'44" W	64.79
L3	N 00°15'13" W	41.84
L4	S 89°44'47" W	167.73
L5	N 54°23'35" E	5.19
L6	N 54°23'35" E	20.43
L7	N 34°29'18" E	66.71
L8	S 55°29'32" E	21.83
L9	S 55°29'32" E	162.53
L10	S 34°30'28" W	180.15
L11	S 34°30'28" W	62.89
L12	N 55°29'32" E	40.37
L13	S 34°56'08" W	12.00
L14	N 55°03'52" W	114.41
L15	N 35°19'23" W	32.52

Curve Table					
Curve #	Radius	Length	Delta	Tangent	Chord Bearing Chord Length
C1	268.00'	96.00'	20°31'22"	48.52'	N 44°07'54" E 95.48'
C2	165.92'	131.43'	45°23'10"	69.38'	S 35°34'58" W 128.02'
C3	165.92'	223.94'	77°19'52"	132.77'	S 25°46'33" E 207.33'



DTM **DODSON - THOMPSON - MANSFIELD, PLLC**
20 NE 38th Street Phone: 405-601-7402 email: randy@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421
Surveying - Engineering - Planning
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2020
Sheet: 2 of 2