

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That GLOBAL EQUITY LLC, does hereby certify that they are the owners of and the only persons, firms or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that they have caused the same to be surveyed and platted, and that they hereby dedicate all street rights-of-way and easements shown hereon to the public, for the purposes of streets, utilities, and drainage, for their heirs, executors, administrators, successors, and assign 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.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this 19th day of March, 2025. Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

GLOBAL EQUITY LLC

RICHARD SHANE SWEARINGEN, MANAGER

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA }

Before me, the undersigned Notary Public, in and for said County and State on this 19th day of March, 2025, personally appeared RICHARD SHANE SWEARINGEN, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

02/06/2027

NOTARY PUBLIC, #23001735

LEGAL DESCRIPTION

A tract of land situated within the Southwest Quarter (SW/4) of Section Fifteen (15), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian (I.M.), City of Yukon, Canadian County, Oklahoma, said tract being more particularly described as follows, to wit:

BEGINNING at the Southwest corner of the East Half of said SW/4; thence

N 00° 10' 56" W along the West line of said E/2 of the SW/4 a distance of 224.00 feet; thence S 89° 55' 34" E a distance of 507.00 feet; thence S 00° 10' 56" E a distance of 224.00 feet to the South line of the aforementioned SW/4; thence N 89° 55' 34" W along said South line a distance of 507.00 to the POINT OF BEGINNING.

Said tract contains 113,567 Sq Ft or 2.61 Acres, within the metes recited hereon.

LAND SURVEYOR'S CERTIFICATE

I, LEE ALLEN SCHROEDER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

LEE ALLEN SCHROEDER, PLS 1502

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA }

Before me, the undersigned Notary Public, in and for said County and State on this 21st day of March, 2025, personally appeared LEE ALLEN SCHROEDER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

March 28, 2027

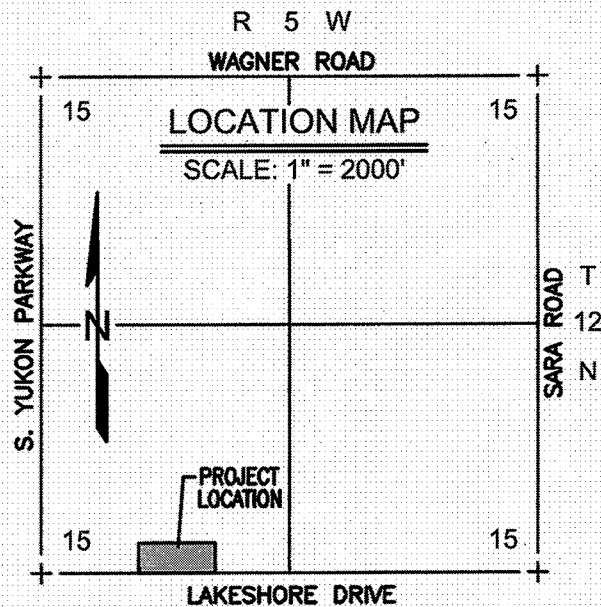
NOTARY PUBLIC, #03005138

CITY PLANNING COMMISSION APPROVAL

I, David Wright, Planning Director of the City of Yukon, do certify that the Planning Commission duly approved this plat on the 21st day of March, 2025.

PLANNING DIRECTOR

FINAL PLAT  
OF  
1401 LAKESHORE DRIVE  
A PART OF THE SW/4 OF SECTION 15, T12N, R5W, I.M.  
YUKON, CANADIAN COUNTY, OKLAHOMA



Doc#: P 2025 8  
Bk+Pg: PL 10 128-129  
Filed: 04-09-2025 11:59:49 AM  
Canadian County, OK

DAR  
PL

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawful 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 the land on the annexed plat is vested in GLOBAL EQUITY LLC, that on the 16th day of March, 2025 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 the owners thereof, and that the taxes are paid for the year 2023, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this 21st day of March, 2025.

FIRST AMERICAN TITLE INSURANCE COMPANY

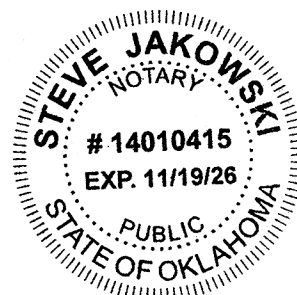
JASON WILSON  
AUTHORIZED SIGNER

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA }

Before me, the undersigned Notary Public, in and for said County and State on this 21st day of March, 2025, personally appeared Jason Wilson, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

11/19/26



STEVE JAKOWSKI  
NOTARY PUBLIC, #14010415

COUNTY TREASURER'S CERTIFICATE

I, JAY K. ARNO, 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 2024, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of E. ARNO, OKLAHOMA, this 21st day of March, 2025.

JAY K. ARNO  
COUNTY TREASURER

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, approved by the Council of the CITY of YUKON, OKLAHOMA, this 19th day of April, 2025.

ATTEST:

CITY CLERK MAYOR

CERTIFICATE OF CITY CLERK

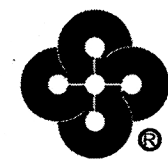
I, SARA KOVARIK, City Clerk of the CITY of YUKON, STATE of OKLAHOMA, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessment have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this 19th day of April, 2025.

SARA KOVARIK  
CITY CLERK

NOTES

- This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure 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 shall be as follows:  
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or 3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
- Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

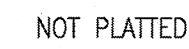
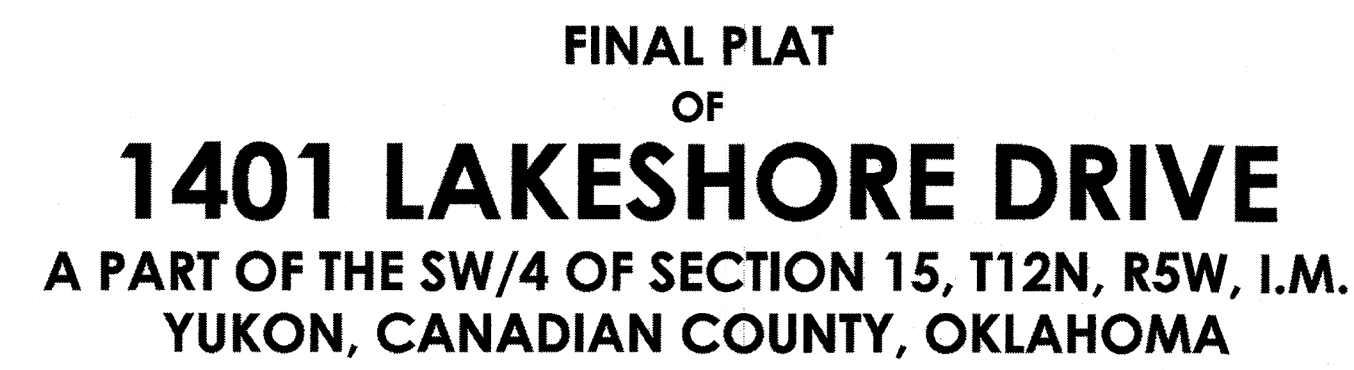
FINAL PLAT  
1401 LAKESHORE DRIVE  
RECEIVED MAR 21 2025



Crafton Tull  
architecture | engineering | surveying  
405.787.6270 | 405.787.6276.1  
www.craftontull.com

SHEET NO.: 1 OF 2  
DATE: 3/12/2025  
PROJECT NO.: 24608000





1. This plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure 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.
2. Monuments shall be as follows:  
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces or  
3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
3. Maintenance of the Common Areas and Islands/Medians in Public Rights-of-Way shall be the responsibility of the Property Owners and/or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, either temporary or permanent shall be placed within the drainage related common areas and/or drainage areas shown. 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.
4. Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

<u>LEGEND</u>	
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
(ESMT.)	EASEMENT

<b>FINAL PLAT</b> <b>1401 LAKESHORE DRIVE</b>		<b>RECEIVED MAR 2 1 2025</b>
300 Points Parkway Blvd, Yukon, Oklahoma 73099		
	<b>Crafton Tull</b>	<b>SHEET NO.: 2 OF 2</b>
	architecture   engineering   surveying	<b>DATE: 3/21/2025</b>
	405.787.6270   405.787.6271 <a href="http://www.craftontull.com">www.craftontull.com</a>	<b>PROJECT NO.: 24608000</b>
CERTIFICATE OF AUTHORIZATION		