

FINAL PLAT

THE COMMONS OF YUKON III

Doc# P 2024 15
Bk&Pg:PL 10 76-77
Filed:07-24-2024
01:51:16 PM
Canadian County, OK
PL



OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT COY PROPERTIES LLC, A LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THEY ARE THE OWNER 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 III, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA. THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATED 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 III, 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 6 DAY OF May, 2024.

COY PROPERTIES LLC

GLENN BODIN, MANAGING PARTNER

STATE OF OKLAHOMA)
COUNTY OF Oklahoma) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS 6 DAY OF May, 2024, PERSONALLY APPEARED GLENN 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 6 DAY OF May, 2024.

MY COMMISSION EXPIRES: 4-1-25

NOTARY PUBLIC
MY COMMISSION NO.: 13003051

CERTIFICATION OF PLANNING COMMISSION:

I, Jarrid Wright, 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 III, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA AT A MEETING THE 18 DAY OF May, 2024.

JARRID WRIGHT
CHAIRMAN

CERTIFICATE OF CITY CLERK:

I, Douglas A. 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 III, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS 4/17/24 DAY OF June, 2024.

CITY CLERK

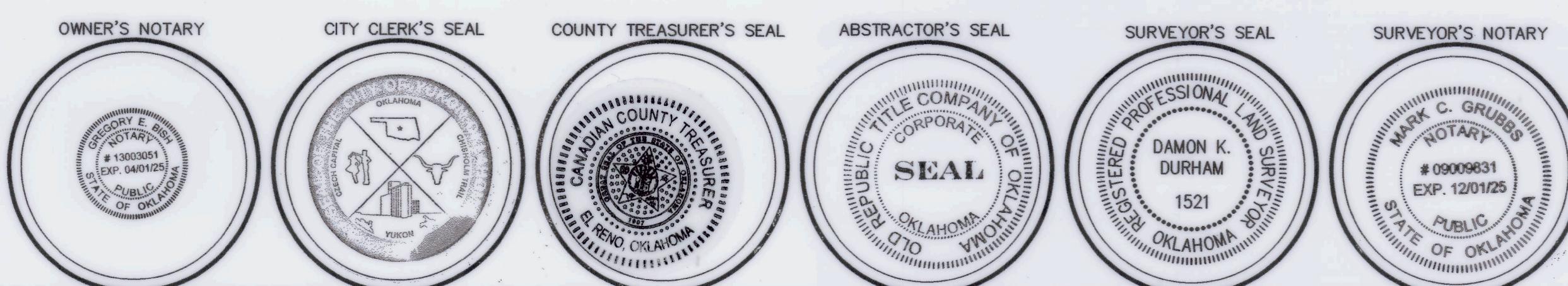
ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

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

ADOPTED BY THE COUNCIL OF THE CITY OF YUKON THIS 4/17/24 DAY OF June, 2024.

BRIAN P. PALMER
MAYOR

DURHAM SURVEYING, INC.
1800 SOUTH SARA ROAD, YUKON, OK 73099
Phone (405) 265-3404
Fax (405) 265-0649
ddurham@durhamsurveying.com
CERTIFICATE OF AUTHORIZATION NO. 5313
EXPIRATION DATE: JUNE 30, 2024



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.

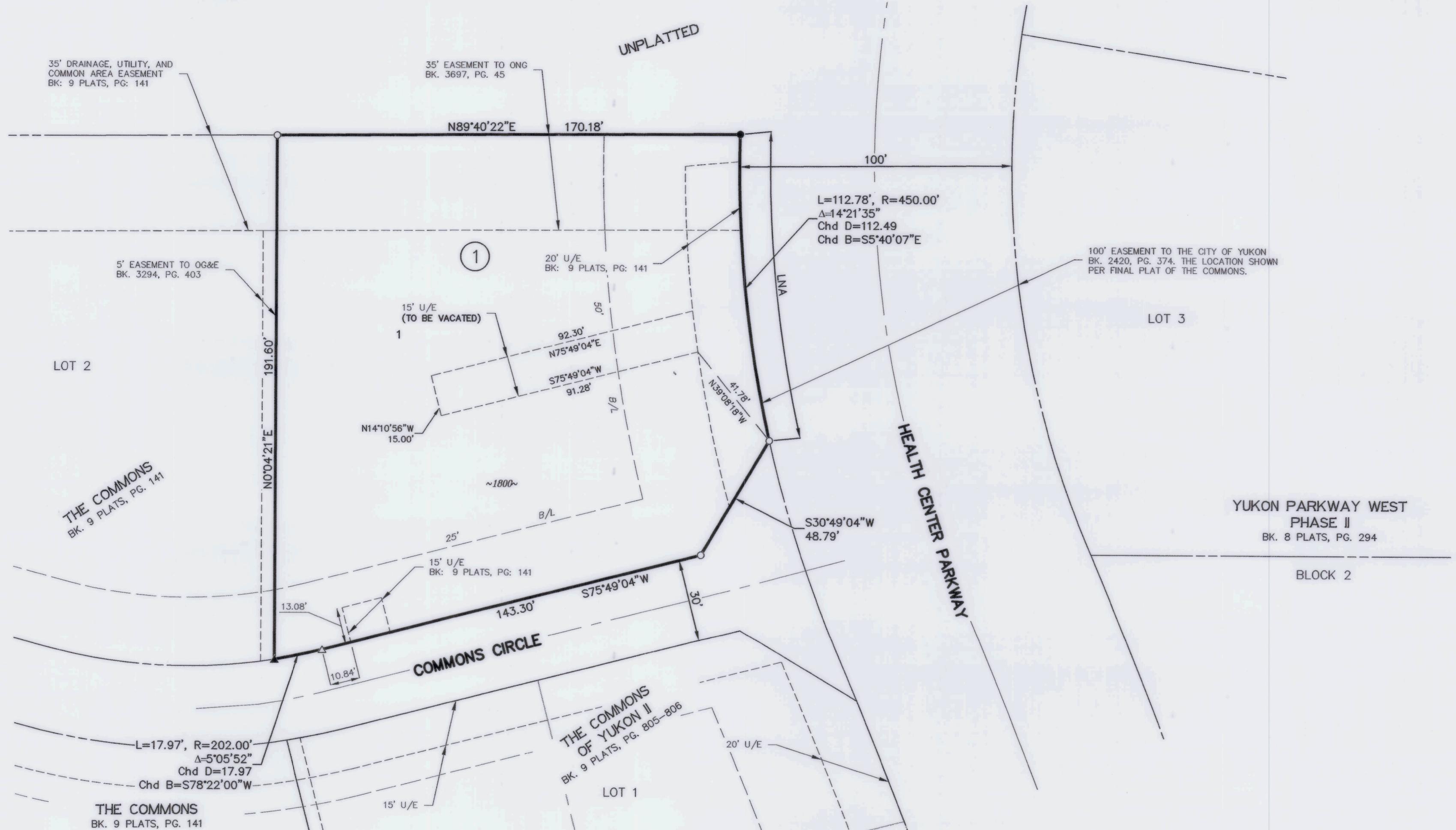
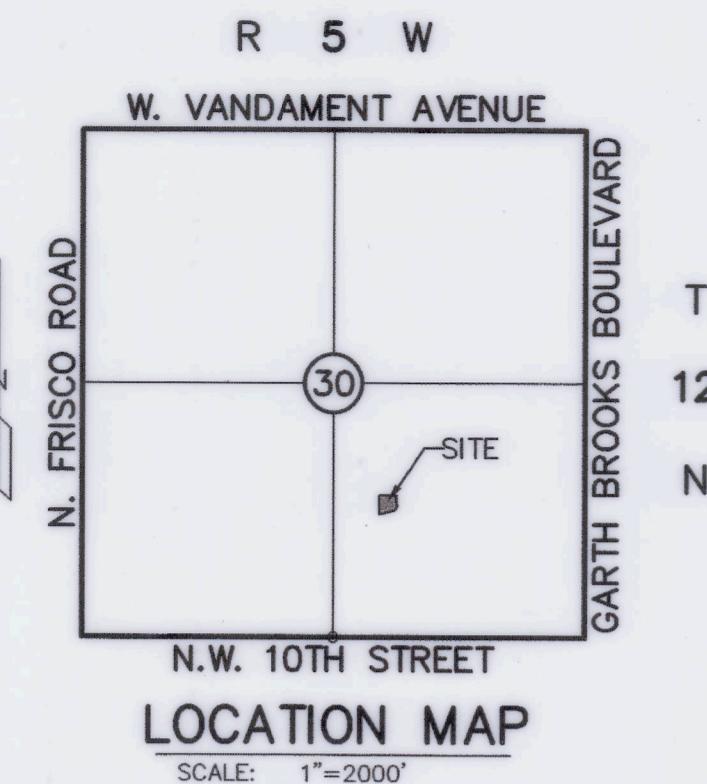
FINAL PLAT
OF
THE COMMONS OF YUKON III

A TRACT OF LAND BEING A REPLAT OF LOTS 1, 2 & 3, BLOCK 1, THE COMMONS OF YUKON II, AN ADDITION TO THE CITY OF YUKON, 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:
COY PROPERTIES LLC
PO BOX 850431
YUKON, OKLAHOMA 73085
(405) 226-5732

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

SUBDIVISION CONTAINS:
ONE (1) LOT IN
ONE (1) BLOCK



GRAPHIC SCALE

0 15 30

(IN FEET)

1 inch = 72 ft

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
ESMT = EASEMENT
○ = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
△ = FOUND MAG NAIL W/ SHINER UNLESS OTHERWISE NOTED
● = SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED
▲ = SET MAG NAIL W/ SHINER STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED
○ = BLOCK NO.



1800 SOUTH SARA ROAD, YUKON, OK 73099

1800 SOUTH SARA ROAD, YUKON, OK 73099
Phone (405) 265-3404
Fax (405) 265-0649
ddurham@durhamsurveying.com

DATE OF PREPARATION: MAY 2, 2024



RUBBS CONSULTING, LLC

RUBB CONSULTING, LLC

CIVIL ENGINEERING & LAND PLANNING

CREEDS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24